

172 ALLEN STREET

LOWER EAST SIDE, MANHATTAN



RETAIL SPACE
FOR LEASE

LOWER EAST SIDE MANHATTAN

172 ALLEN STREET

SPACE HIGHLIGHTS

LOCATION

Between Stanton St
and Rivington St

SPACE

1,600 SF

CEILING HEIGHT

12 FT

FRONTAGE

40 FT

DIMENSIONS

40 FT X 40 FT

ZONING

C4-4A

OCCUPANCY

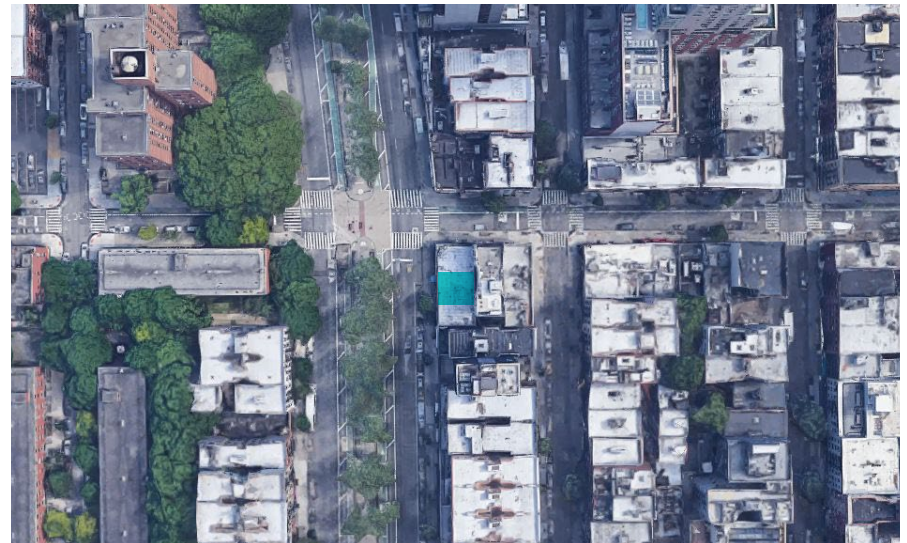
Immediate

ASKING RENT

Upon Request

HIGHLIGHTS

- Highly foot trafficked location in the heart of Lower Manhattan, with excellent proximity to local transportation.
- White boxed space divisible up to 400 SF and basement storage.
- Surrounded by local boutique tenants and national retailers.



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EXISTING CONDITION



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NEIGHBORHOOD DEMOGRAPHICS



262,859

POPULATION
WITHIN 1-MILE
RADIUS



40.50 Yrs

AVERAGE
POPULATION
AGE



5.99%

POPULATION
GROWTH
SINCE 2010



\$109,216

AVERAGE HHI
WITHIN 1-MILE
RADIUS



18,027

TOTAL BUSINESSES
WITHIN 1-MILE
RADIUS



\$2.9 bn

ANNUAL SPENDING
WITHIN 1-MILE
RADIUS

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NEIGHBORHOOD & TRANSPORTATION

NEIGHBORHOOD TENANTS

Hair of the Dog
Copper & Oak
Marshall Stack
Sauce
Russ & Daughters
Katz's Delicatessen
Dirty French
Sweet Chick
Mr. Purple
Pianos
Round Two
Tijuana Picnic
Economy Candy
Defend Brooklyn Flagship Store
Wildair.
Russ & Daughters Cafe
Los Feliz
Max Fish
Commend
Jadis
Cascades High School
Dacia Galler
Mudpark
Sun Bakery
CONBODY
Petee's Pie Company

TRANSPORTATION

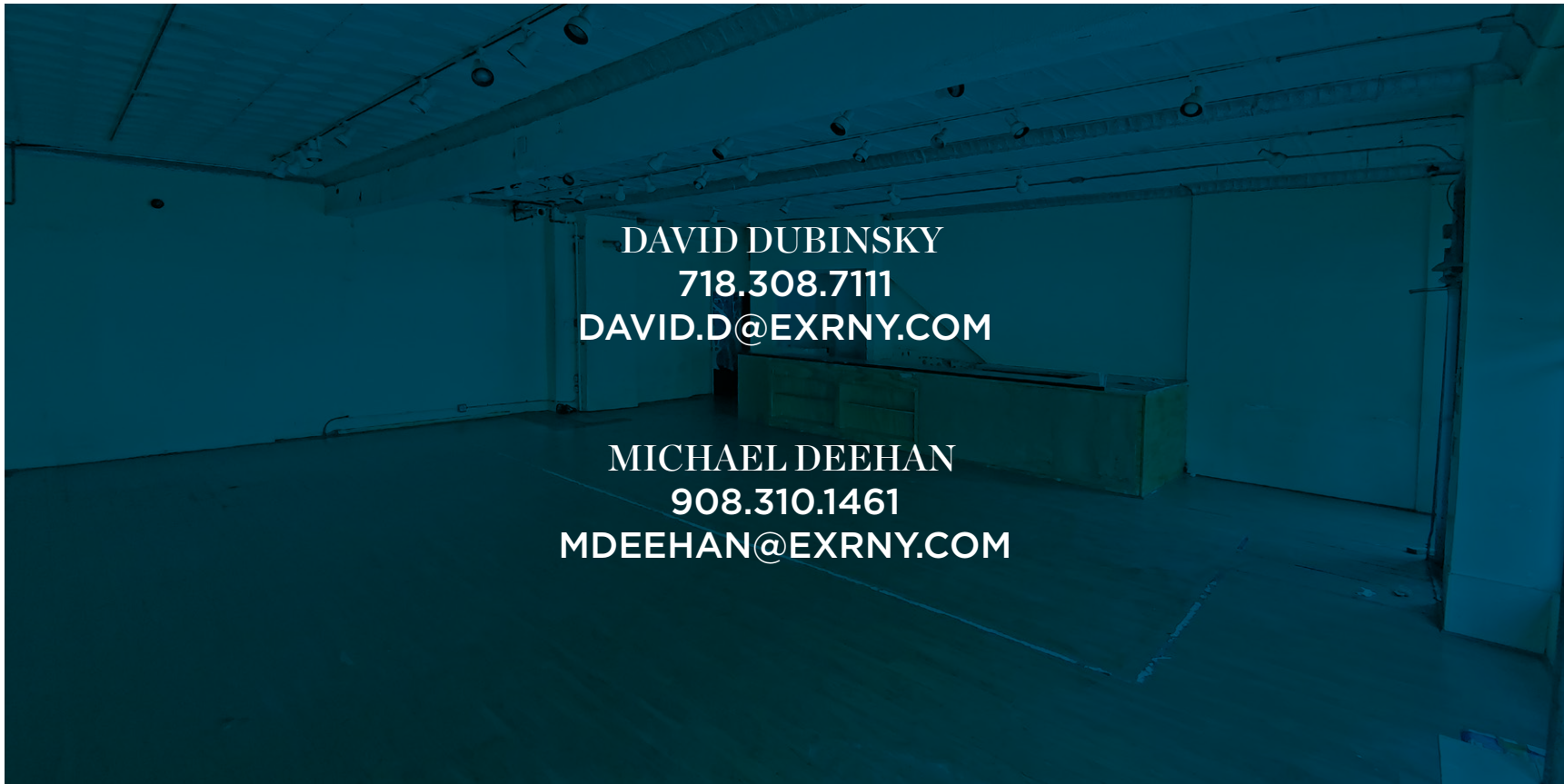
- 5 Min Walk at Lower East Side - 2nd Avenue (0.3 mi) F
- 6 Min Walk at Delancey - Essex Street (0.3 mi) F M J Z
- 8 Min Walk at Bowery Transit (0.4 mi) J M Z
- 9 Min Walk at Grand Street (0.4 mi) B D
- 10 Min Drive at New York Penn Station



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CONTACT



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