



117 7TH AVENUE SOUTH

BETWEEN WEST 10TH & CHRISTOPHER STREET



117 7TH AVENUE SOUTH



RETAIL SPACE

Ground Floor 4,595 SF

Lower Level 1,500 SF

CEILING HEIGHT

15'

FRONTAGE

108' on Seventh Avenue South

POSSESSION

Immediate

LEASE TYPE

Direct

KEY COMMENTS

- Formerly Gourmet Garage; brand new equipment in place for grocer / market use
- 1 block from the 1 Subway Station at Christopher Street
- At the base of a luxury apartment building and the downtown flagship of TMPL by NYSC
- Ability to divide with a range of flexible division scenarios from 691 SF
- Highly trafficked corner – located across from newly developed luxury residential building 175 W. 10th Street

NEIGHBORS

TMPL (WV)2 by NYSC • Bar Sardine • While We Were Young • Bobo
Smalls Jazz Club • Baby Brasa • Agave • Toby's Estate Coffee • Fairfax Dominique
Ansel Bakery • Morandi • Otto Tacos • Ofrenda • Empellon Taqueria Duplex
Restaurant • Big Gay Ice Cream Shop • Sushi on Jones • Westville

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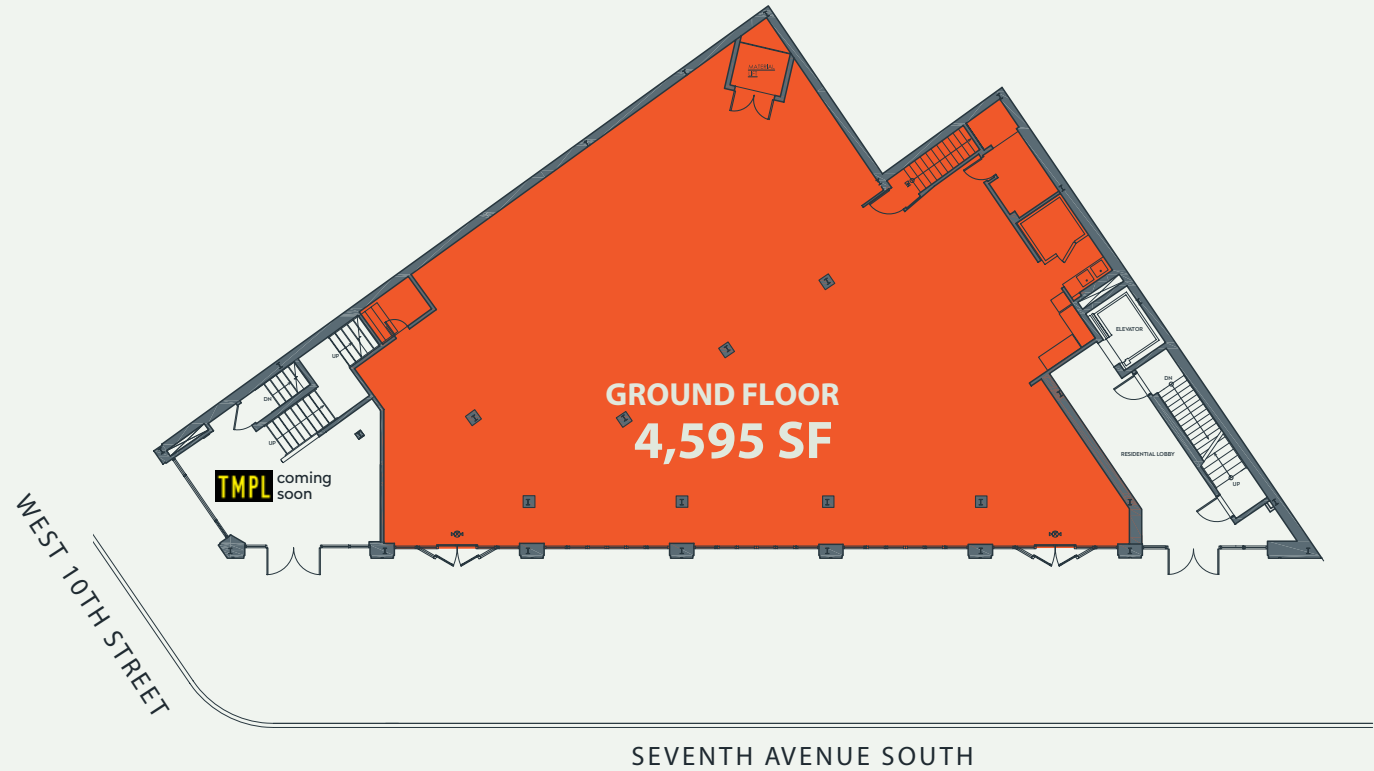
Entire Premises

GROUND FLOOR

4,595 SF

LOWER LEVEL

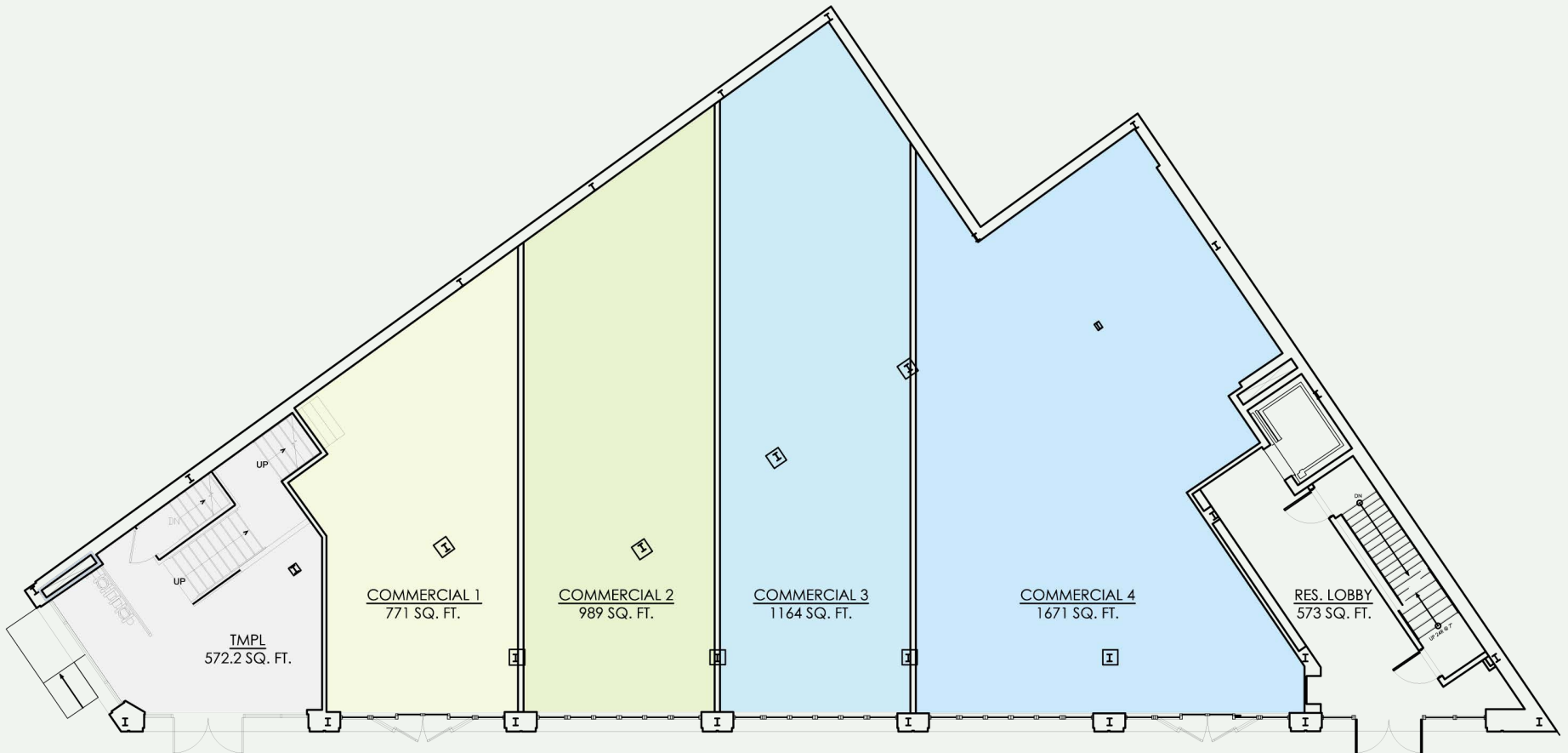
1,500 SF



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Division Scenario A

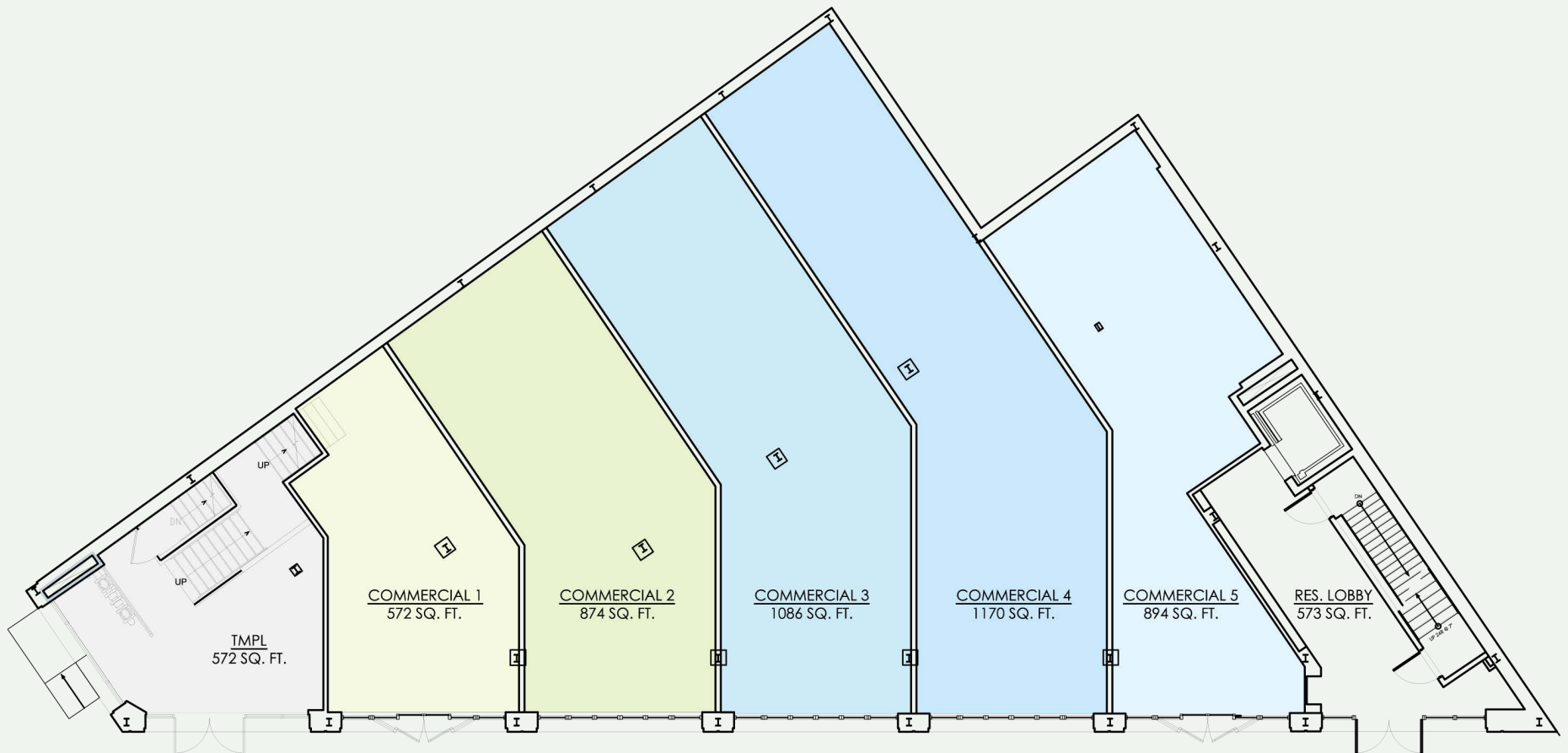
SPACE 1	SPACE 2	SPACE 3	SPACE 4
771 SF	989 SF	1,164 SF	1,671 SF



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Division Scenario B

SPACE 1	SPACE 2	SPACE 3	SPACE 4	SPACE 5
572 SF	874 SF	1,086 SF	1,170 SF	894 SF



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TOTAL
POPULATION
34,108



TOTAL
HOUSING
UNITS
21,507



MEDIAN
AGE
38.3



MEDIAN
HOUSEHOLD
INCOME
\$1,563,870



BACHELOR'S
DEGREE OR HIGHER
46%



HOUSEHOLD
INCOME OVER 100K
58%

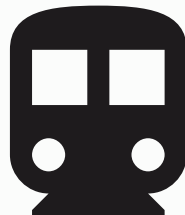


CONSUMER SPENDING 2018

ENTERTAINMENT
\$135,858,422

FOOD AT HOME
\$208,995,270

FOOD AWAY FROM HOME
\$157,705,613





WEST 4TH STREET-WASHINGTON SQUARE **A C E B D F M**
13,848,100

CHRISTOPHER STREET / SHERIDAN SQUARE **1**
3,193,750

117 7TH AVENUE SOUTH



W 11TH STREET

Spa Jolie


 Rivoli Pizza
 Laser Center

idlewild

Limitone Salon
 An's Taekwondo

The Pho 3

Keratinbar*















W 4TH STREET




CHRISTOPHER STREET

Village Cigars
 Andy's Deli


GROVE STREET


 Casa Oliveira Wine and Liquors






GREENWICH AVENUE

BABY
BRASA
 ORGANIC PERUVIAN CUISINE

PERRY STREET

Metropolitan Locksmith

Rebecca Cleaners

MORANDI

WAVERLY PLACE

McCarthy Square

CHARLES STREET

Pop the Cork







W 10TH STREET

117 7TH AVENUE SOUTH

TMPL coming soon
 2nd floor

ΦFREND A



CHRISTOPHER STREET

Stone Wall Place

W 4TH STREET


 1 Christopher St /
 Sheridan Sq



W 4TH STREET

BOUCHERIE

TAQUERIA
MEZ-A

Jekyll & Hyde

BARROW STREET

Taca
MAHAL

Bleecker Street Pizza

BLEECKER STREET

SEVENTH AVENUES SOUTH

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KASSIN SABBAGH REALTY