

261 BROADWAY

RETAIL CONDOMINIUM FOR SALE

GAVIOS

REALTY GROUP, LLC

WRAP AROUND CORNER OF
BROADWAY & WARREN ST

FIDI & CITY
HALL AREA

EXISTING CASH FLOW

PRIME LOCATION –
NEAR MAJOR TRANSPORTATION HUBS

APPROX. SIZE

- Ground Floor: 8,537 SF
- Useable Lower Level: 5,000 SF

APPROX. FRONTAGE

- 215 feet of wrap around frontage

TENANCY

- Approx. 3,000 sf
- Currently occupied by Da Janeiro (affordable women's clothing store)
- Corner: Approx. 5,000 sf, formerly Bank of America
- Lower Level Retail: Approx. 5,000 sf (currently vacant)

TRANSPORTATION

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



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HIGHLIGHTS

- Most uses considered
- Space is divisible
- Financial District City Hall
- Vacant space is former Bank of America
- Directly across from City Hall

PROPERTY SUMMARY

- Neighborhood: FiDi/Tribeca
- Intersection: SW Corner of Warren St. & Broadway
- Corner Lot Retail Condominium
- Block/Lot: 1503-1001
- Frontage: 215 feet of wrap around frontage

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)

INCOME & EXPENSE

- Upon Request and Execution of NDA

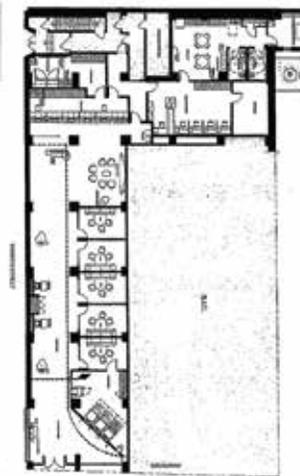
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FLOOR PLANS

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



RET-B IN-LINE
GROUND FLOOR | DE JANEIRO



LOWER LEVEL | VACANT





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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



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