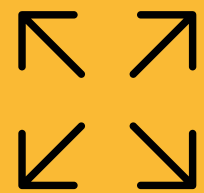


RETAIL FOR LEASE

303

PARK AVENUE SOUTH

CORNER OF 23RD STREET & PARK AVENUE SOUTH



SIZE

GF : 1,500 SF

Basement : 2,200 SF (selling)



COMMENTS

Previously Pret A Manger

Type 2 Vent

Corner Space

High Traffic Location



ASKING RENT

\$50,000/mo



POSSESSION

Immediately



HAZ ALIESSA

212.673.7333 X 107

haz@towerbrokerage.com



TOWER
BROKERAGE

PAUL MCQUADE

212.673.7333 X 112

pmcquade@towerbrokerage.com

RETAIL FOR LEASE

Space Details



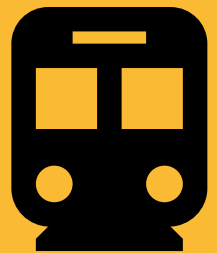
NEIGHBORS

7-Eleven, Baked by Melissa, Juice Generation, Bank of America and New York Sports Clubs



DEVELOPMENT

Across From SL Green's 1.4 Million SF "One Madison" Development



TRANSPORTATION

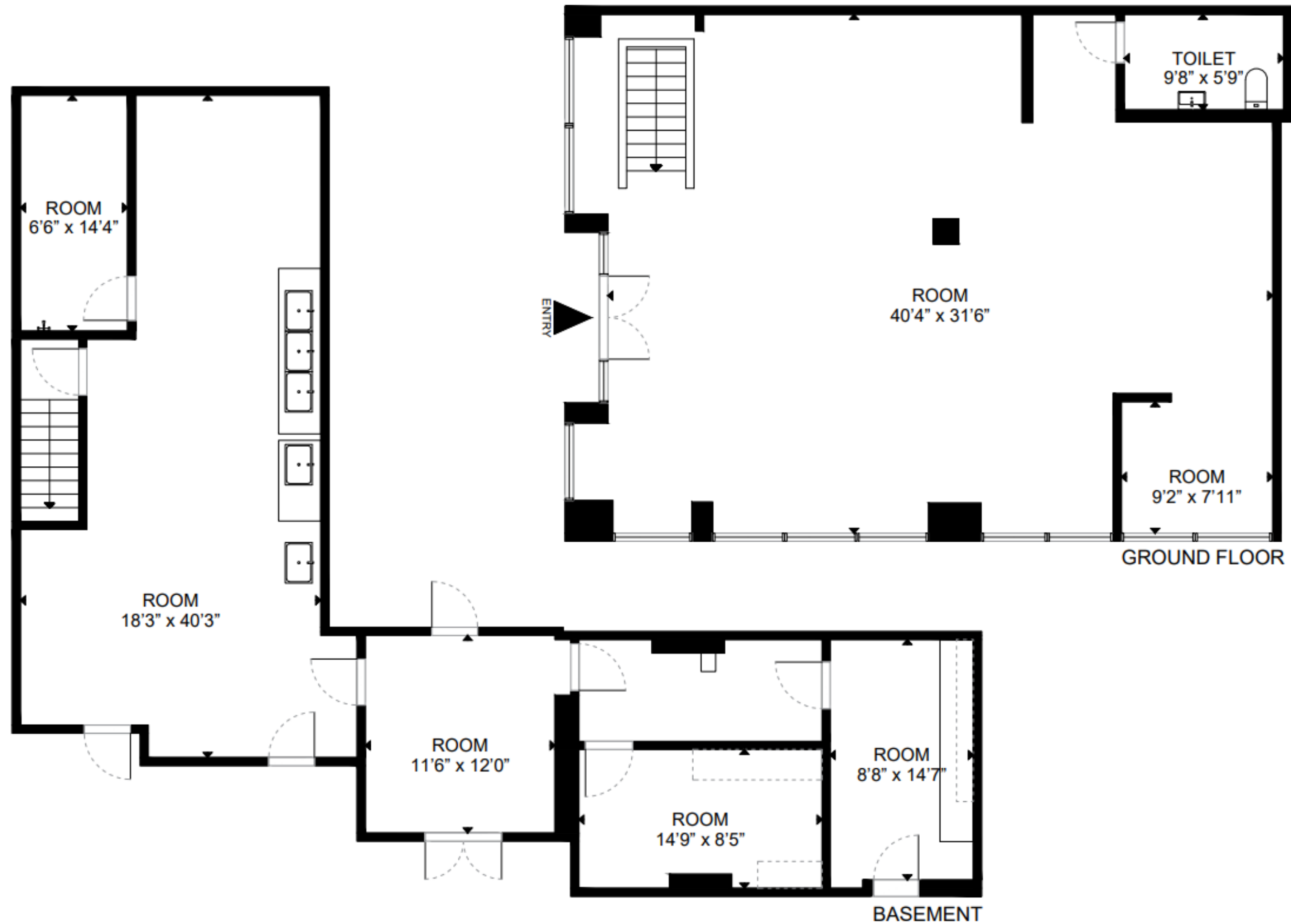


DEMOGRAPHICS

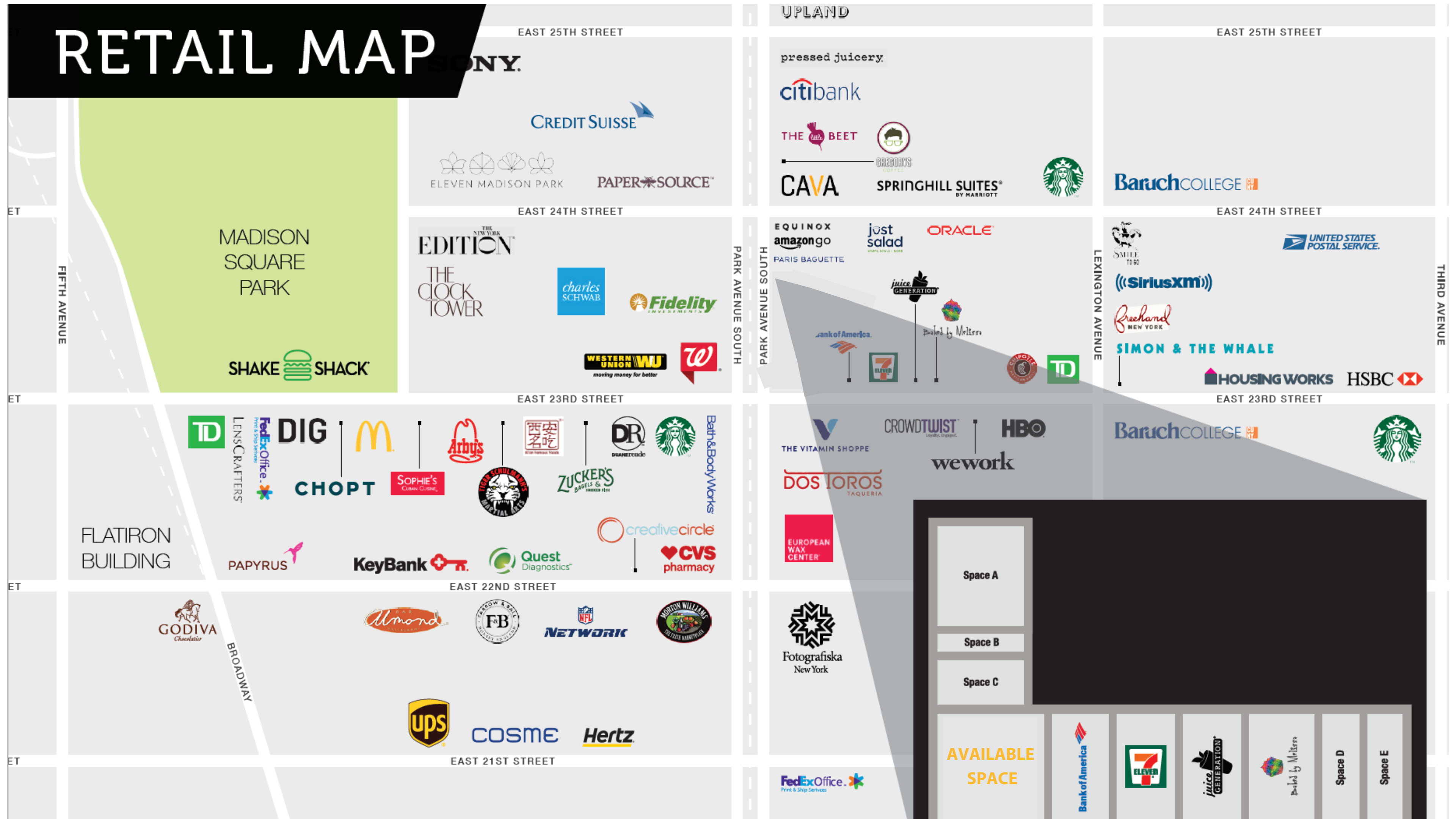
Average Daily Traffic 250,000 +
Average Household income \$188,064



Floor Plan



RETAIL MAP



FIFTH AVENUE

MADISON
SQUARE
PARK

SHAKE SHACK

EAST 25TH STREET

ONY.

CREDIT SUISSE

ELEVEN MADISON PARK

PAPER SOURCE

EAST 24TH STREET

THE NEW YORK
EDITION
THE CLOCK
TOWER

charles
SCHWAB

Fidelity

WESTERN UNION WU

W

UPLAND

pressed juicery

citibank

THE BEET

GREGORY'S
COFFEE

CAVA

SPRINGHILL SUITES
BY MARRIOTT

Starbucks

EAST 25TH STREET

Baruch COLLEGE

EAST 24TH STREET

SMILE
TO GO

UNITED STATES
POSTAL SERVICE

SiriusXM

Freehand
NEW YORK

SIMON & THE WHALE

HOUSING WORKS

HSBC

EAST 23RD STREET

TD

LENSCRAFTERS

FedEx Office

Print & Ship Services

DIG

McDonald's

SOPHIE'S
CUBAN CUISINE

Arby's

西安名吃

DR

Starbucks

Bath & Body Works

TIGER SCHOOL MANS

ZUCKER'S
BAGELS &
SMOKED FISH

creativecircle

PAPYRUS

KeyBank

Quest
Diagnostics

CVS
pharmacy

FLATIRON
BUILDING

EAST 22ND STREET

GODIVA
Chocolatier

Almond

F&B

NETWORK

MORTON WILLIAMS

ups

COSME

Hertz

EAST 21ST STREET

EQUINOX
amazon go

just salad

ORACLE

PARIS BAGUETTE

Bank of America

7
ELEVEN

juice
GENERATION

Baked by Melissa

CHIPOTE

TD

THE VITAMIN SHOPPE

CROWDTWIST

HBO

DOS TOROS
TAQUERIA

wework

EUROPEAN
WAX
CENTER

Baruch COLLEGE

Starbucks

Space A

Space B

Space C

AVAILABLE
SPACE

Bank of America

7
ELEVEN

juice
GENERATION

Baked by Melissa

Space D

Space E