



New York City

Manhattan

598 West 177th Street

a foundation for nearly 100 years



Location: Manhattan: Washington Heights Section (West 177th Street and St. Nicholas Avenue)

Retail GLA: 3,568 sf

Residential: 65 Apartments

Demographics:

| 2023 | .5 Mile | 1 Mile | 3 Mile |
|-------------------|----------|----------|-----------|
| Population | 50,808 | 178,131 | 1,192,343 |
| Average HH Income | \$58,643 | \$49,203 | \$43,252 |
| Total HH | 18,859 | 68,535 | 452,042 |
| Median Age | 37.0 | 36.2 | 35.1 |



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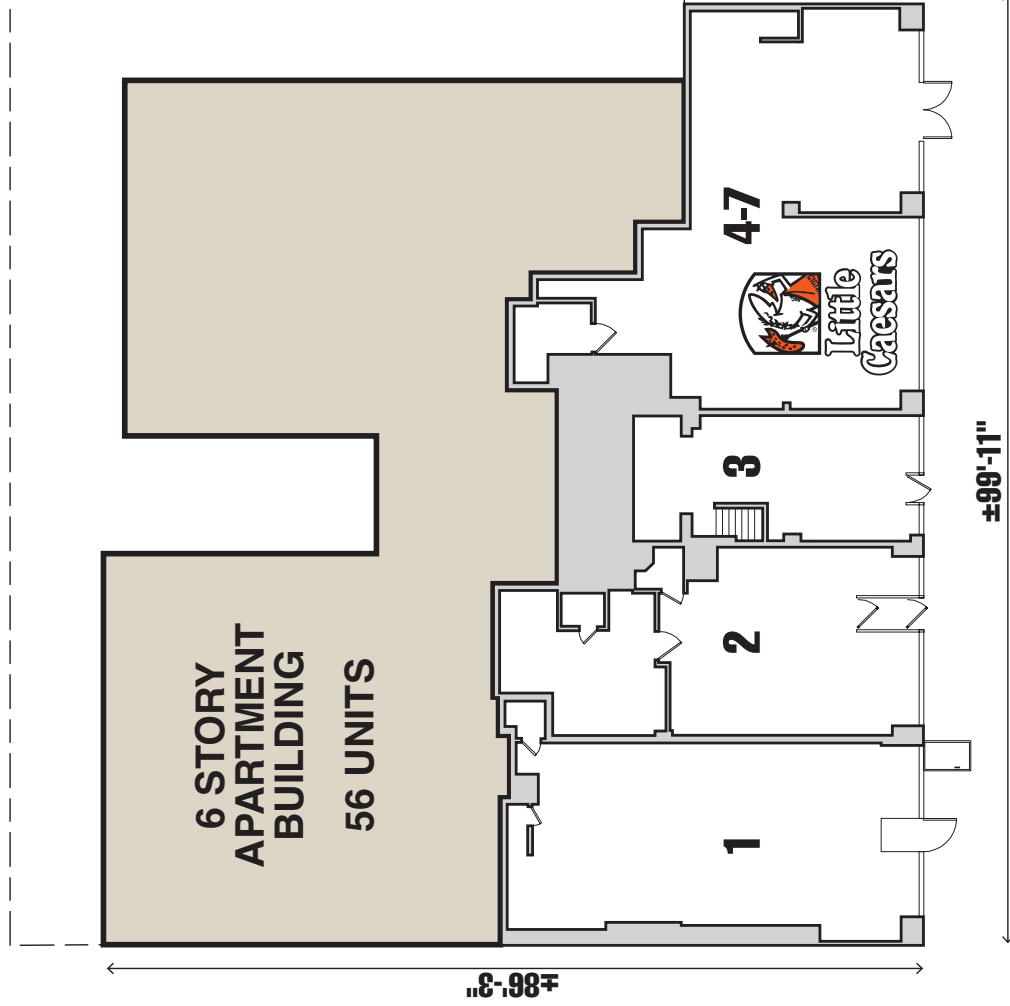
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| Store Addr. | Tenant | Size |
|-------------|-----------------------|----------|
| 1. 1338 | Deli | 979 sf |
| 2. 1336 | Barber Shop | 846 sf |
| 3. 1334 | Hair Salon | 437 sf |
| 4-7. 1332 | Little Caesar's Pizza | 1,306 sf |

all store addresses are located on St. Nicholas Avenue

WEST 177TH STREET



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ST. NICHOLAS AVENUE