



TRISTATE
COMMERCIAL
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

4,015 SF | 173 Chrystie St | Prime LES Retail Space for Lease

173 Chrystie St, Manhattan, NY 10002

Shlomi Bagdadi
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Executive Summary



OFFERING SUMMARY

Lease Rate: Call: 718-437-6100

Available SF: 4,015 SF

Building Size: 31,986 SF

Lot Size: 4,346 SF

Number of Units: 1

Zoning: C6-3A

PROPERTY OVERVIEW

- 1st Floor**
 - 1,721 SF
 - 10 Ft. ceiling heights at the front
- Lower Level**
 - 2,294 SF
 - 20 Ft. ceiling heights
 - 3 Skylights
 - Private elevator
 - 2 half baths
 - 400 SF of storage

LOCATION OVERVIEW

Located right off of Delancey on Chrystie St. in the Lower East Side neighborhood of Manhattan steps from Sara D Roosevelt Park and walking distance from multiple train lines. **Nearest Transit:** J train at Bowery, B & D trains at Grand St, and the M103 bus line. **Nearby tenants** include La Colombe Coffee Roasters, Supreme, Ray's, Loreley Beer Garden, Thai Diner, Whole Foods Market, Lombardi's, The Butcher's Daughter, The Box, The Hideout Chai Bar, Black Seed Bagels, and more!

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

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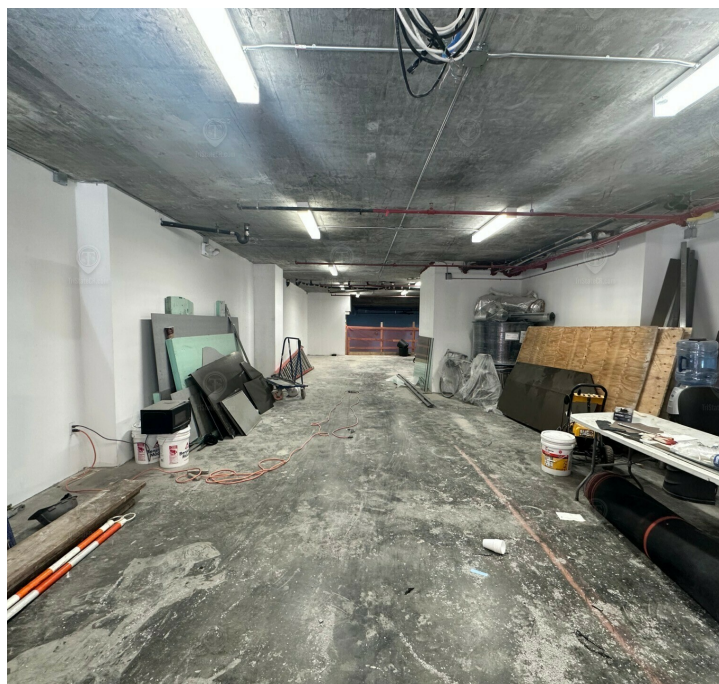
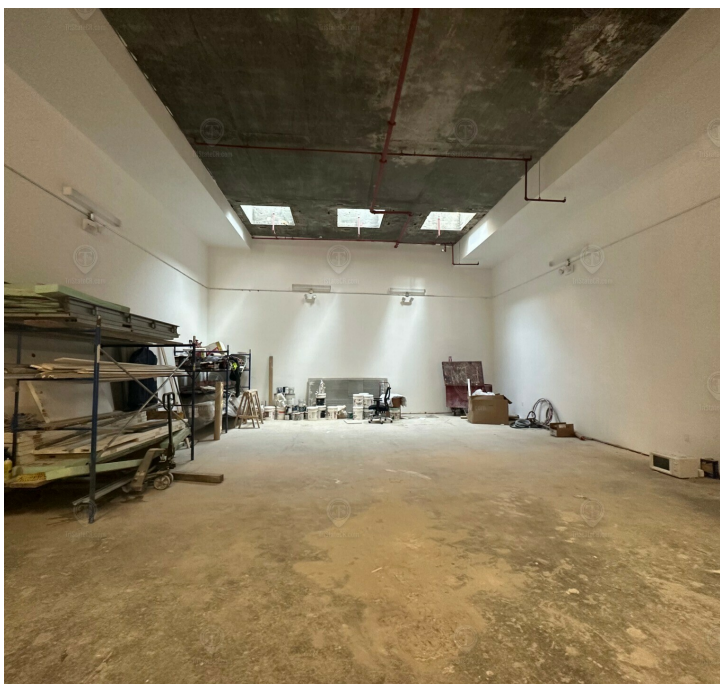
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Additional Photos



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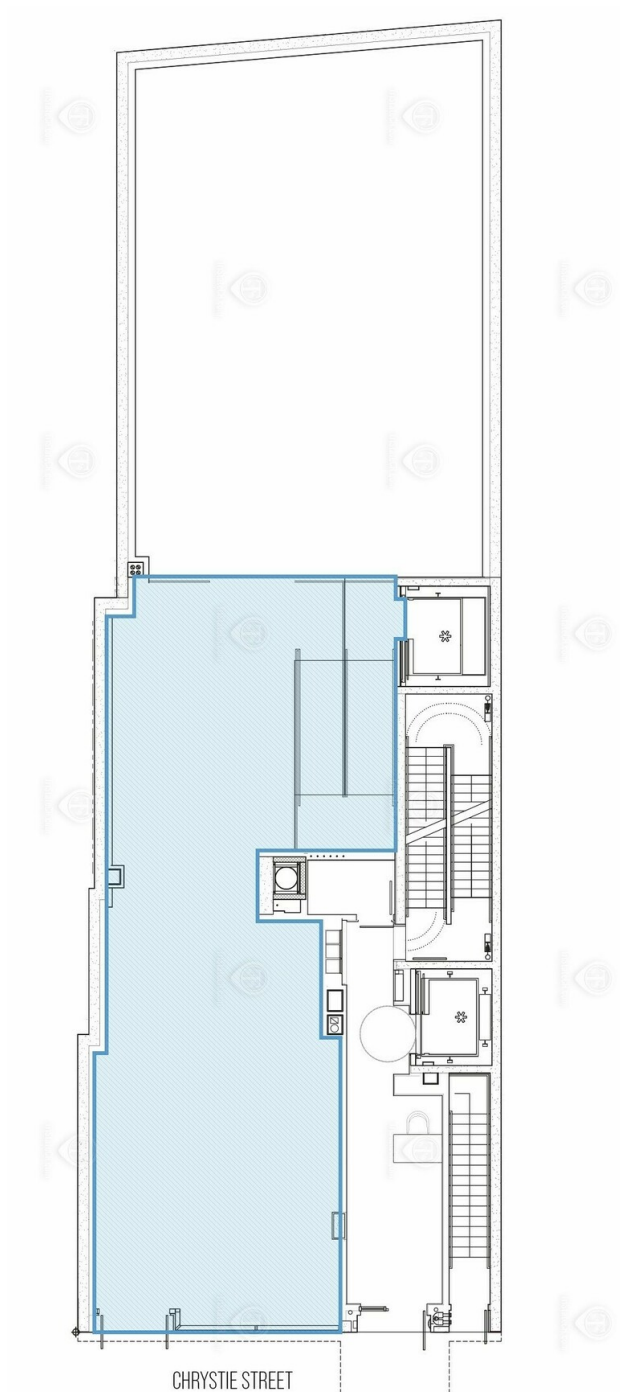
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Floor plan - 1st Floor



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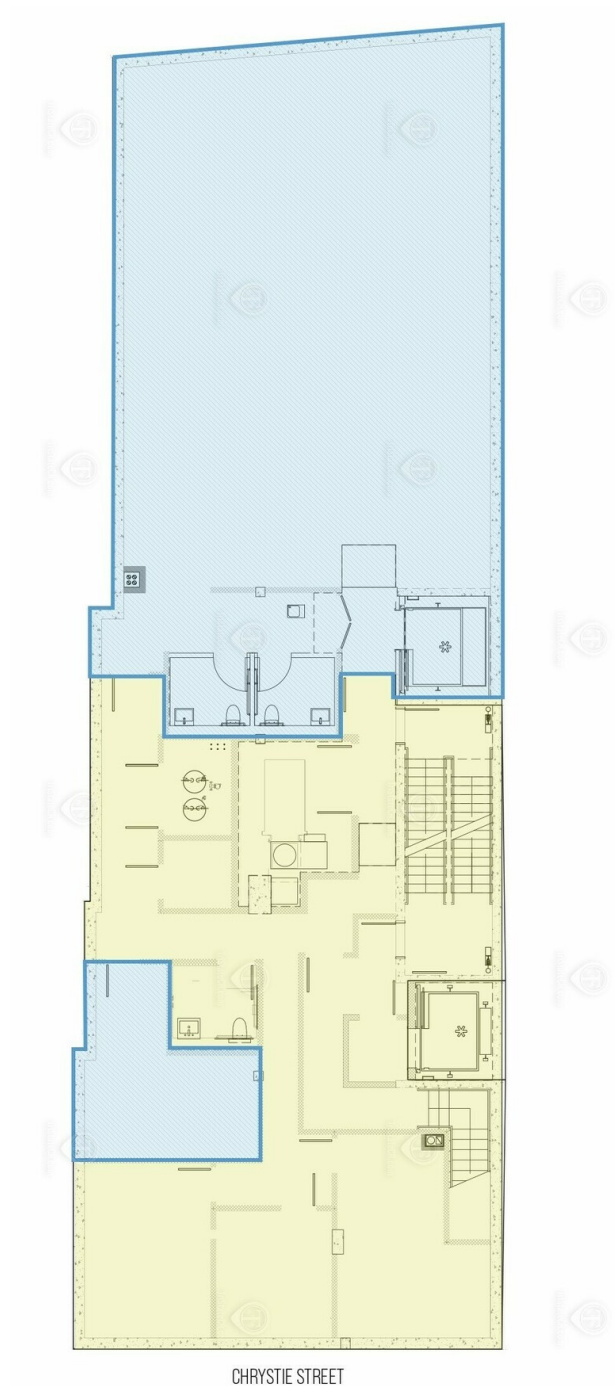
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Floor plan - Lower Level



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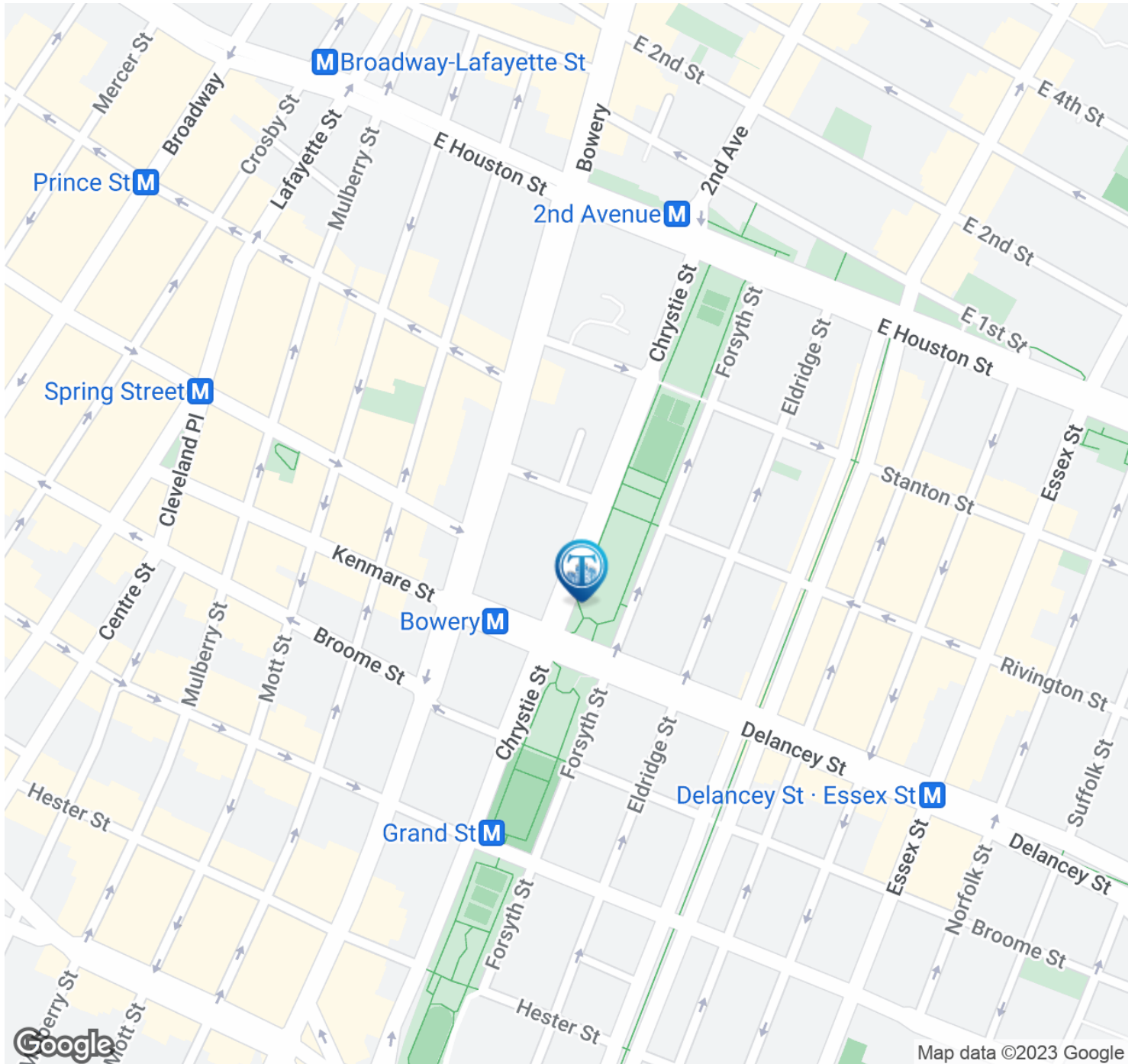
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Location Map



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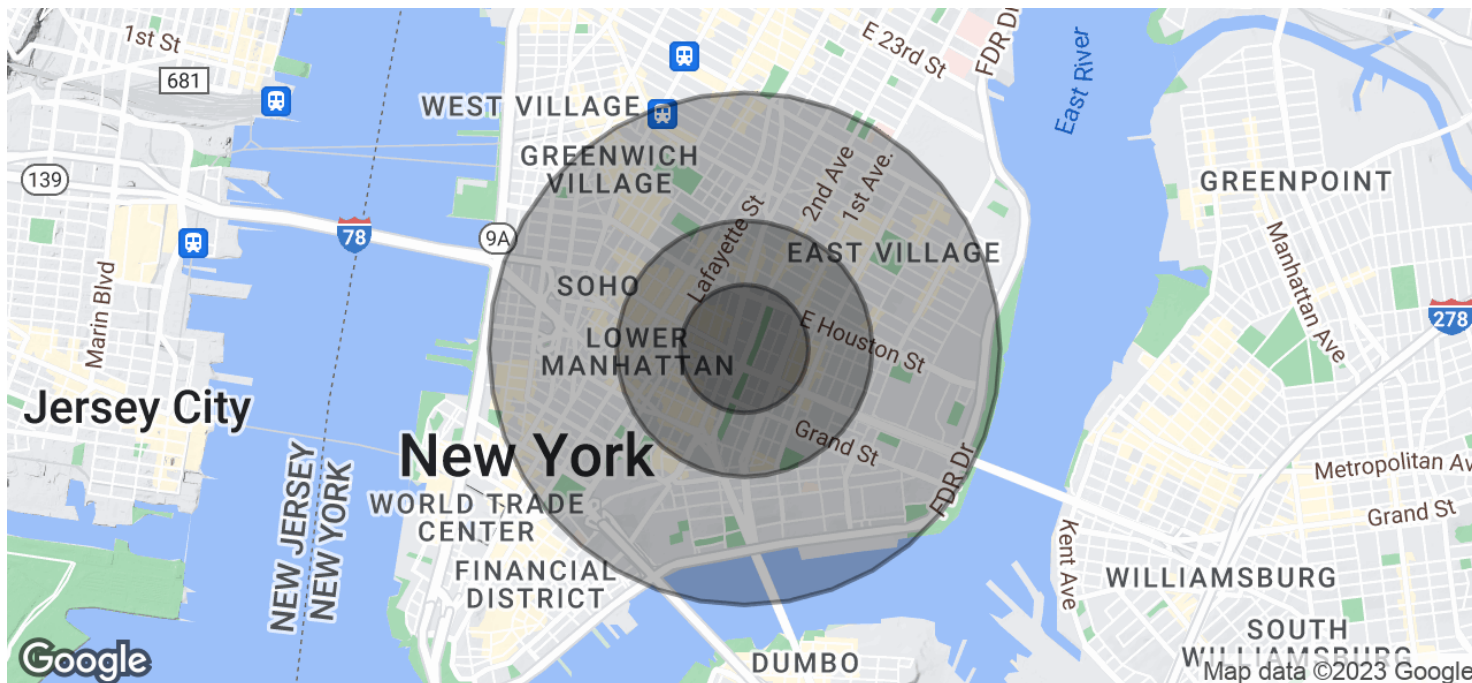
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	17,159	61,474	236,507
Average Age	43.2	40.5	39.7
Average Age (Male)	40.7	39.5	38.4
Average Age (Female)	44.2	42.1	41.2

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	9,063	33,473	126,252
# of Persons per HH	1.9	1.8	1.9
Average HH Income	\$103,800	\$117,392	\$130,967
Average House Value	\$263,873	\$516,216	\$542,848

* Demographic data derived from 2020 ACS - US Census

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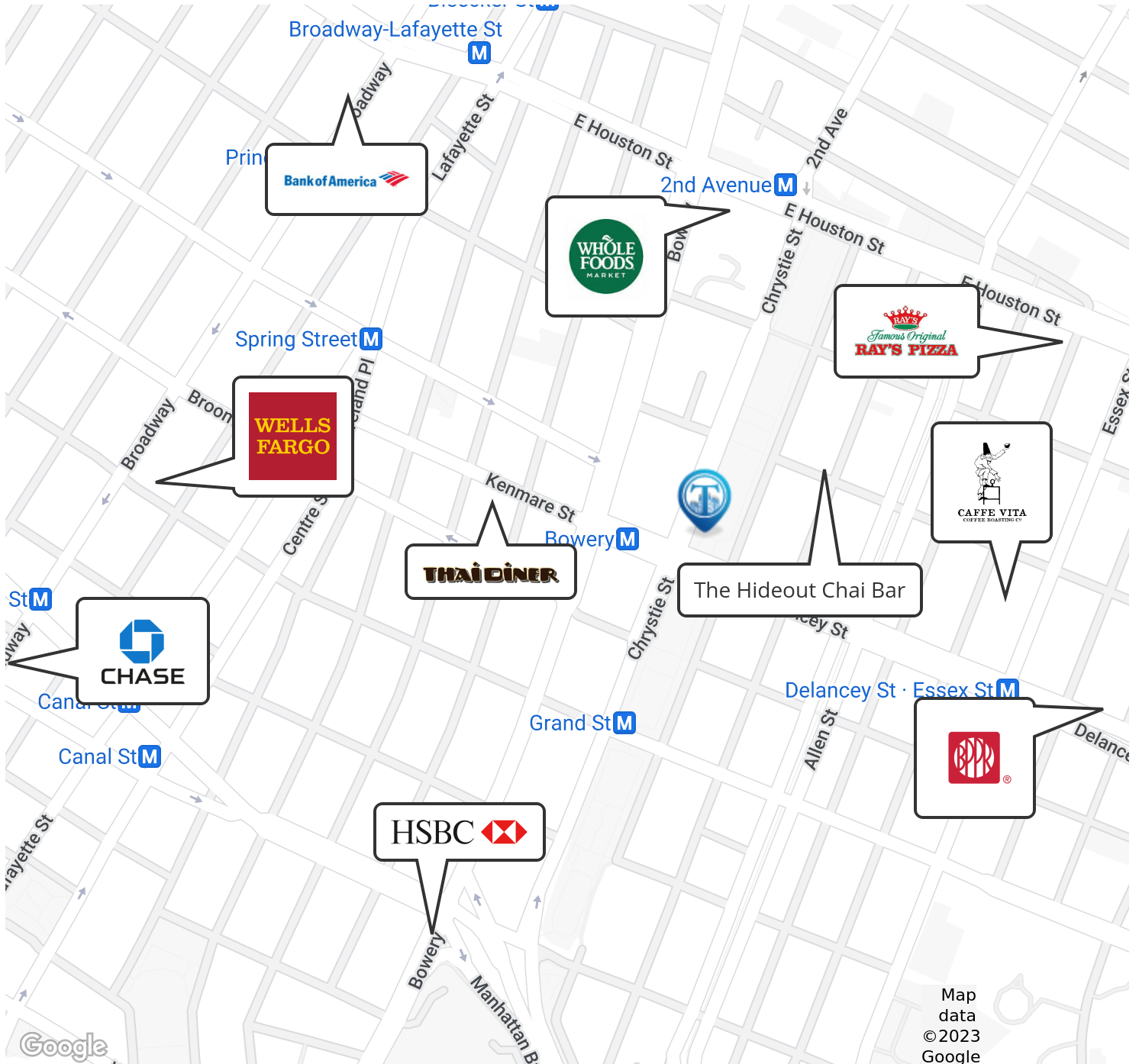
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Retailer Map



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