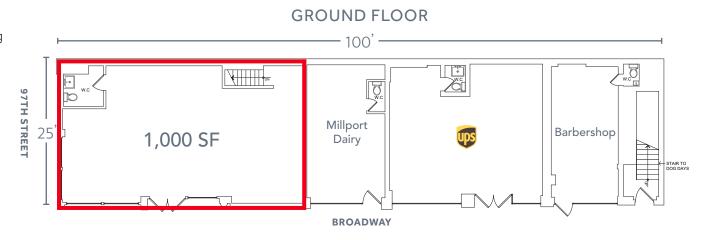


2581 BROADWAY

NWC OF WEST 97TH STREET

Key Features

- Prime corner retail vented for cooking
- Dense residential and commercial corridor with strong co-tenancy
- Steps from 96th Street subway station (1,2,3)
- Over 50' of frontage
- Basement storage included
- Possession arranged





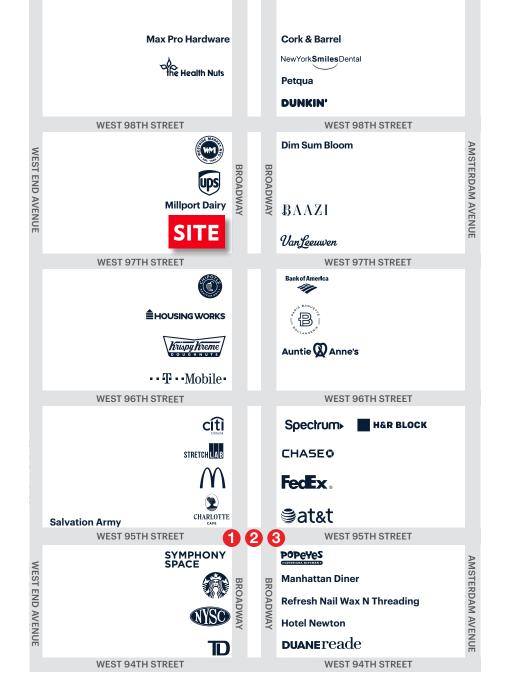
NEIGHBORING TENANTS



Van Leeuwen







DEMOGRAPHICS (ZIP 10025)



Average Income







Winick Realty Group LLC - Licensed Real Estate Brokers

655 Third Avenue, 24th Floor | New York, NY 10017 | 212 792 2600 www.winick.com

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