

NoMad/Flatiron Retail Opportunity

THE  
GRAND  
MADISON

225 Fifth Avenue | Northeast Corner of E. 26th Street



## Welcome to The Grand Madison

The Grand Madison aka 225 Fifth Avenue is a prime retail opportunity, located at the corner of Fifth Avenue and East 26th Street at the intersection of New York City's most dynamic neighborhoods, NoMad and Flatiron.

The retail sits at the base of a historic, sought after residential building with rich history as a hotel, warehouse and showroom.

Located steps from Madison Square Park, the building is surrounded by corporate headquarters, restaurants, hotels, luxury residents and the World's best retail brands. A true 24/7 market, the neighborhood is home to high income residents, office workers and tourists that visit the area daily.



225 Fifth Avenue

## One of a kind opportunity

- Retail at the base of a luxury 189-unit residential building
- Proximity to multiple subway stops, servicing over 17 Million annual passengers combined
- 19,000 hotel keys within 1/2 mile radius
- Nearby corporate headquarters include IBM, Sony, Credit Suisse, Nike NY, and Tiffany & Co.

## Space details

### Size

Ground Floor: Approx. 2,500-10,000 sf  
Reasonable divisions considered

### Possession

Q2 2026

## Neighborhood tenants

### Retail

Eataly | Todd Snyder | The Lego Store | Harbour | Yeti | Boffi  
Porcelanosa | Whole Foods | Blue Dot | Home Depot | Jung Lee  
Harry Potter Experience | Issey Miyake (coming soon) | Rizzoli

### Health & Wellness

Equinox | Chelsea Piers Fitness | Soul Cycle | Peachy  
Remedy Place | Lifetime Fitness | Rescue Spa | Core Power Yoga

### Hotels

The Edition Hotel | The Fifth Avenue Hotel | The James Hotel  
The Ace Hotel | The Ned Hotel | The Ritz-Carlton NoMad  
The Virgin Hotel | The Evelyn Hotel

### Restaurants

Eleven Madison Square Park | The Smith | COTE | Hillstone  
COCODAQ | Café Carmellini | La Tete d'Or | Time & Tide  
Scarpetta | Zaytinya | Jose Andres' The Bazaar | Pura Vida  
La Pecora Bianca | Illili | Junoon | Tacombi | Oscar Wilde  
Marks off Madison | Shake Shack Flagship



## Option 2: Multi-tenant | Proposed division

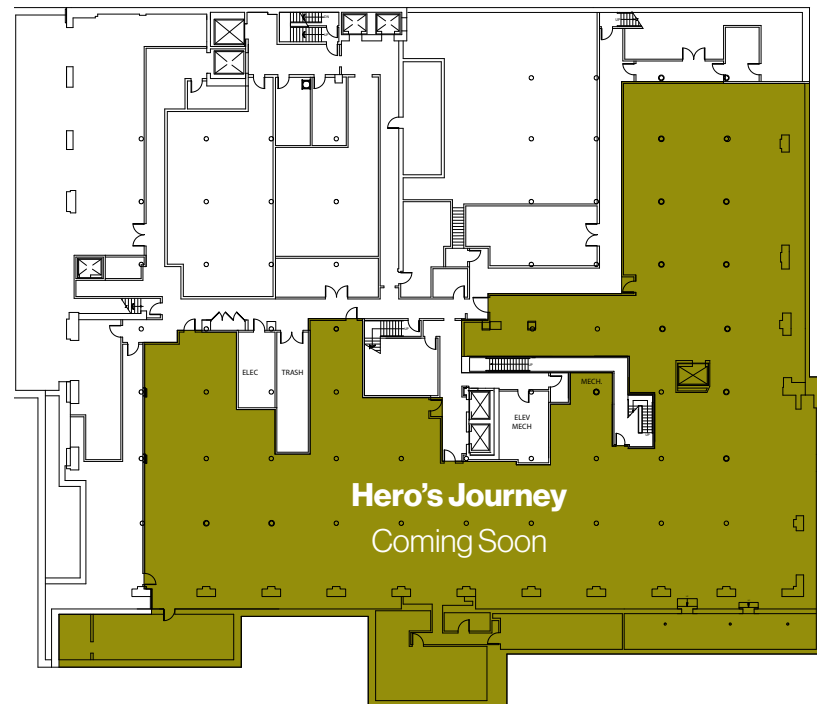
### Ground Floor

Ceiling height: 15'



Note:  
Reasonable divisions  
considered

### Lower Level



225 Fifth Avenue

# The neighborhood

1/4 mile radius (2024)

**77.3K**  
Daytime Population

**35.3**  
Median Age

**3.7K**  
Area Residents

**\$200K**  
Median HH income

**4M**  
Madison Square Park  
Annual Visitors

**85%**  
Area Retail  
Occupancy

**+536K SF**  
20-yr High Net Absorption  
Office Leasing Q4 2024

**Eataly**  
NYC's Top 5 Most Visited  
Tourist Destination

