

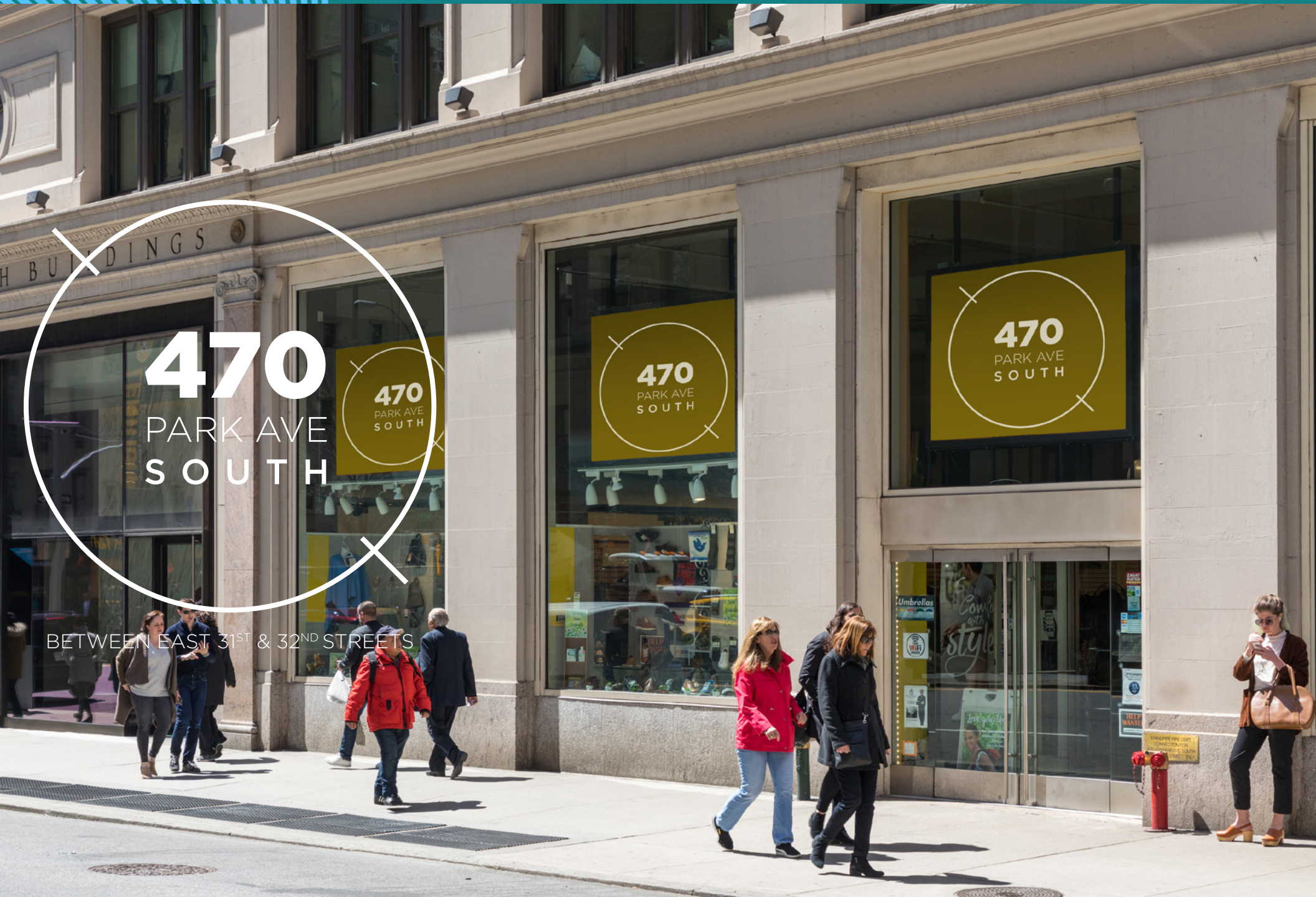
**470**  
PARK AVE  
SOUTH

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BETWEEN EAST 31<sup>ST</sup> & 32<sup>ND</sup> STREETS





## LOCATION

Between East 31st & 32nd Streets

## PREMISES

Ground Floor	4,343 SF
Mezzanine	3,570 SF
Lower Level	8,189 SF

## POSSESSION

Q4 2021

## ASKING PRICE

Upon Request

## CEILING HEIGHT

Ground Floor	19"
Mezzanine	8'
Lower Level	10'10"

## FRONTAGE

Approx. 45' on Park Avenue South

## COMMENTS

- Currently Eneslow Shoes & Orthotics
- 7-day a week location surrounded by vibrant retail, dense office and local residential traffic
- Located at the 33rd Street 6 Subway Station - 9,798,598 annual ridership
- Perfectly positioned between Murray Hill, Madison Square, and NoMad
- Freight area access for loading
- Restaurants will be considered.

## NEIGHBORS

Sweetgreen (coming soon), Wolfgang's Steakhouse, The Ainsworth, Hillstone, SLS Hotel, Gansevoort Hotel, Felix Roasting Company, Dover Street Market, Dos Caminos, The Arlo Hotel, Marta, and many more.

## PRIMARY TRADE AREA DEMOGRAPHICS



**76,367**  
Total Population



**580,906**  
Total Employees

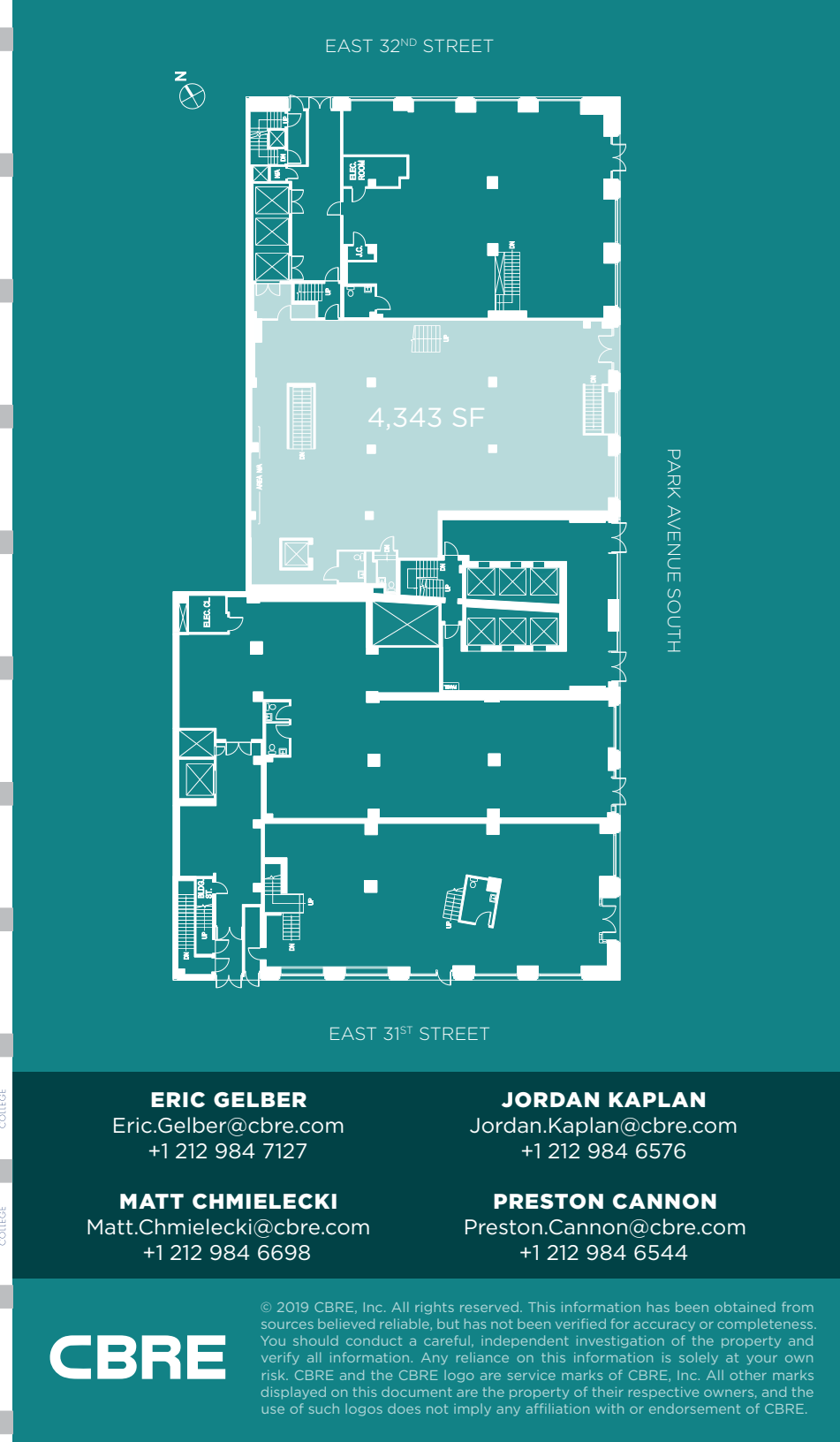
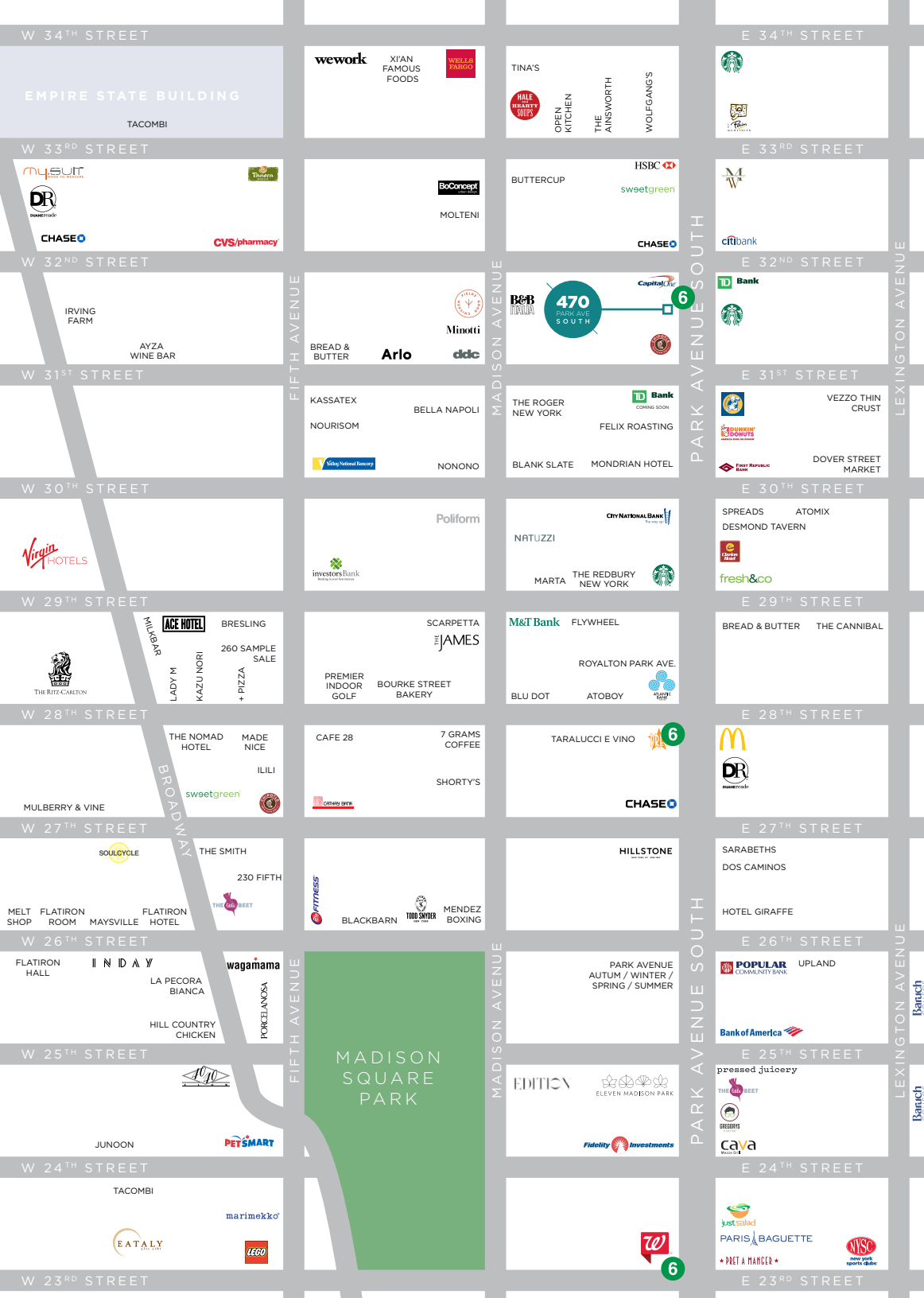


**\$131,127**  
Median Household Income

**470**  
PARK AVE  
SOUTH







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**CBRE**

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