



THE RETAIL AT

THE HENRY

2322 BROADWAY

A NAFTALI GROUP DEVELOPMENT



THE HENRY

RETAIL OPPORTUNITY

SIZE (APPROX)

Total	6,040 SF
(divisible)	
Ground Floor	4,065 SF
Lower Level	1,975 SF

CEILING HEIGHT (APPROX)

Ground Floor	16 FT
Lower Level	13 FT

BUILDING OVERVIEW

ARCHITECT: Robert A.M. Stern & HILL | WEST Architects
UNIT COUNT: 45 Condominiums
ESTIMATED COMPLETION: Q2 2026

Images are a combination of
photographs and artist renderings.

GROUND FLOOR

SIZE (APPROX)

Total	6,040 SF
(divisible)	
Ground Floor	4,065 SF
Lower Level	1,975 SF

CEILING HEIGHT (APPROX)

Ground Floor	16 FT
Lower Level	13 FT

FRONTAGE (APPROX)

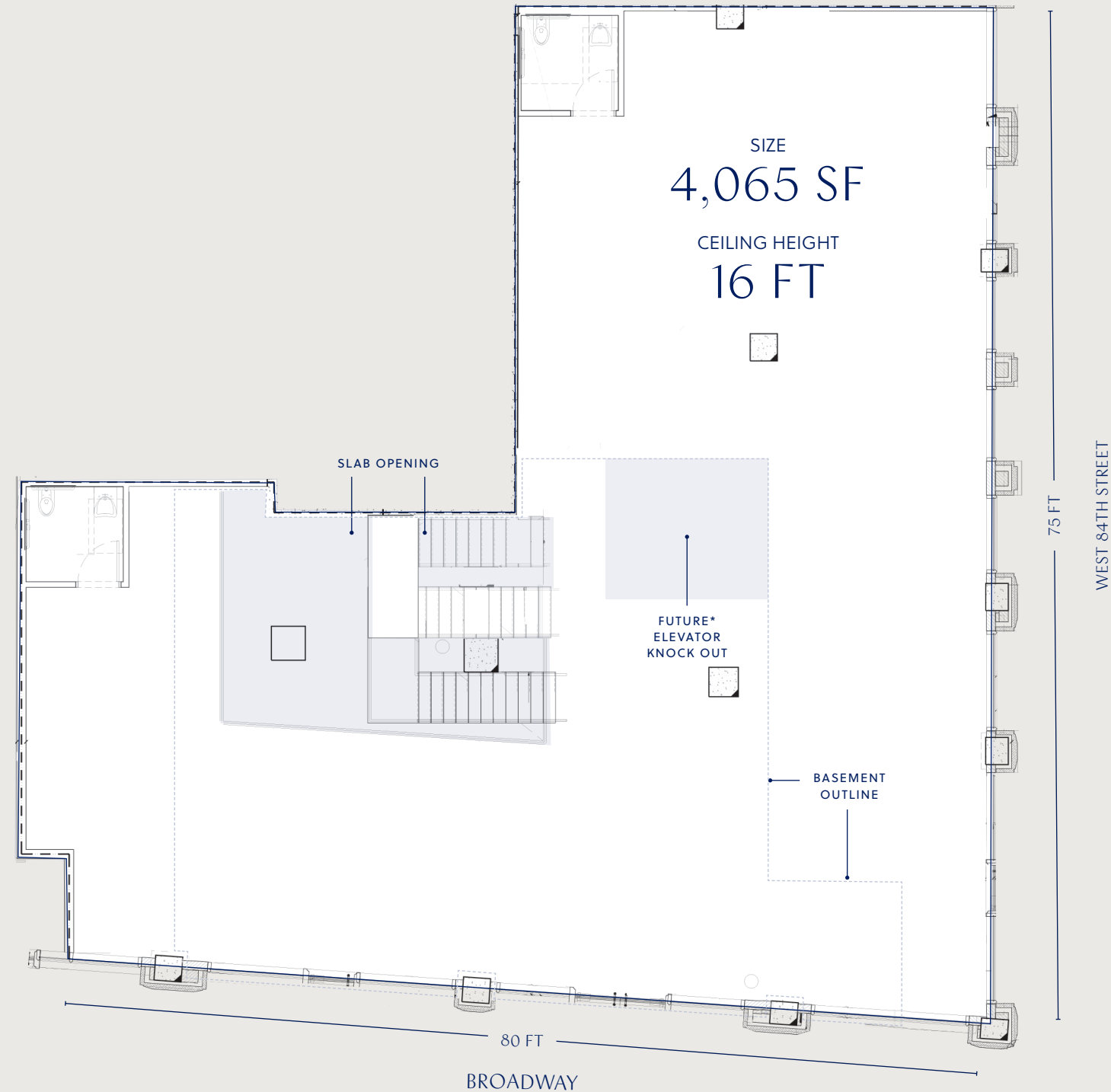
Broadway	80 FT
West 84th Street	75 FT

TERM

Long Term

POSSESSION

Q2 2026



H

DIVISION OPTIONS GROUND FLOOR

SIZE / DIVISIONS (APPROX)

Total	5,814 SF
Division Option 1	1,086 SF
Division Option 2	2,753 SF
Lower Level	1,975 SF

CEILING HEIGHT (APPROX)

Ground Floor	16 FT
Lower Level	13 FT

FRONTAGE (APPROX)

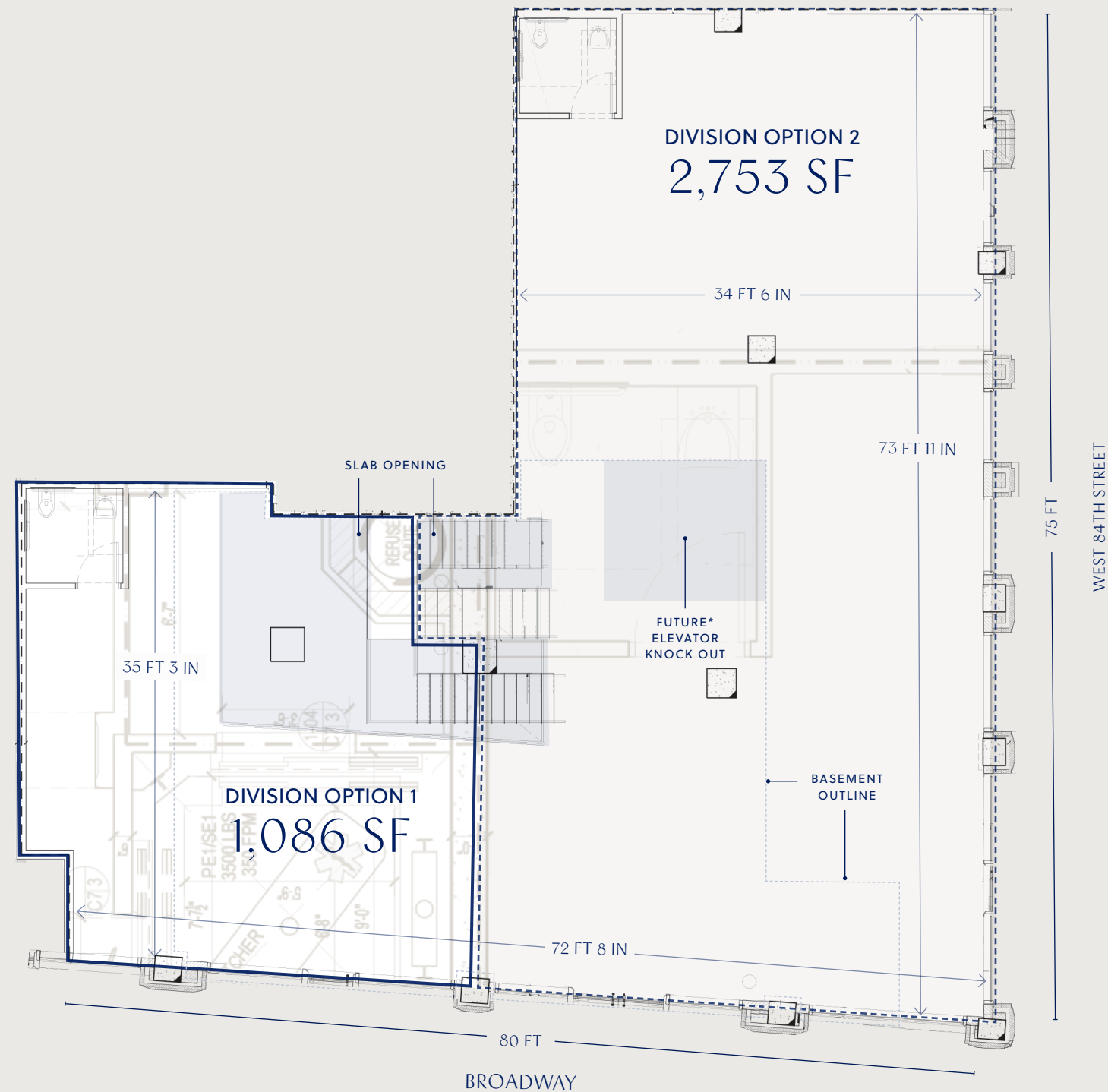
Broadway	80 FT
West 84th Street	75 FT

TERM

Long Term

POSSESSION

Q2 2026



LOWER LEVEL

SIZE (APPROX)

Total	6,040 SF
(divisible)	
Ground Floor	4,065 SF
Lower Level	1,975 SF

CEILING HEIGHT (APPROX)

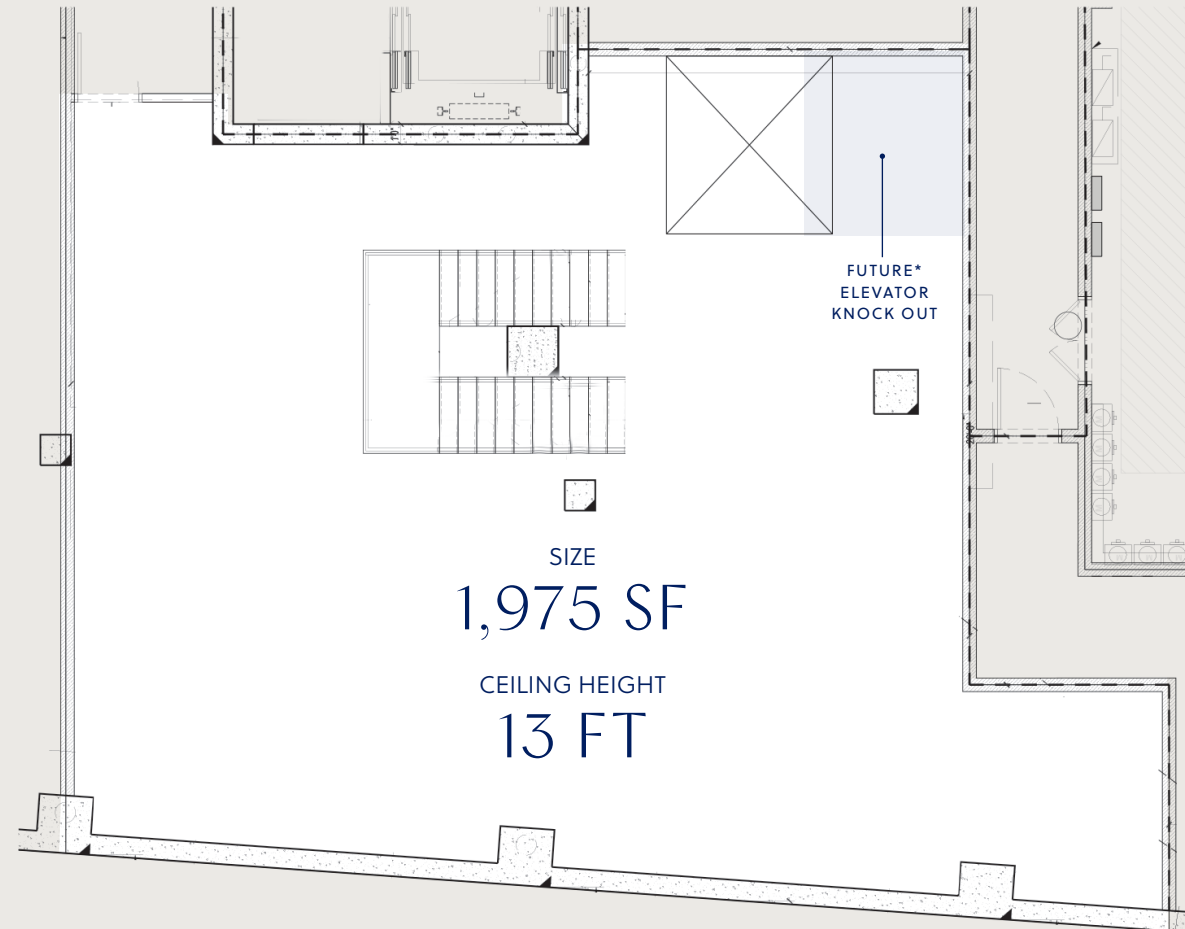
Ground Floor	16 FT
Lower Level	13 FT

NEIGHBORING RETAILERS

- AMC
- Bank of America
- Barnes & Noble
- Children's Museum
- Crunch Fitness
- Kind Body
- Spectrum
- Tend Dental
- Wells Fargo
- Zabar's

COMMENTS

Brand-new retail at the base of
The Henry that will be delivered in
move-in-ready condition





Coming Soon

UPPER WEST SIDE



74.5K
Total
Population

37K
Total
Households

68K
Total Daytime
Population

\$219K
Average Household
Income

15+
Art + Cultural
Museums

\$4,600M
Total Retail
Expenditure





Contact Exclusive Agents

BETH ROSEN
brosen@ripcony.com

EMILY KRIPITZ
ekripitz@ripcony.com

212.750.6565



NAFTALIGROUP

RIPCO
REAL ESTATE

150 East 58th Street
15th Floor
New York, NY 10155
212.750.6565

Please visit us at [ripcony.com](https://www.ripcony.com) for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.