



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

2,000 SF | 523 9th Ave | Built 2nd Generation Restaurant for Lease

523 9th Ave, New York, NY 10018

Shlomi Bagdadi  
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## Executive Summary



### OFFERING SUMMARY

Lease Rate:	Call to: 718-437-6100
Available SF:	2,000 SF
Building Size:	8,020 SF
Lot Size:	2,005 SF
Number of Units:	1
Zoning:	C1-7A

### PROPERTY OVERVIEW

Built 2nd generation restaurant  
1,900 SF basement  
95' wraparound frontage  
Roll-up storefronts for open-air seating  
Full kitchen  
Full liquor license  
Lower level storage  
Walk-in freezer  
Refrigeration

### LOCATION OVERVIEW

Located at the crossroads of Hell's Kitchen, West Midtown, and the rapidly-developing Hudson Yards. Steps from the Port Authority, Times Square, Madison Square Garden, and Penn Station.

**Nearest Transit:** A, C, & E trains at 42nd St - Port Authority and the M34 & M11 bus lines.  
**Nearby tenants** include 2 Bros Pizza, Frames Bowling Lounge, Starbucks, Farida - Midtown, In Common NYC Cafe, Break Bar, Dunkin', Chipotle, 5 Napkin Burger, TD Bank, CVS, and more!

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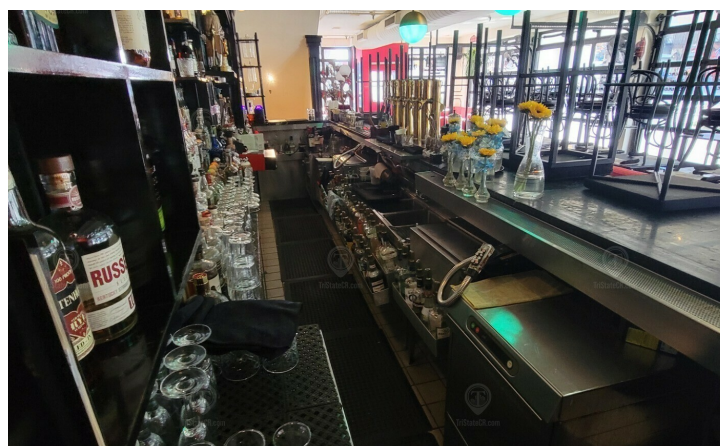
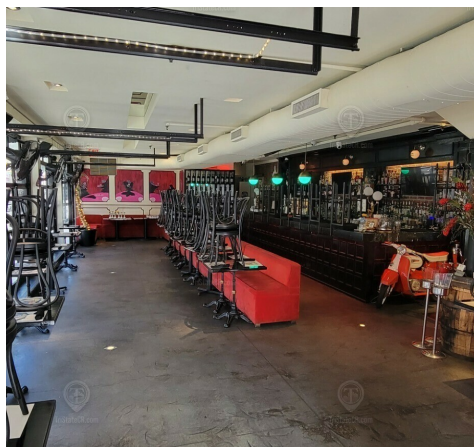


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### Additional Photos



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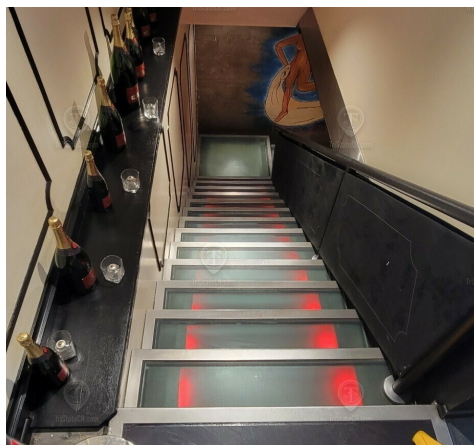
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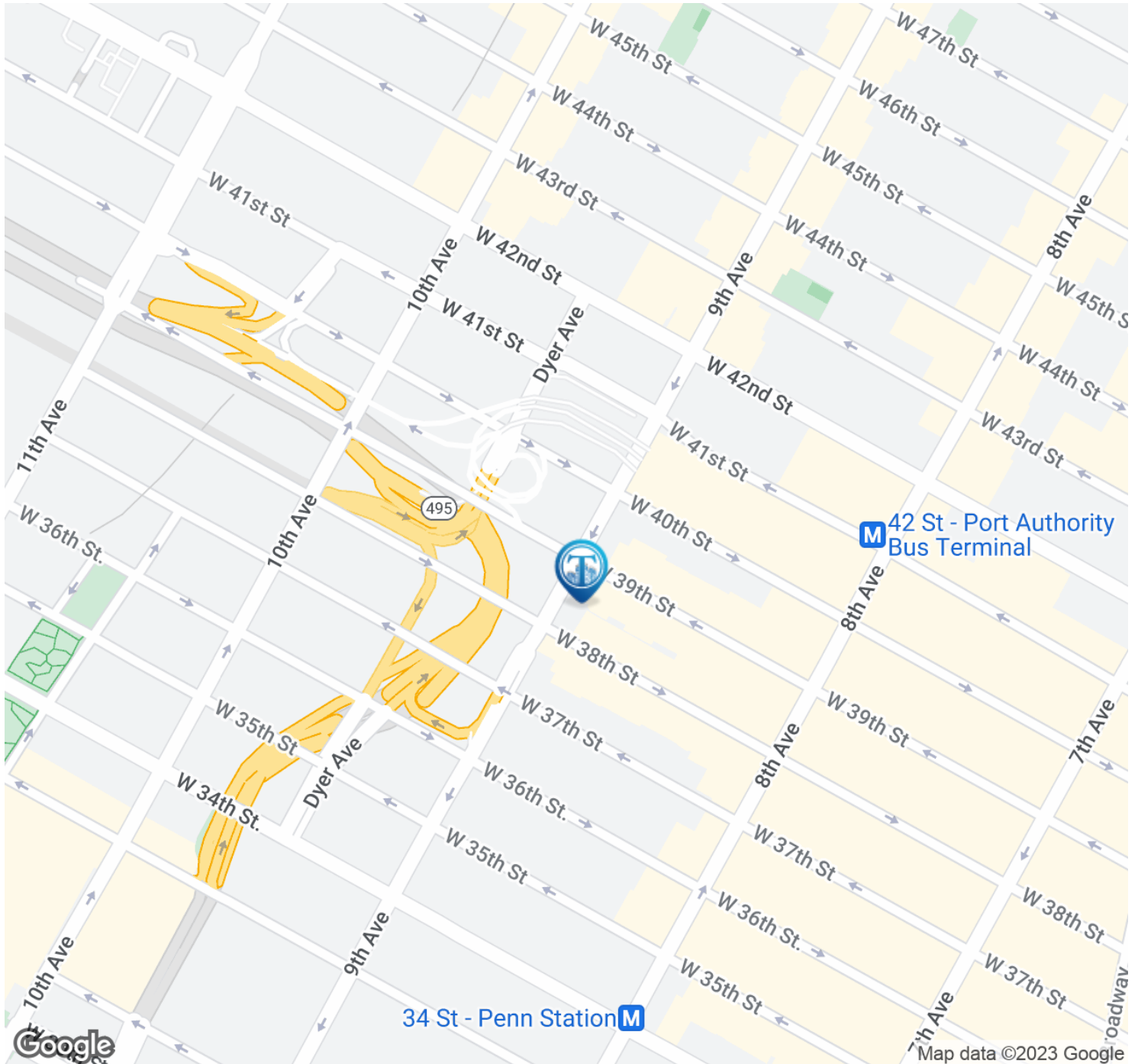
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## Location Map



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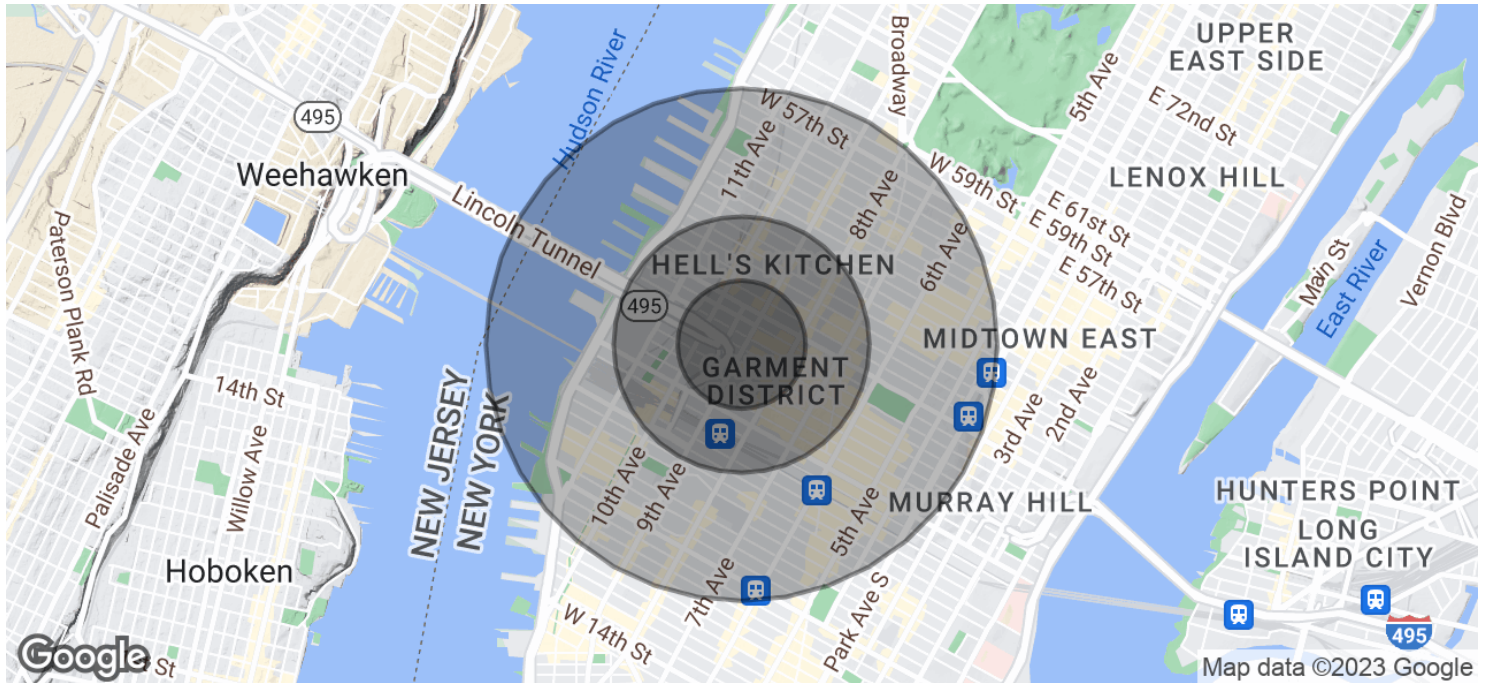
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## Demographics Map & Report



### POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	12,739	37,932	131,544
Average Age	40.5	38.7	39.8
Average Age (Male)	40.9	40.5	41.1
Average Age (Female)	41.6	38.5	39.7

### HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	8,573	27,348	91,996
# of Persons per HH	1.5	1.4	1.4
Average HH Income	\$114,163	\$118,181	\$143,766
Average House Value	\$493,269	\$538,976	\$715,492

\* Demographic data derived from 2020 ACS - US Census

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## Retailer Map



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