



Between West 88th and 89th Street

# 2409 Broadway

New York, NY

## Former Duane Reade Available for Sublease

### Space

Ground Floor: 7,204 sf  
 Second Floor: 1,764 sf (non-selling)  
 Total: 8,968 sf

### Possession

Immediate

### Frontage

100 ft

### Term

Through 3/31/2024

### Asking Rent

\$350,000 per annum gross

Former Duane Reade store #14366

### Neighbors



### Demographics

Radius	'19 Pop	Total HH	Avg. HHI
.25 Mile	30,202	15,053	\$187,147
.5 Mile	82,630	42,446	\$180,885
.75 Mile	120,051	62,032	\$177,015



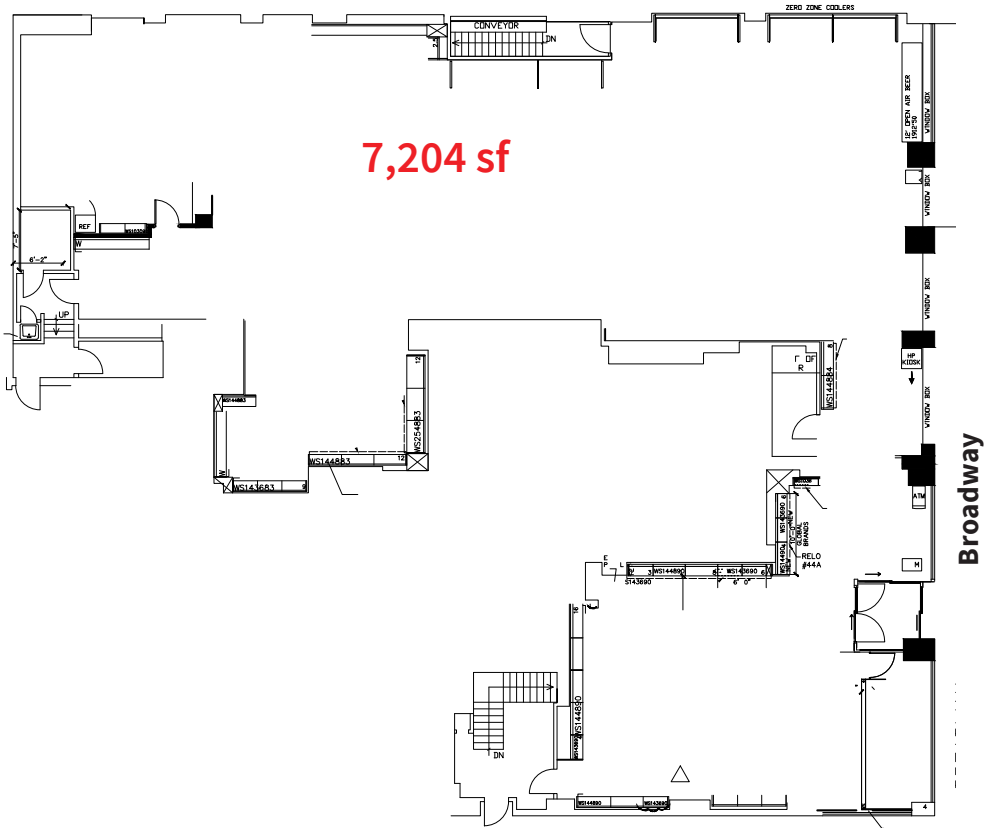
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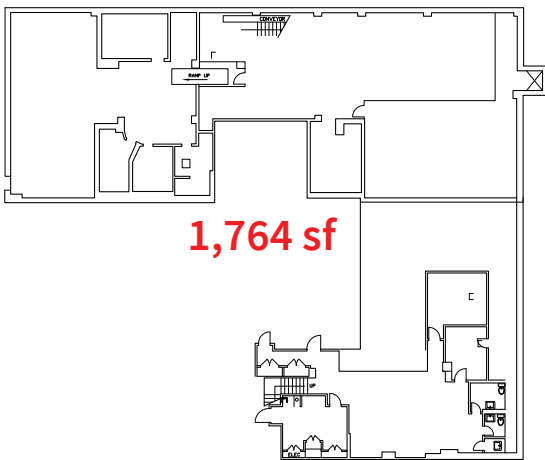
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## Ground Floor



## Second Floor



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