



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



Former Dry Cleaners Perfect For Non-vented Food Users For Lease

432 SF

34B Monroe Street • New York • NY

For Pricing [Call: 718-437-6100](tel:718-437-6100)

Shlomi Bagdadi
📞 718.437.6100
sb@tristatecr.com

Chandler Slate
📞 718.437.6100 x108
ChandlerS@TriStateCR.com



Location Overview

Located in the Two Bridges neighborhood on the Lower East Side of Manhattan, New York City. It's well-served by several subway lines and bus lines. The space is at the base of the 1590-unit Knickerbocker Village.

Nearest Transit: F train at East Broadway and the B/D trains at Grand St and the M15, M22, SIM3, SIM11, SIM31, SIM6, M9, & M103 bus lines.

Nearby tenants include the Downtown Music Gallery, Minimotors NYC, Hwa Yuan Szechuan, Dim Sum Go Go, Golden Unicorn, Golden Diner, Mei Lai Wah, Museum at Eldridge Street, Dynasty Weddings, NYC Party Booth, Happy Medium, Madison LES Hotel, K&K Food Deli, Madison Wine & Liquor, Famous Calabria Pizza, Madison Bagel & Grill, Super fresh Supermarkets, Starbucks, and more!

Main Highlights

- ▶ Small studio space
- ▶ Perfect for a private art studio/gallery, flower shop, coffee shop, or tea concept
- ▶ The location will work well for any private office requirement tax accounting, insurance, or dispatch office



1,396,625 SF
Total Building Size



216,905 SF
Lot Size



R7-2, C1-5
Zoning

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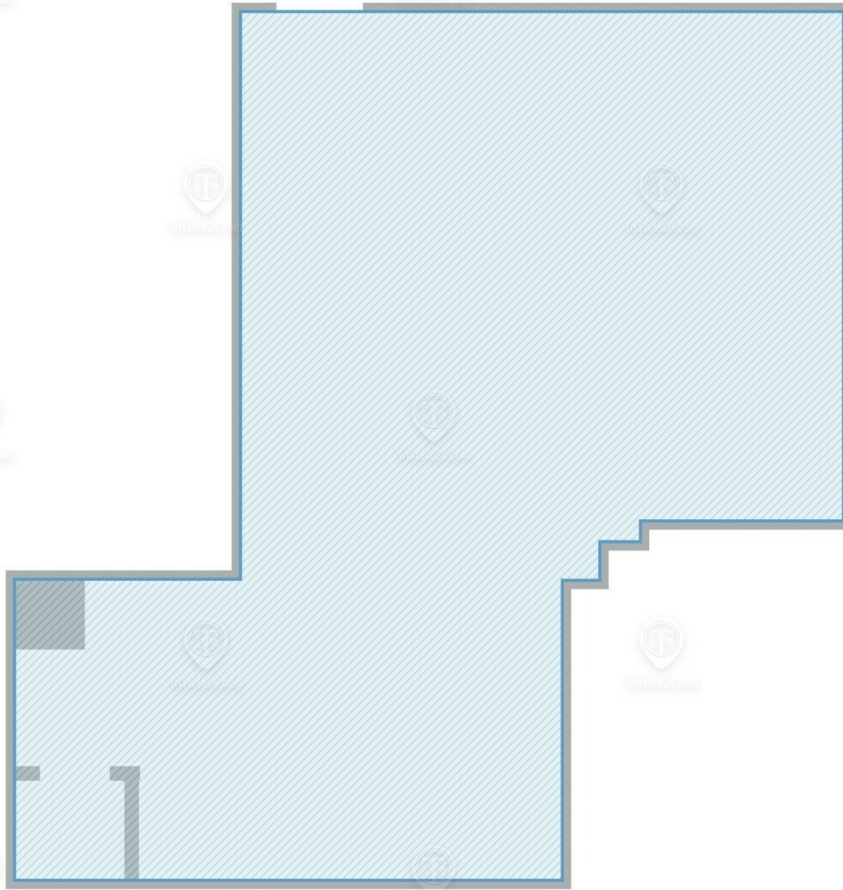
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34B MONROE STREET
TOTAL AVAILABLE SPACE: 432 SF

ALL SQUARE FOOTAGES
ARE APPROXIMATE

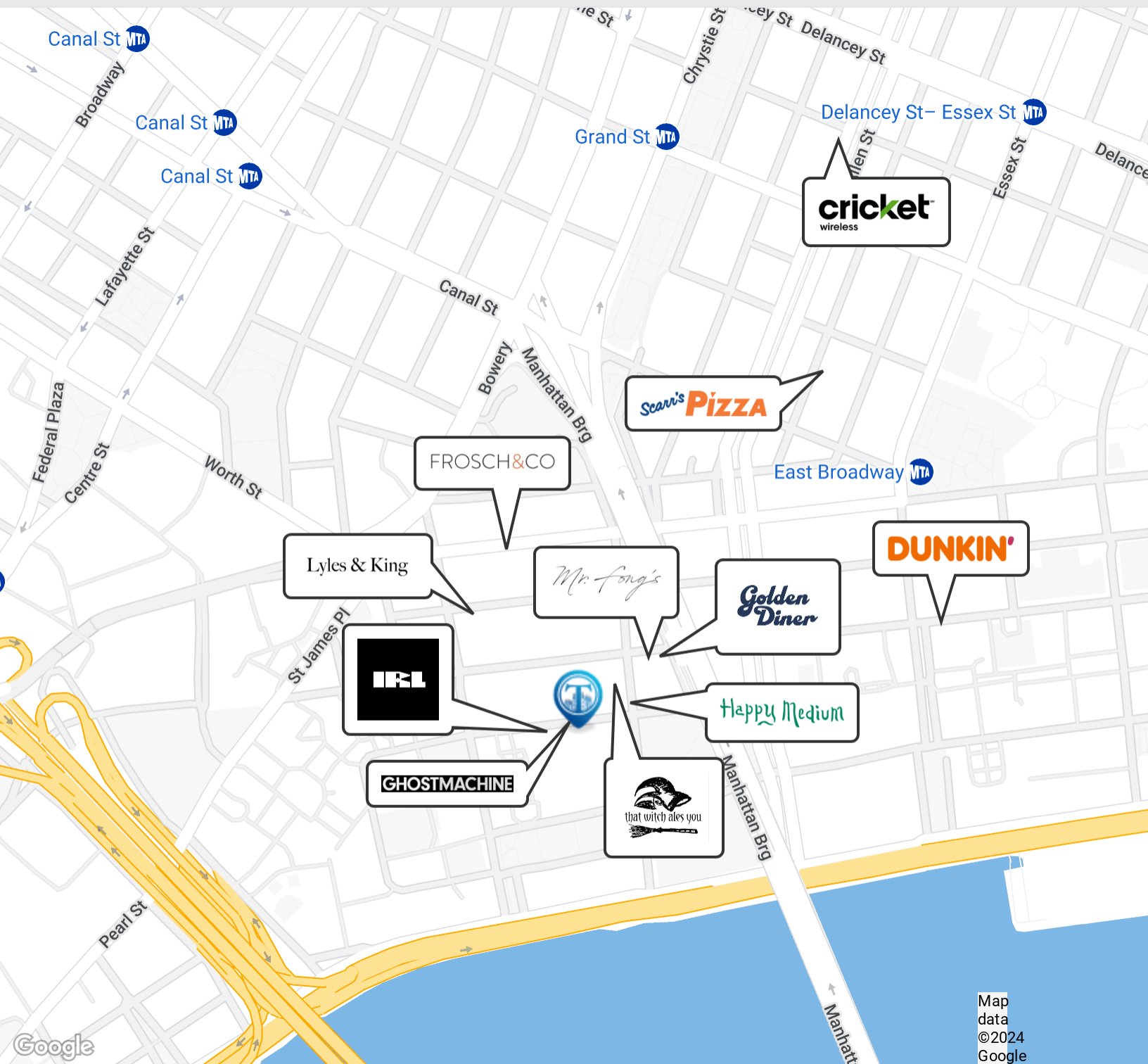
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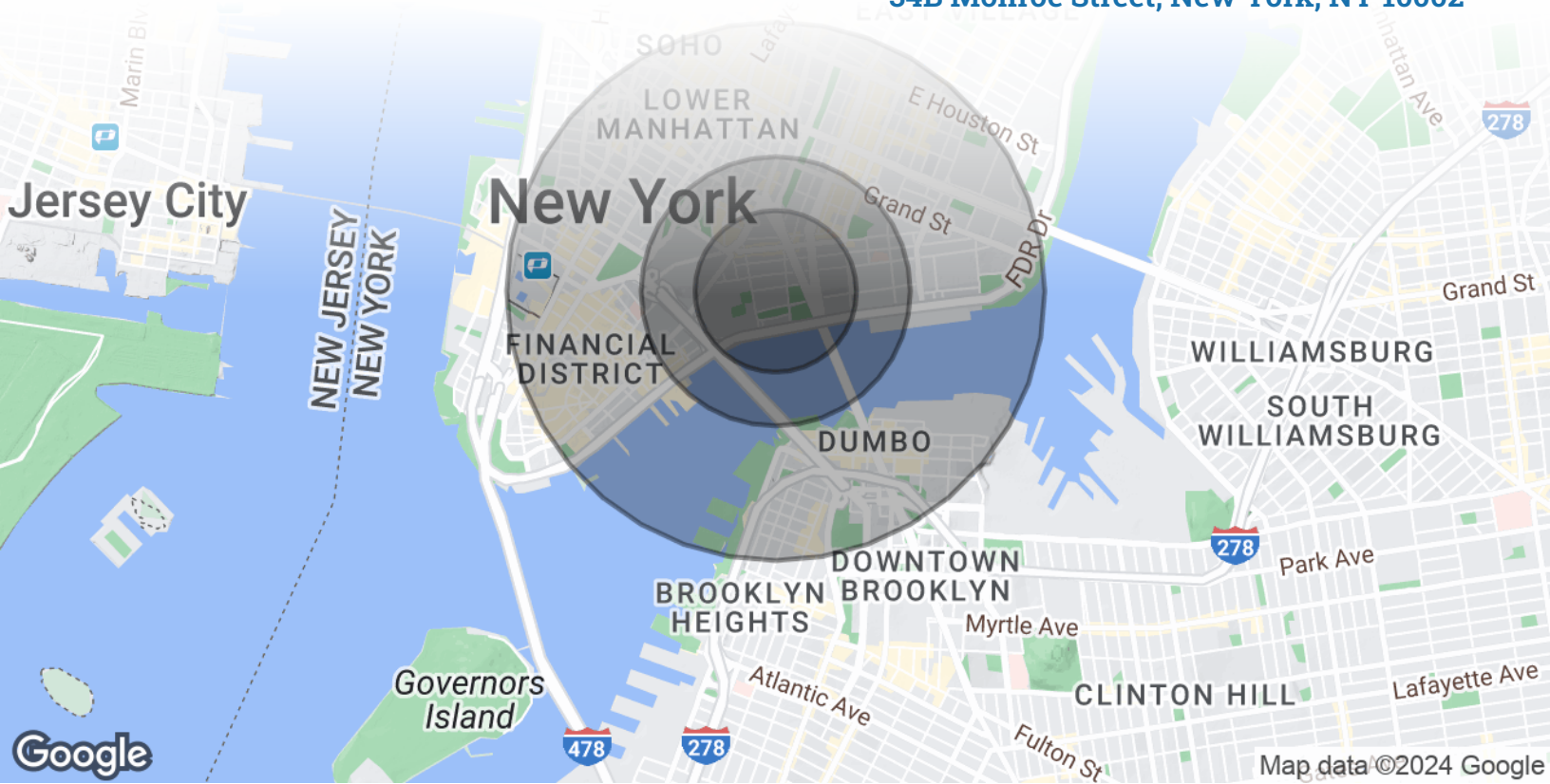
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	25,806	50,597	170,270
Average Age	47	47	41
Average Age (Male)	45	45	40
Average Age (Female)	49	49	42
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	11,129	22,298	79,090
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$54,543	\$70,695	\$154,828
Average House Value	\$700,078	\$840,345	\$1,171,633



170,270

People within 1 Mile



\$154,828

Avg Household Income

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