733 THIRD AVENUE
ON THE CORNER OF THIRD AVENUE AND EAST 46TH STREET

4,006 SF GROUND
RETAIL OPPORTUNITY
733 THIRD AVENUE
ON THE CORNER OF THIRD AVENUE AND EAST 46TH STREET

SITE SPECIFICATIONS

- GROUND: **4,006 SF, DIVISIBLE**
- AVAILABLE: **Q4 2019**
- FLOOR TO CEILING GLASS STOREFRONT
- FRONTAGE: **44’-6” ALONG THIRD AVENUE**
- FRONTAGE: **77’-6” ALONG EAST 46TH STREET**
- SLAB-TO-SLAB HEIGHTS: **16’-8”**
- AT THE BASE OF A **445K SF CLASS A OFFICE TOWER**

AREA HIGHLIGHTS

- HEAVY FOOT TRAFFIC CORRIDOR
- STEPS FROM GRAND CENTRAL
- 13 MILLION ANNUAL RIDERS ON METRO NORTH AND OVER 46 MILLION ANNUAL SUBWAY RIDERS – 4, 5, 6, 7 & S
- OVER 112,000 DAYTIME WORKERS WITHIN .25 MILES FROM SITE
21.6 MILLION TOURISTS, WITH A MEAN INCOME OF $62,000, VISIT GRAND CENTRAL EACH YEAR

326,000+ OFFICE WORKERS EARNING IN EXCESS OF $11 BILLION ANNUALLY

COMMUTER HOUSEHOLD INCOME:
- $95,800 - 30%
- $100,000+ - 50%
- $200,000+ - 20%

46 MILLION ANNUAL SUBWAY RIDERSHIP (4, 5, 6, 7 & S)
No representation is made as to the accuracy of the information furnished herein and same is submitted subject to errors, omissions, change of prices, rental, or other conditions, prior sale, lease, sublease, and/or withdrawal without notice. The furnishing of this information shall not be deemed a hiring. A commission in accordance with our principal’s schedule of rates and conditions will be paid to the procuring Broker who executes our or our principal’s brokerage agreement, subject to a fully consummated transaction upon terms and conditions acceptable to our principal.