

261 BROADWAY

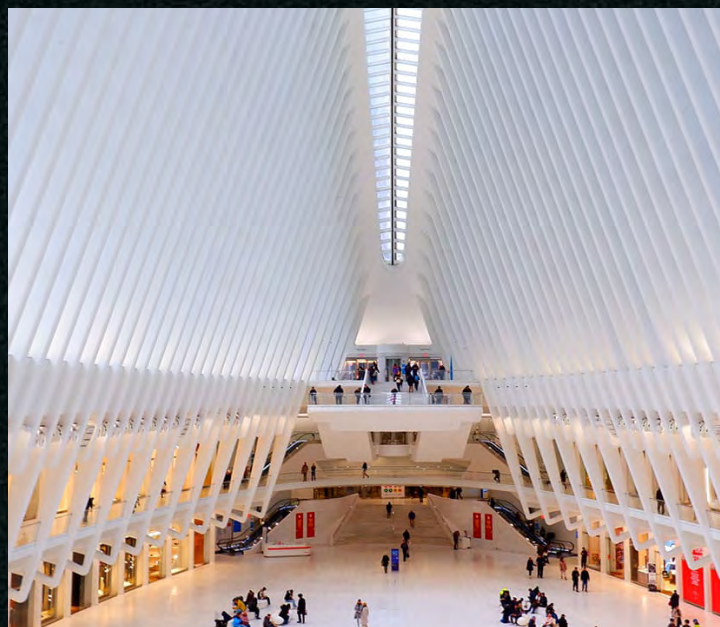
WRAP AROUND CORNER
OF BROADWAY AND
WARREN STREET

**FOR LEASE
AND CONDO
FOR SALE**



GAVIOS
REALTY GROUP, LLC

FIDI AND CITY HALL AREA



PRIME LOCATION
NEAR MAJOR
TRANSPORTATION HUBS

GAVIOS
REALTY GROUP, LLC



APPROX SIZE

Ground Floor 5,500 SF

Useable Lower Level 5,000 SF

APPROX FRONTAGE

75'

POSSESSION

Immediate

TRANSPORTATION

A,C,R,W,J,Z,4,5,6,1,2,3

HIGHLIGHTS

- All uses considered
- Space is divisible
- Financial District City Hall
- Former Bank of America
- Directly across from City Hall

FIDI AND CITY HALL AREA

DEMOGRAPHICS

2024 POPULATION
486,987 (2 miles)

TOTAL SPECIFIED CONSUMER SPENDING
\$7.9 Billion (2 miles)

AVERAGE HOUSEHOLD INCOME
\$148,986 (2 miles)

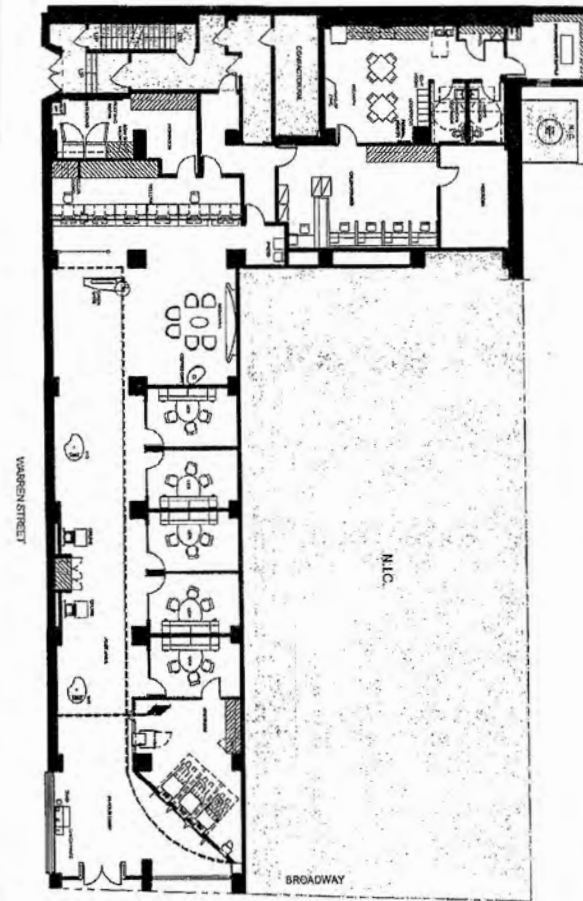
DAYTIME EMPLOYEES
656,682 (2 miles)



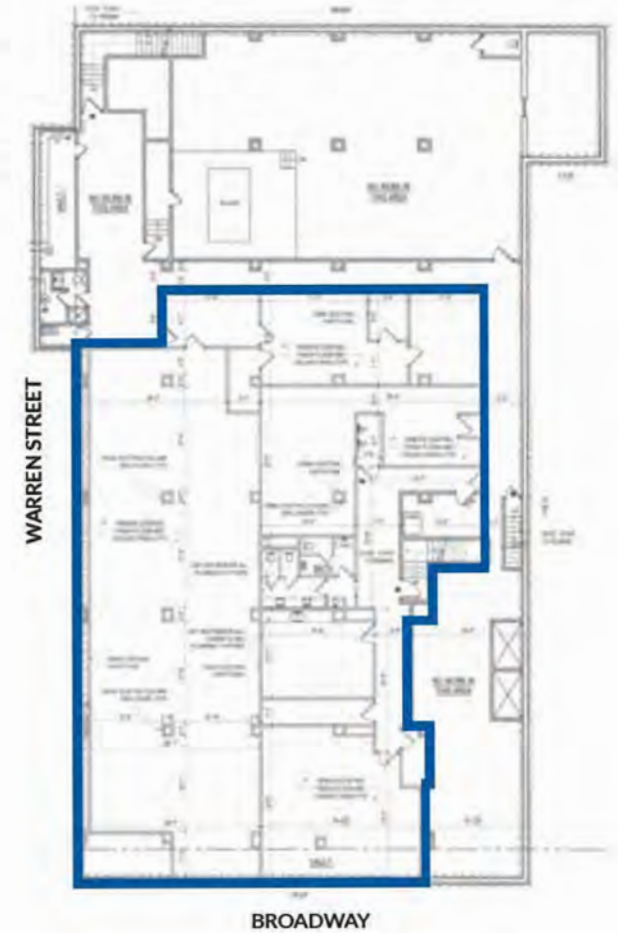
RET-A CORNER
GROUND FLOOR | VACANT
(FORMER B OF A SPACE)



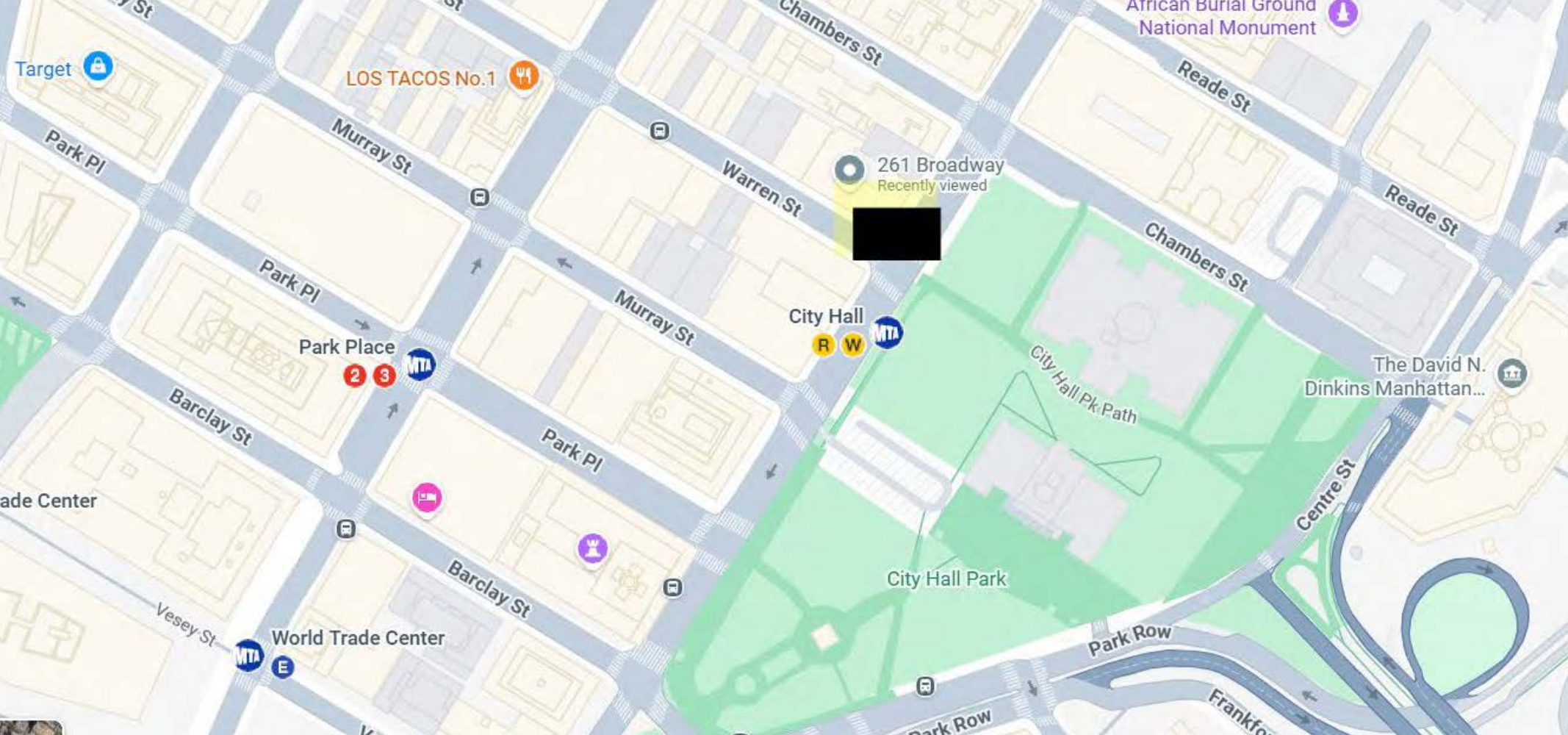
RET-B IN-LINE
GROUND FLOOR | DE JANEIRO



LOWER LEVEL | VACANT



FLOOR PLANS



NEIGHBORS

City Hall, World Trade Center, Chase bank, Citibank, TD Bank, Potbelly, Brooklyn Bridge, Checkers, Insomnia Cookies, MCU, Duane Reade, City Hall Park, Dunkin, Starbucks, 7-Eleven, CVS, Oculus, Nobu, Chipotle, T-Mobile, Cornelia Street Cafe, Joe's Pizza, Faicco's, etc.

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