

MENKIN REALTY EXCLUSIVE

.....
The hottest new addition to Hell's Kitchen
1684 sq. ft. Ground Floor Corner Retail

653 TENTH AVE



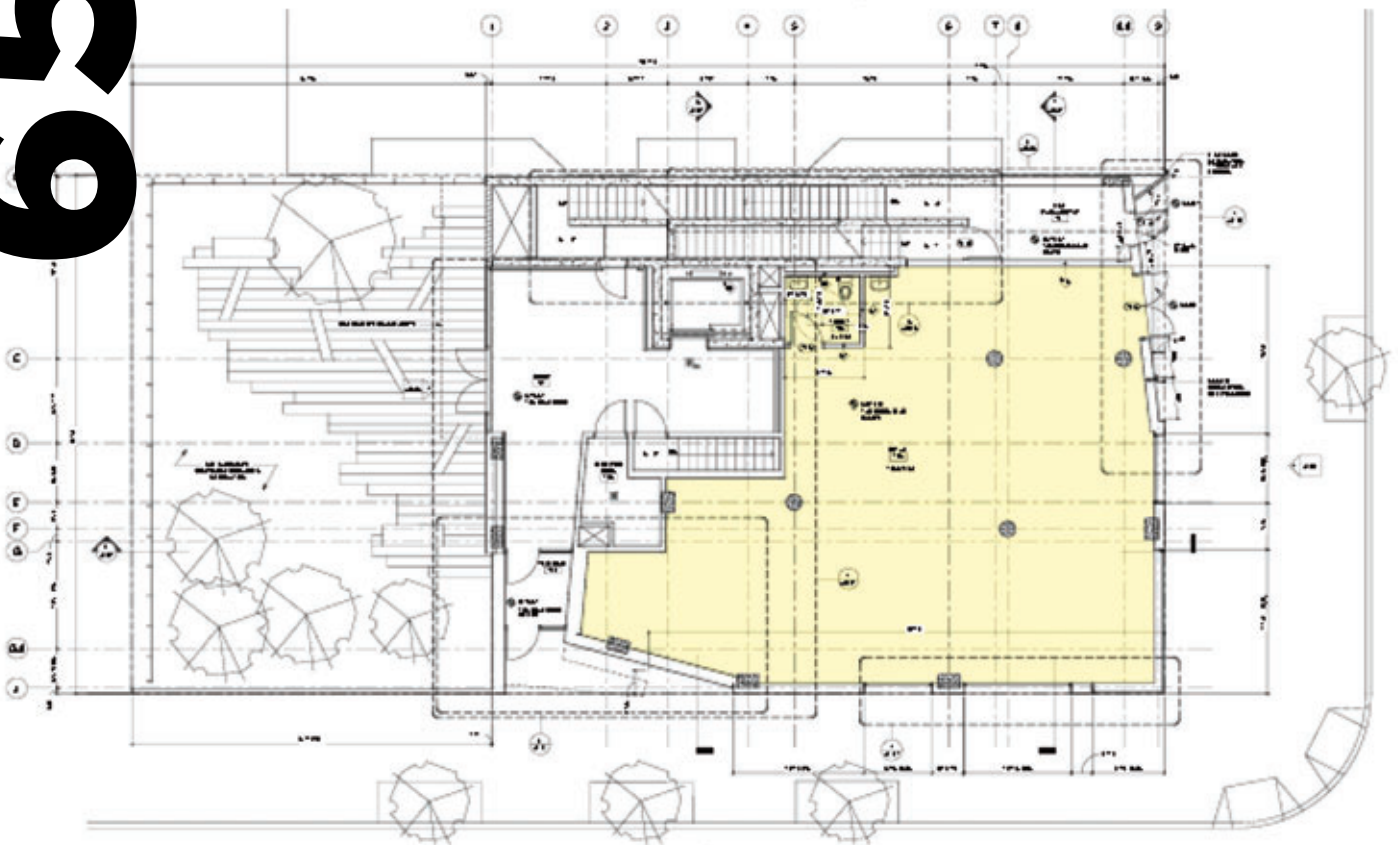
7 STORY RESIDENTIAL
653 Tenth Avenue | New York, NY
Northwest corner 46th Street & Tenth Avenue

**Hell's Kitchen—
one of New York City's
fastest growing areas—
is about to welcome
a new 7 story
residential property.**

MENKIN REALTY EXCLUSIVE

.....

653 TENTH AVE



Ground floor retail 1,684 sq. ft.

Frontage 40' 10th Avenue | 50' 46th Street

Ceiling Height 10' 3"

Permitted Uses All quality uses considered including food without cooking.

Asking Rent Available upon request

VOLVO DEALER

LIGHTING STORE

DELI

JEEP DEALER

CONSTRUCTION
POTENTIAL
NEW
PARK

W48

KIMPTON HOTEL

BAR/LOUNGE

TOYOTA DEALER

LAUNDRY

NISSAN DEALER

INFINITI DEALER

HARDWARE

AVAILABLE

DELI

CYCLING

PIZZA

MOROCCAN RESTAURANT

GOURMET

W47

HARDWARE/PAINT

OGILVY &
MATHER
ADVERTISING
NEW YORK CITY
HEAD
QUARTERS

BAR/GRILL

CAFÉ

MEXICAN RESTAURANT

DAY SPA

GROCERY

FINANCIAL

653

ELEVENTH AVENUE

TENTH AVENUE

W46

FRENCH BAKERY

BBQ RESTAURANT

STEAKHOUSE

TAVERN

GRAPHICS

DINER

COMMUNITY
HEALTH
CENTER

ATTORNEYS AT LAW

THAI RESTAURANT

MUSIC STORE

BAR/LOUNGE

W45

VIDEO PRODUCTION

ADVERTISING AGENCY

GAS STATION

SUSHI RESTAURANT

DELI

MOVING/STORAGE

ITALIAN RESTAURANT

BAR/LOUNGE

JAPANESE DESSERTS

INDIAN RESTAURANT

SPORTS BAR

MEXICAN RESTAURANT

BAGEL CAFE

WINES/SPIRITS

ART GALLERY

**BROAD
WAY**

**PLAY
GROUND**

SUSHI RESTAURANT
DUNKIN DONUTS

DRUG STORE
JUICE BAR

ITALIAN
RESTAURANT

GOURMET MARKET

THAI RESTAURANT

ASIAN RESTAURANT

ITALIAN RESTAURANT

STARBUCKS

SHOWS

**THEATER
DISTRICT**

MEXICAN RESTAURANT

PET GROOMING

FLOORING/CARPETING

DENTAL OFFICE

PHYSICAL THERAPY PRACTICE

FRAMING

BARBER

THRIFT SHOP

MEDICAL

LAUNDRY

POTTERY

TELECOM

FOOD MARKET

CONTINENTAL
RESTAURANT

ITALIAN RESTAURANT

VINTNER

BICYCLES

MAILBOXES

BREAD BAKERY

LAUNDRY

GLASS/MIRROR

HAIRSTYLIST

THAI RESTAURANT

BROAD

**RESTAURANT
ROW**

WAY

SHOWS

DISCOUNT STORE

ETHIOPIAN RESTAURANT

THAI-FRENCH
RESTAURANT

GOURMET MARKET

DRUG STORE

INDIAN RESTAURANT

THAI RESTAURANT

SANDWICH BAR

BAR/LOUNGE

SOUTHERN
RESTAURANT

RESIDENTIAL

BAR/LOUNGE

ASIAN RESTAURANT

LOCKSMITH

JUICE BAR

THEATER

DISTRICT

ASIAN RESTAURANT

TURKISH
RESTAURANT

GERMAN RESTAURANT

BAR/GRILL

BURGER RESTAURANT

JEWELER

LINGERIE

BAR/GRILL

FRENCH RESTAURANT

NINTH AVENUE

**Capture this unique
retailing opportunity
to tap into the area's
burgeoning population.**

Neighbors

**Skyline Hotel, Dunkin Donuts,
UPS, Chase Bank**

Recent Activity

**Around the corner is a
soon-to-open residential complex
with 1,240 new units.**

**One block away, Ogilvy has just
opened its new headquarter office
with 500,000 sq. ft.**



For additional information,
or to arrange an inspection,
please contact

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Attention Brokers: This listing is presented on a co-brokerage basis which would entitle the successful cooperating broker to receive $\frac{1}{2}$ commission from Menkin Realty Services Inc. per their brokerage agreement currently in place with the landlord. No offer to lease may be presented to the landlord without the cooperating broker's execution of Menkin Realty Services Inc.'s Co-brokerage and Indemnity agreement.

