

295" MADISON
AVENUE



FOR
LEASE

Platinum
PROPERTIES



295" MADISON AVENUE

Prime Retail Space at 295 Madison Avenue: Where Luxury Meets City Pulse

In the vibrant heart of Midtown Manhattan, Platinum Properties is proud to present a retail location that seamlessly blends historical charm with modern appeal. Set amidst a backdrop of iconic landmarks including Grand Central Terminal, the towering One Vanderbilt, and the picturesque Bryant Park.

Spanning a generous footprint, this prime retail spot offers flexible space configurations, perfect for a brand aiming to make a grand statement. Envision a multilevel flagship with a sprawling 5,000 square feet on the ground, complemented by an expansive 12,000 square feet on the second floor. From luxury dining and flagship brand showcases to innovative quick-service eateries or entertainment concepts like mini-golf, the opportunities are diverse.

The exterior is a testament to architectural artistry, showcasing a Neo-Gothic design harmoniously juxtaposed with contemporary wrap-around storefronts. The large display windows are not only a nod to modern aesthetics but also ensure unrivaled visibility, beckoning passersby with a glimpse into what lies within.

With over 94 million pedestrians traversing its vicinity annually, this location ensures an unending stream of foot traffic. Whether they are professionals from One Vanderbilt, commuters darting out of Grand Central, or city dwellers and tourists visiting Bryant Park, your brand is positioned to be a central part of their Manhattan experience.

The artist and computer renderings are provided for illustrative purposes and reflect the planned scale and spirit of the Retail Unit. All square footages and dimensions are approximate and subject to normal variances and tolerances.





MULTI-LEVEL RESTAURANT CONCEPT

295TH MADISON
AVENUE



MULTI-LEVEL RESTAURANT CONCEPT

295TH MADISON AVENUE





INDOOR MINI-GOLF CONCEPT



FLOORPLAN

295" MADISON
AVENUE

GROUND FLOOR



PROPERTY DETAILS

LOCATION

Southeast Corner of Madison Ave
and 41st Street

APPROXIMATE SIZE

Ground Floor	4,545 SQFT*
Second Floor	12,000 SQFT**
Total	16,545 SQFT

* Divisible

** Can Be Combined with the Ground Floor

CEILING HEIGHTS

10' to 12'

FRONTAGE

130-Foot Wrap-Around

TERM

Long Term

POSSESSION

Immediate

SITE STATUS

Formerly Starbucks and H&R Block

NEIGHBORS

Cava, Dig, Dos Toros, Benjamin Steakhouse,
Sephora, Dill & Parsley, Chick-Fil-A
Alidoro, Chase, Just Salad, TD Bank, Zuma

COMMENTS

- Fully-Renovated Whitebox
- Brand New Glass Storefronts
- Venting Possible (Gas in Place)
- One Block From Grand Central and One Vanderbilt
- LIRR Has Direct Access to Grand Central

FLOORPLAN

295th MADISON
AVENUE

GROUND FLOOR PROPOSED DIVISION



FLOORPLAN

295TH MADISON
AVENUE

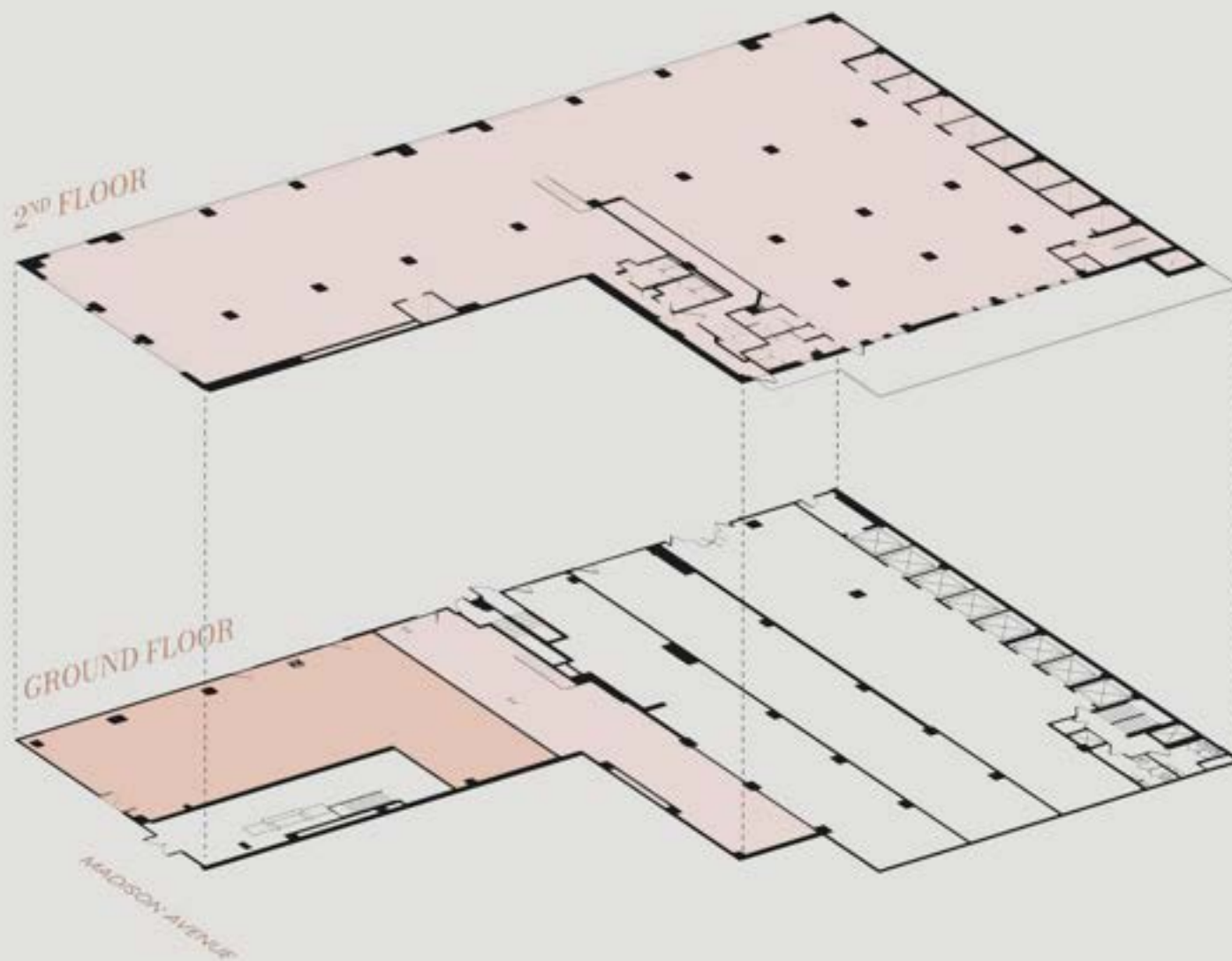
2ND FLOOR



29

FLOORPLAN

295TH MADISON
AVENUE



29

PROPERTY HIGHLIGHTS

295th MADISON AVENUE



VISITOR JOURNEY DATA

94M
PEDESTRIAN TRAFFIC
ANNUALLY



FAVORITE PLACES 2023 (YTD)

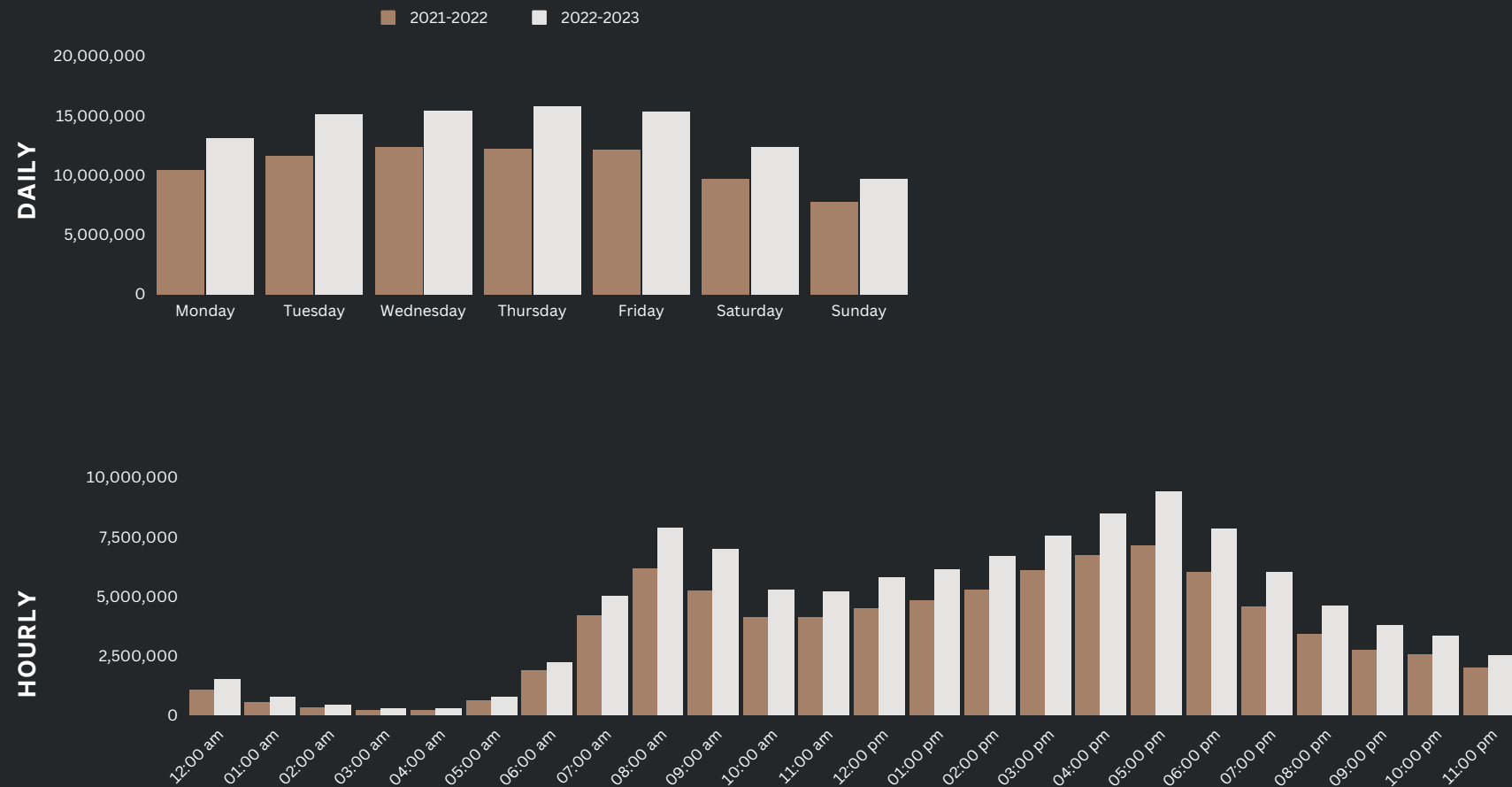
Rank	Name	Address	Distance
1	Grand Central	89 East 42nd Street	0.1 Miles
2	Sunrise Mart	12 East 41st Street	0.1 Miles
3	Sarge's Delicatessen	548 3rd Avenue	0.4 Miles
4	Empellón	510 Madison Avenue	0.6 Miles
5	Eli Zabar	91st Street	2.5 Miles
6	Scotty's Diner	336 Lexington Avenue	0.2 Miles
7	Essen Fast Slow Food	290 Madison Avenue	0 Miles
8	Urbanspace Vanderbilt	230 Park Avenue	0.2 Miles

The above destinations are the most frequented among pedestrians in this vicinity.



VISITOR JOURNEY DATA

TOTAL VISITORS
2021 TO 2023



According to data provided by our partner, PlacerAI, we can identify a clear discrepancy in foot traffic year-over-year, with this corridor realizing a 28% increase in people passing by 295 Madison Ave over the past 12 months. We can confirm that this corridor has one of the highest foot-traffic populations in the country.



CONTACT
OUR TEAM



**STEVEN
EVANS**

LEAD COMMERCIAL AGENT

(646) 533-9589
SEVANS@PP-NYC.COM



**DAVID
JW PARK**

LICENSED REAL ESTATE
SALESPERSON

(917) 459-1940
JPARK@PP-NYC.COM



**JOSEPH
ZALTA**

LICENSED REAL ESTATE
SALESPERSON

(718) 419-1112
JZALTA@PP-NYC.COM



**EMRE
BOZKURT**

LICENSED REAL ESTATE
SALESPERSON

(518) 505-0518
EBOZKURT@PP-NYC.COM

EXCLUSIVELY
LISTED BY

HEADQUARTERS

100 Wall Street
2nd Floor
New York, NY 10005
☎: 212.825.0050

