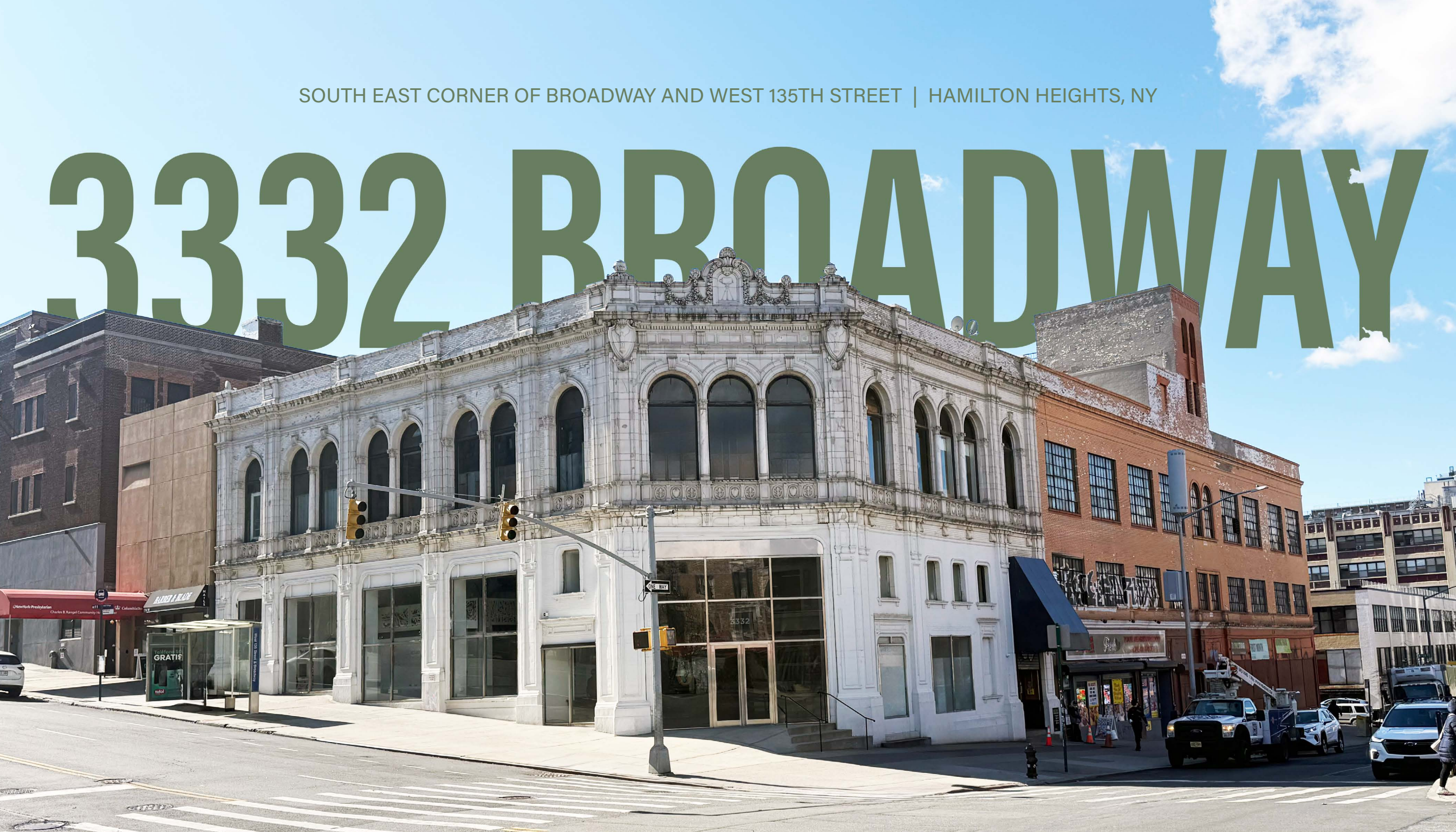


SOUTH EAST CORNER OF BROADWAY AND WEST 135TH STREET | HAMILTON HEIGHTS, NY

3332 BROADWAY



3332 BROADWAY

Positioned along the highly trafficked Broadway corridor in the heart of Hamilton Heights, 3332 Broadway offers a rare retail opportunity in one of Upper Manhattan's most character-rich neighborhoods. Surrounded by a dense residential community, local institutions, and an emerging mix of restaurants, cafés, and lifestyle retailers, the property benefits from strong daily foot traffic and excellent connectivity.

Rich in history and culture, Hamilton Heights was once home to influential figures including Alexander Hamilton, Malcolm X, Adam Clayton Powell Jr., Count Basie, Duke Ellington, George Gershwin, Oscar Hammerstein II, Lena Horne, and Norman Rockwell — adding to the neighborhood's authentic New York identity and timeless appeal. With prominent frontage and a vibrant neighborhood atmosphere, the space is well suited for food & beverage, boutique fitness, financial institutions, or experiential concepts looking to establish a presence in a growing uptown market.

Neighboring Tenants

DUNKIN'

KIPP:NYC
PUBLIC SCHOOLS

CHASE

MATTO
ESPRESSO



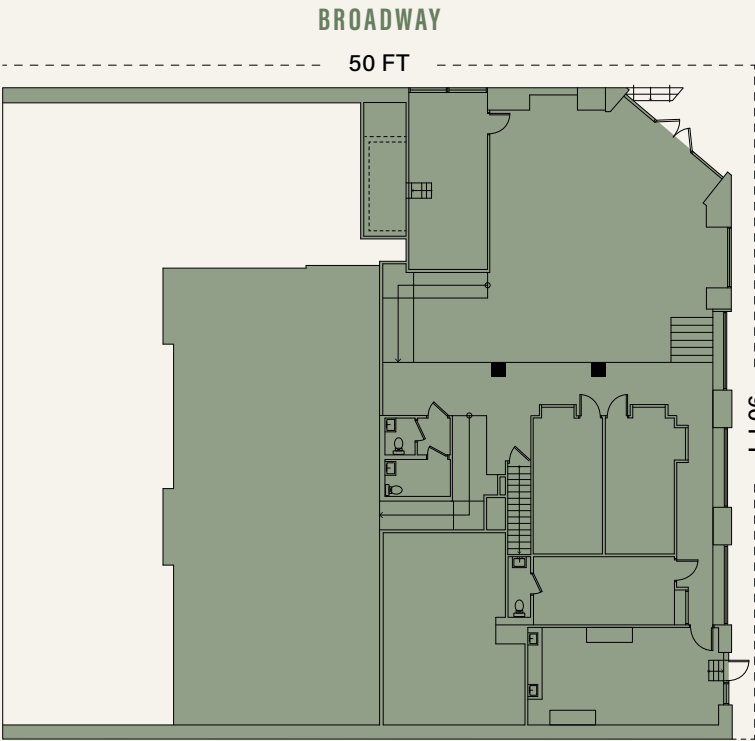
Served by



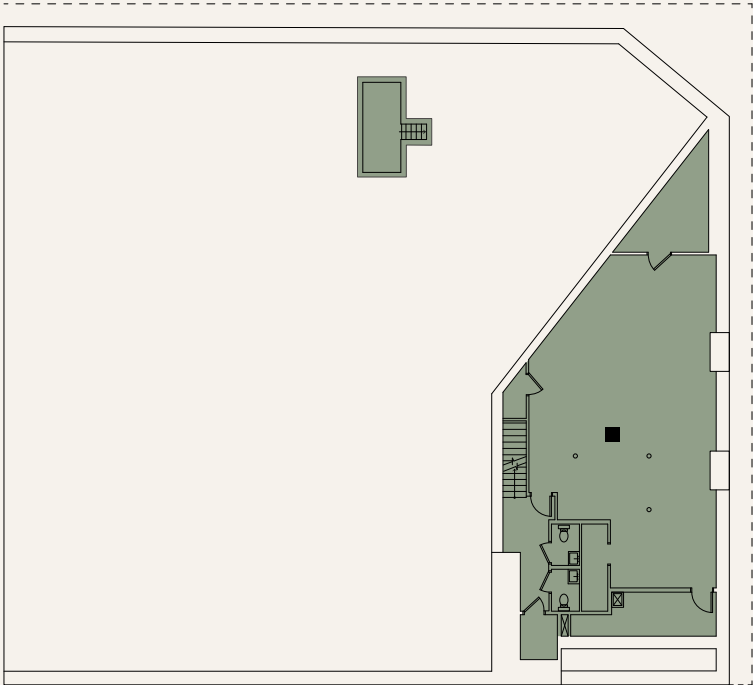
Harlem River Drive & Henry Hudson Parkway



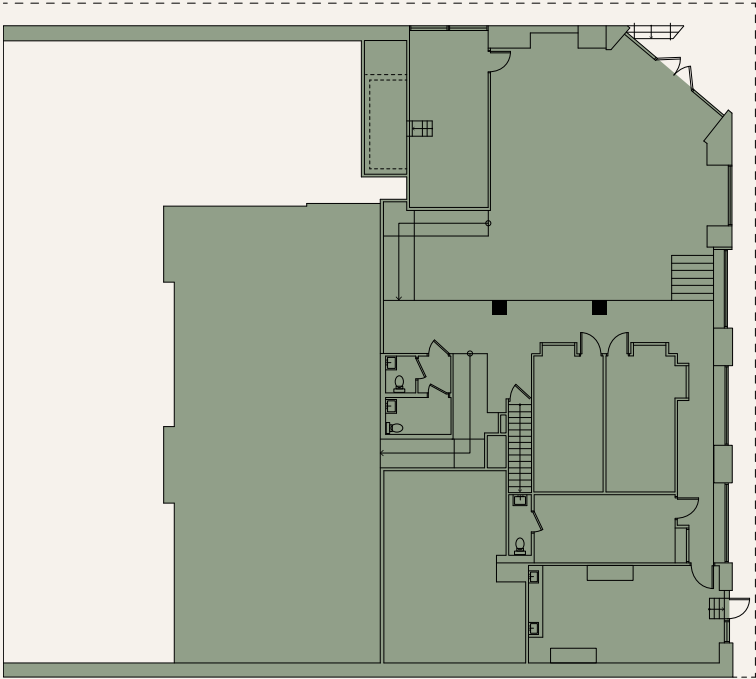
APPROXIMATE SIZE		CEILING HEIGHT	FRONTAGE	TERM	POSSESSION	SITE STATUS
Ground Floor	2,985 SF	Up to 20 FT	50 FT on Broadway	LONG TERM	Arranged	Currently Pediatrics 2000
Mezzanine	3,143 SF		90 FT on West 135th Street			
Lower Level	1,381 SF					
Total	7,509 SF					



GROUND FLOOR / 2,985 SF



LOWER LEVEL / 1,381 SF

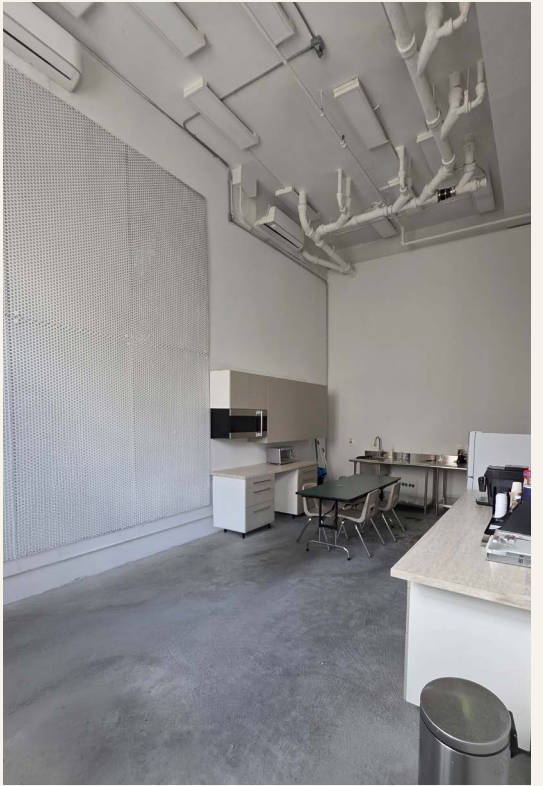


MEZZANINE / 3,143 SF

COMMENTS

- Highly Visible Corner Retail in Hamilton Heights, a historic Upper Manhattan neighborhood known for architectural heritage in the Hamilton Heights/Sugar Hill Historic District, dining/cafes/bars and restaurants and it's rich culture.
- Space could be vented for Restaurants/ QSR's; most uses considered.
- To be delivered in white box condition with HVAC, and ADA bathrooms.

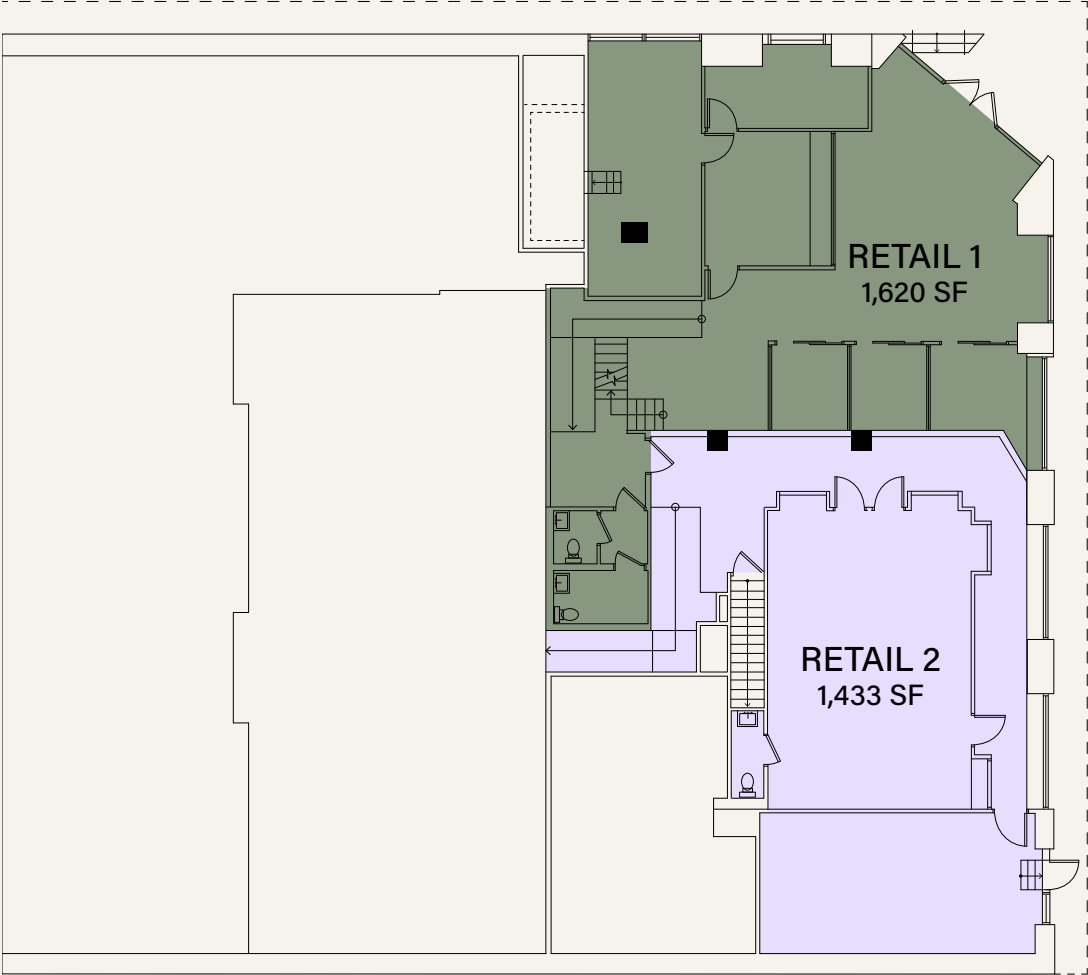
SPACE
DETAILS



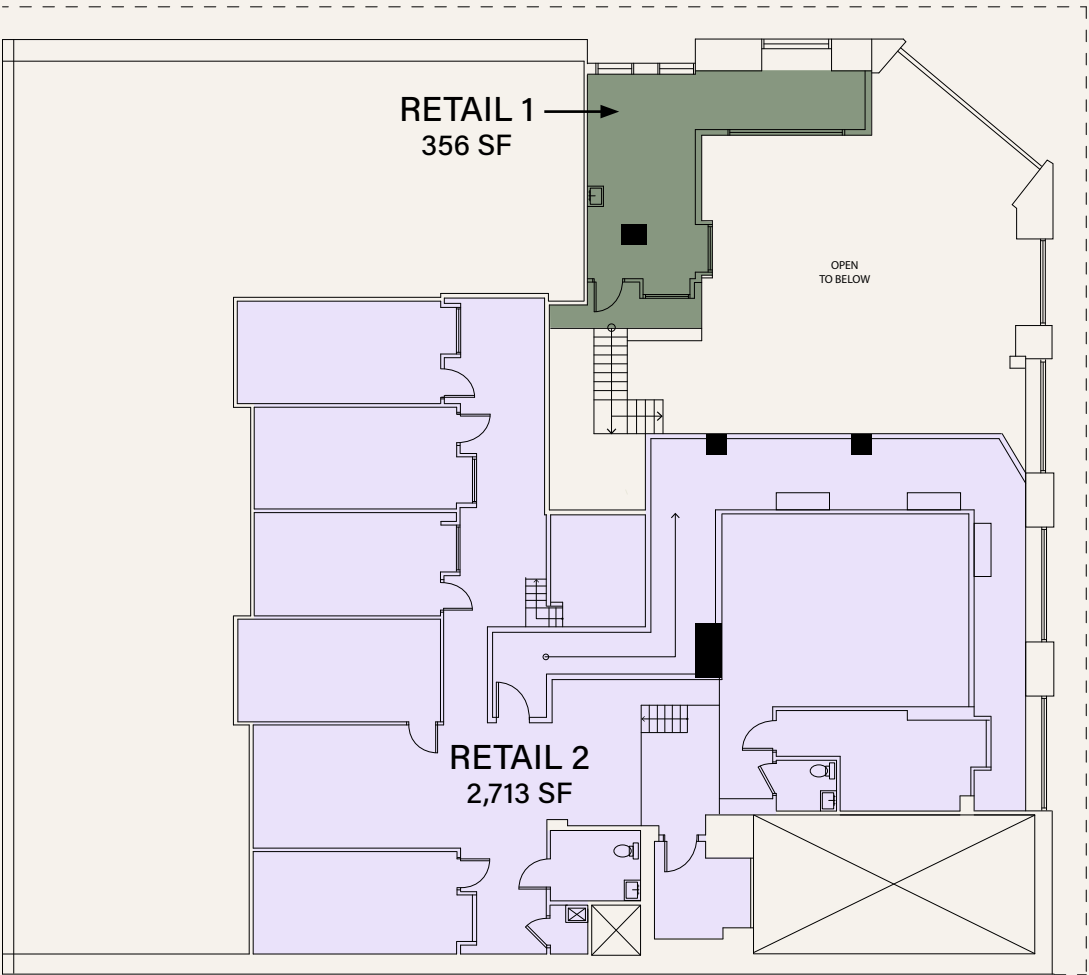
RETAIL 1
Ground 1,620 SF
Mezzanine 356 SF
TOTAL 1,976 SF

RETAIL 2
Ground 1,433 SF
Mezzanine 2,713 SF
TOTAL 4,146 SF

MULTI-TENANT OPTION B



GROUND FLOOR

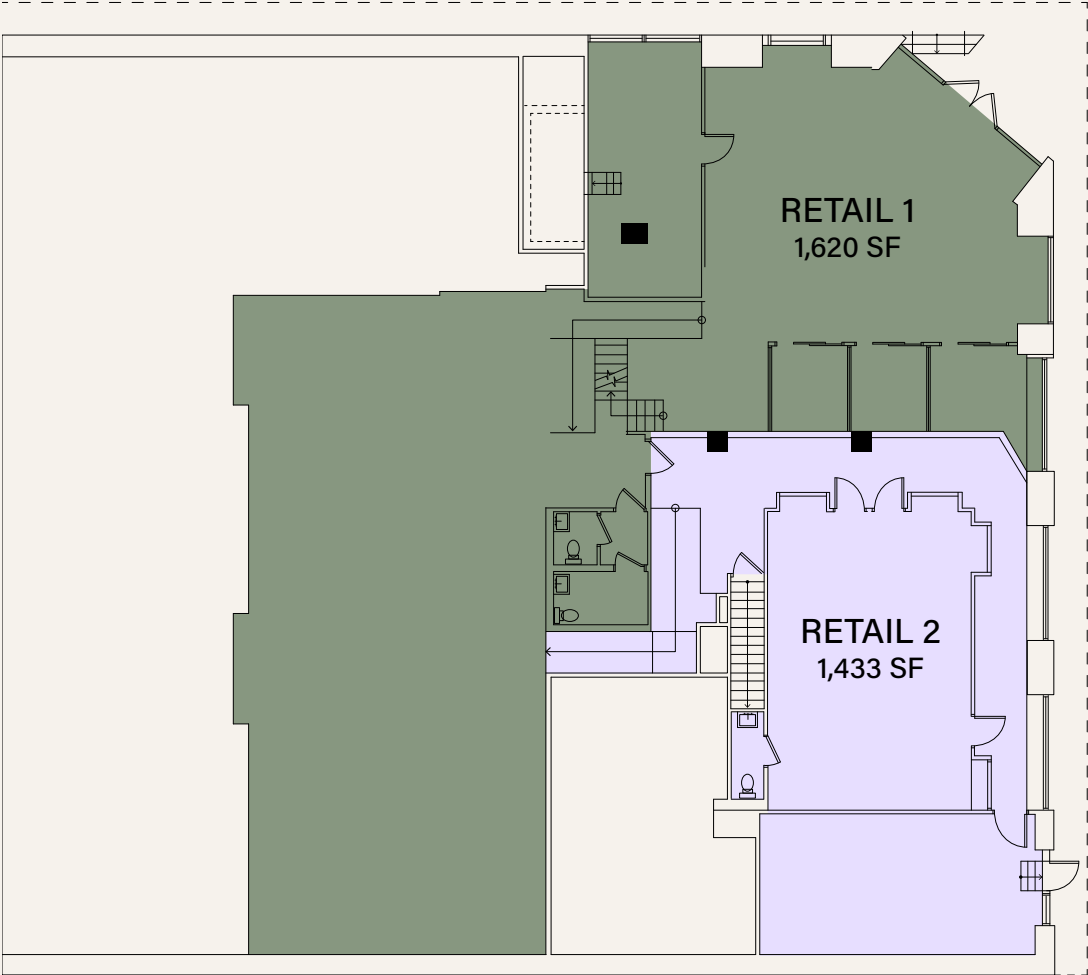


MEZZANINE

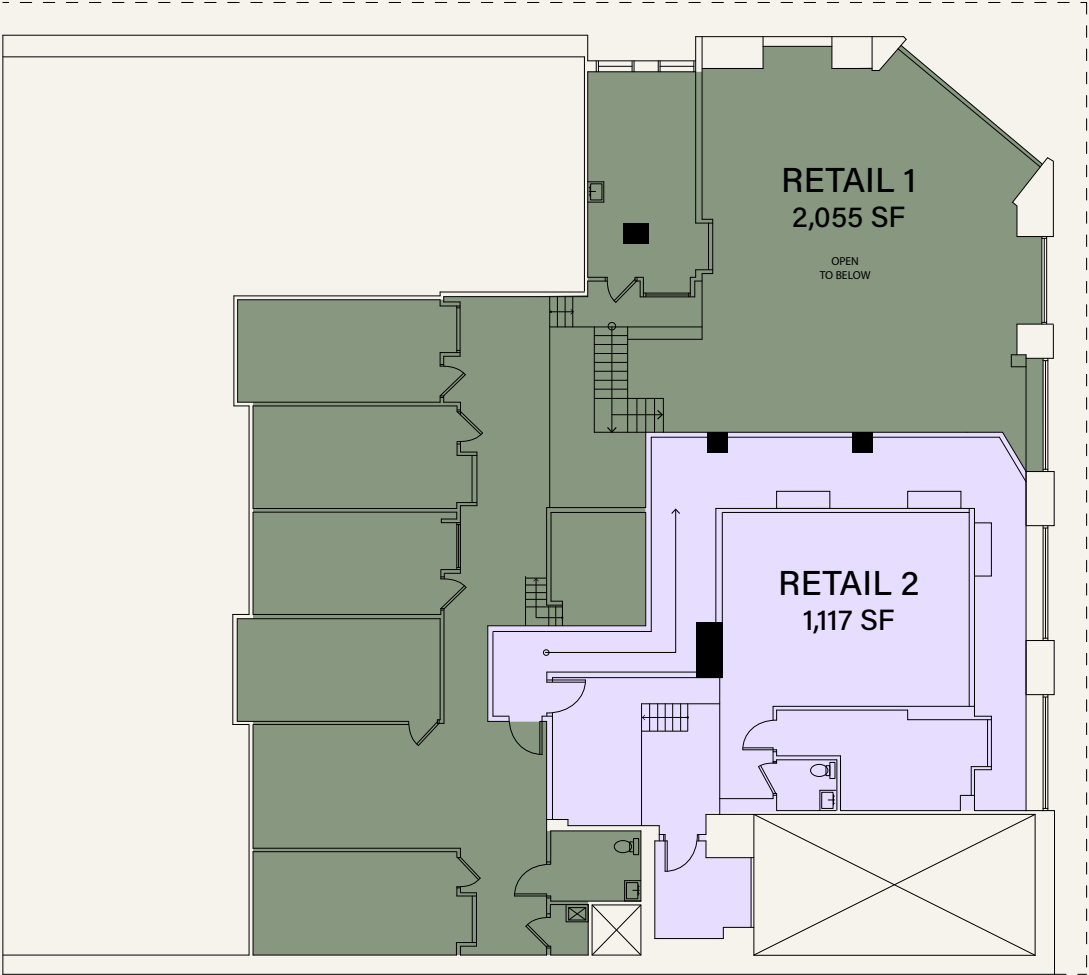
RETAIL 1
Ground 1,620 SF
Mezzanine 2,055 SF
TOTAL 3,675 SF

RETAIL 2
Ground 1,433 SF
Mezzanine 1,117 SF
TOTAL 2,550 SF

MULTI-TENANT OPTION C

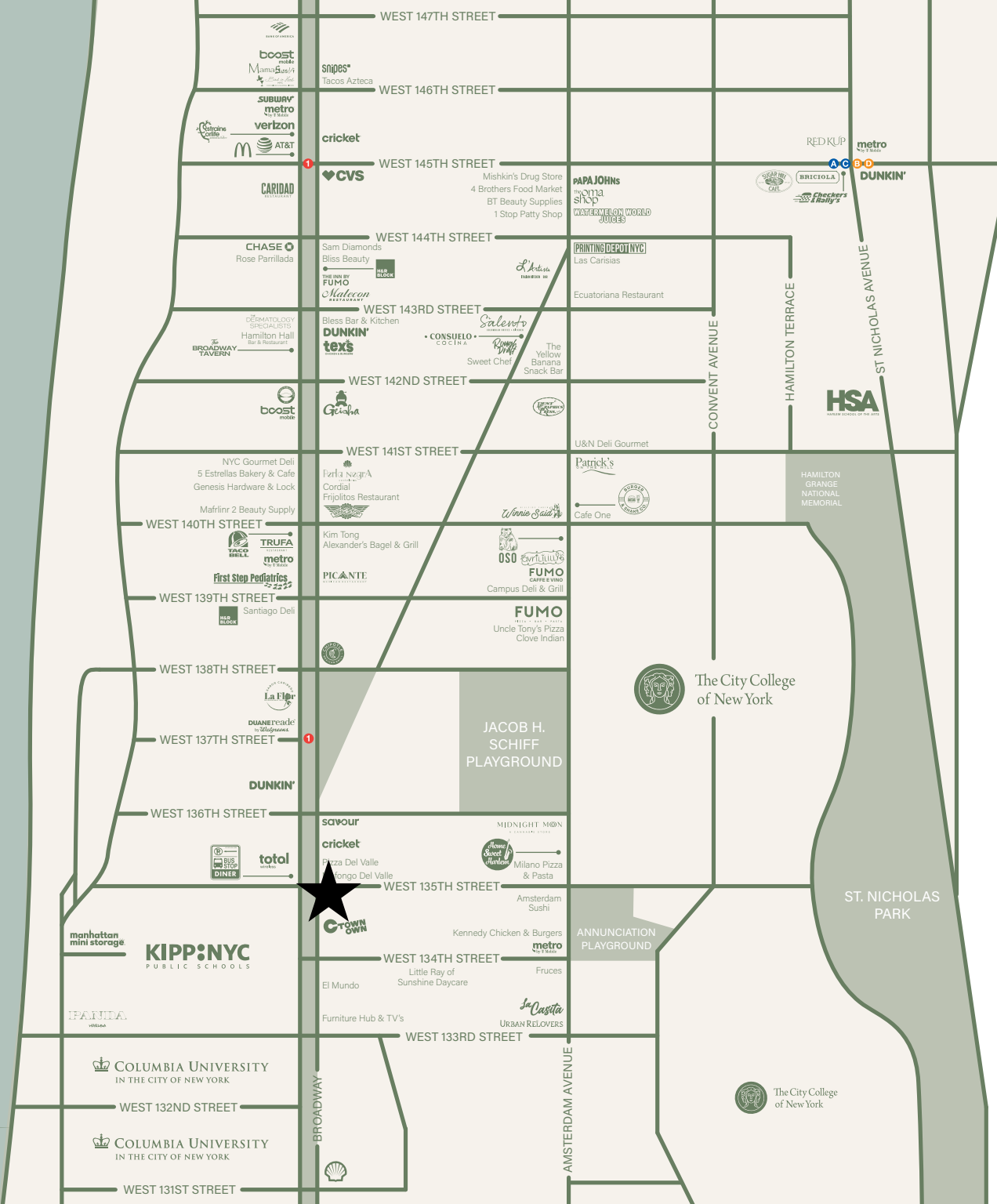


GROUND FLOOR



MEZZANINE

HUDSON
RIVER



3332
BROADWAY

ARIC TRAKHTENBERG

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