

# BROAD 1 STREET

LOWER MANHATTAN RETAIL  
EAST BLOCK BETWEEN WALL STREET  
AND EXCHANGE PLACE

NEW YORK, NY



CONCEPTUAL RENDERING



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SPACE Concourse Level 16,249SF

FRONTAGE 75 FT on Broad Street

CEILING HEIGHTS Concourse Level 14 FT 5 IN

SITE STATUS	POSSESSION	TERM
Currently vacant	Immediate	Long term

Additional space can be added

40,000+ pedestrians pass by daily

1 2 3 4 5 J Z M R

subway trains located within one block

NEIGHBORS

- |                        |               |                          |           |                      |
|------------------------|---------------|--------------------------|-----------|----------------------|
|                        | ANTHROPOLOGIE | URBAN OUTFITTERS         |           | TIFFANY & Co.        |
|                        |               | WHOLE FOODS MARKET       | MANHATTAN | TJ-maxx              |
| ZARA                   | ROLEX         | LIFETIME FITNESS         |           |                      |
| blink FITNESS          | sweetgreen    | THE CAPITAL G.R.J.L.L.B. | TD Bank   | BLUE BOTTLE COFFEE   |
| THE NED NOMAD NEW YORK |               | Serafina                 |           | charles SCHWAB CHASE |
| Walgreens              | NOBU          | PRINTEMPS                | NYSE      | Federal Hall         |

# CONCOURSE LEVEL





9/11  
MEMORIAL

FOUR  
WTC

H&M

BANANA REPUBLIC

EATALY

DUNKIN'

FEDERAL  
RESERVE BANK  
OF NEW YORK

stout

FELICE

JOHN STREET

SOUTH  
STREET  
SEAPORT

LIBERTY  
PARK

ZUCCOTTI PARK

ALBANY  
STREET  
PLAZA

HSBC

CHASE

FEDERAL  
GRILL

FIELDS GOOD CHICKEN

citibank

DUNKIN'

flavors

Luchadores

McEton's

W  
HOTELS

FORMER AMERICAN  
STOCK EXCHANGE  
DEVELOPMENT

TRINITY  
CHURCH

citibank

THE CAPITAL  
GRILL

MarketPlace

ALAMO

FIVE GUYS

PI  
Bakerie

just salad

roti

amazon go

pure barre

amazon

CHOPT

DIG

amazon

The Wall Street Hotel

PINE STREET

WEST STREET

CARLISLE STREET

WASHINGTON STREET

GREENWICH STREET

THE NED  
NOHAD NEW YORK

citibank

DUANE'reade  
by Walgreens

DUANE'reade  
by Walgreens

FEDERAL  
HALL

DUANE'reade  
by Walgreens

NEROPOLITAN

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RECTOR STREET

WASHINGTON STREET

GREENWICH STREET

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East River

BATTERY  
PARK

NATIONAL MUSEUM OF  
THE AMERICAN  
INDIAN

NEW YORK  
VIETNAM  
VETERANS  
MEMORIAL

1 NEW YORK  
PLAZA

LOWER MANHATTAN –  
A 24/7 DISTRICT  
REDESIGNED FOR LIVING,  
WORKING AND SHOPPING



# THE TIMES SQUARE OF LOWER MANHATTAN



This compact area that once contained the entire settlement of New Amsterdam is again a microcosm of the whole city; a 24/7 district redesigned for living, working and shopping.

The heart of Lower Manhattan is the birthplace of both New York City and the nation's financial industry. In recent years, the Financial District has reinvented itself as a corridor of deluxe residential buildings and high-end retailers.



# LOWER MANHATTAN BY THE NUMBERS



## EMPLOYMENT

**314.8K**  
Employees

**96 M**  
SF of office space

**\$131K**  
Average salary

**\$569M**  
Estimated annual expenditure



## RESIDENTIAL

**67K** Residents

**33.6K** Total households

**4.57K** New units under construction

**\$271K** Average household income

**\$3.2B** Annual disposable income

**511** Retailers and service businesses

**531** Restaurants and bars



## VISITORS AND TOURISM

**14.2M**  
Visitors

**8K+**  
Existing hotel rooms

**DINING & SHOPPING**  
Most popular visitor activities

## MASS TRANSIT

**130M**  
Annual ridership

**89.8 M**  
Subway riders (13 lines, 12 stations)

**20.3M**  
Staten Island Ferry riders

**4.9**  
Non-Staten Island Ferry riders

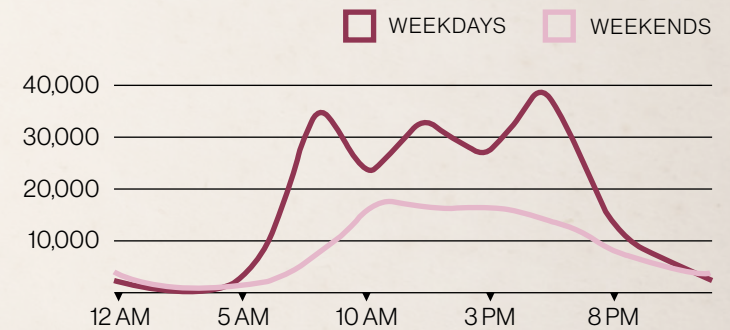
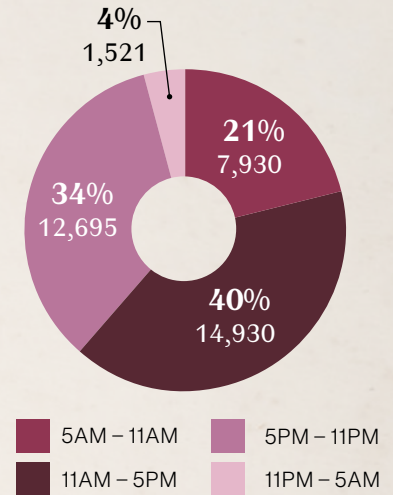
**14M**  
PATH Train Riders



# 55.4K+ DAILY PEDESTRIANS



## AVERAGE DAILY ACTIVITY



OCTOBER 1, 2022 - OCTOBER 31ST, 2022

49,300

Weekday Average

55,482

Tuesday, October 18

39,000

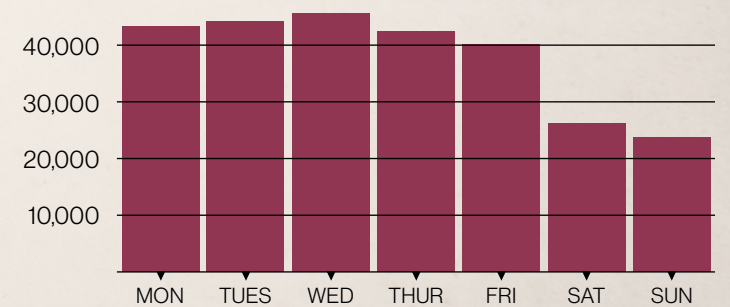
Weekend Average

338,041

Typical Week

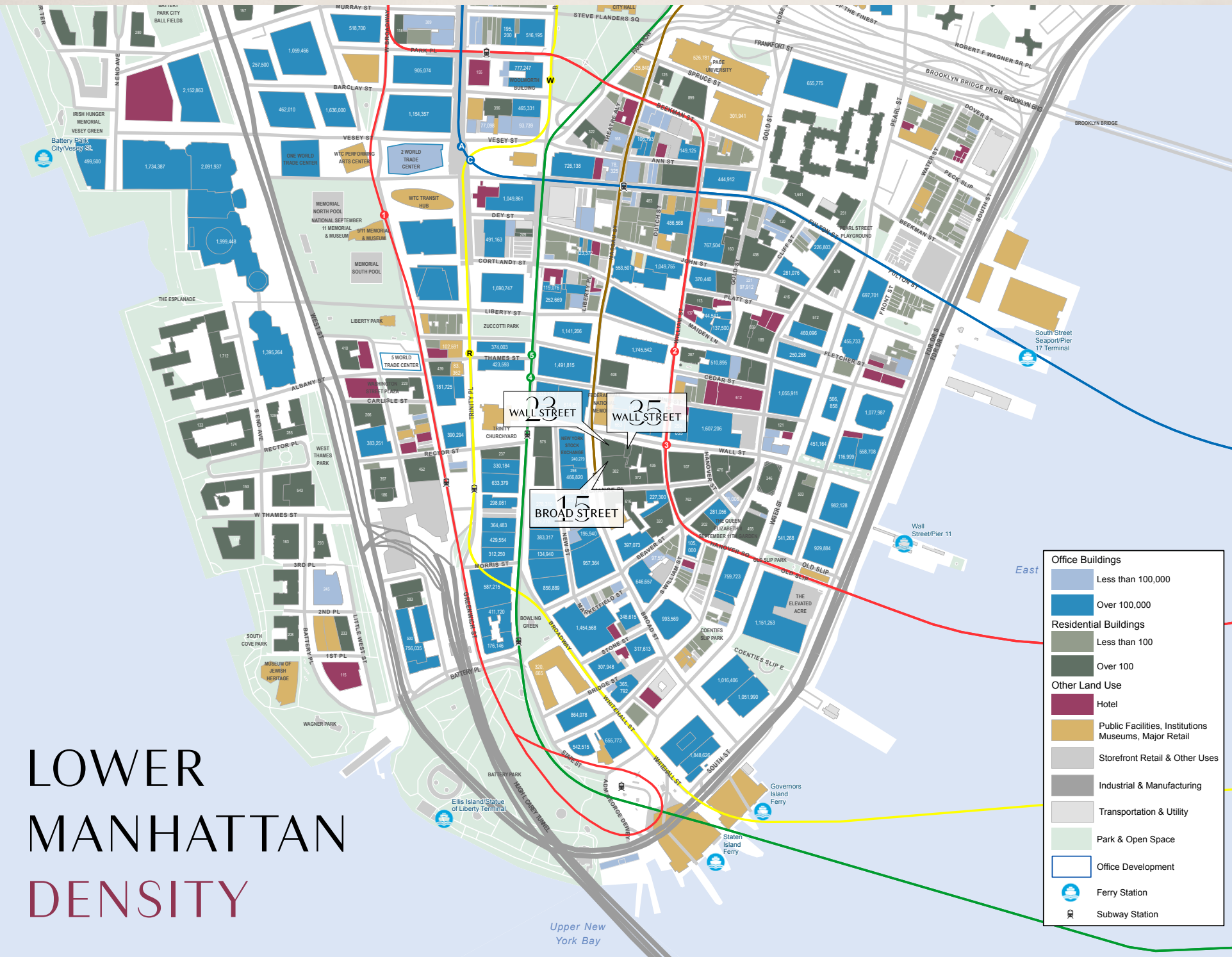
1,424,415

Monthly Visitors





# LOWER MANHATTAN DENSITY



Office Buildings	
	Less than 100,000
	Over 100,000
Residential Buildings	
	Less than 100
	Over 100
Other Land Use	
	Hotel
	Public Facilities, Institutions Museums, Major Retail
	Storefront Retail & Other Uses
	Industrial & Manufacturing
	Transportation & Utility
	Park & Open Space
	Office Development
	Ferry Station
	Subway Station

# BROAD<sup>1</sup> STREET



## CONTACT EXCLUSIVE AGENTS

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# NEWMARK



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