



TRI STATE
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

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Property Summary



LOCATION OVERVIEW

Join the burgeoning Arts and Entertainment district and enjoy easy access to transportation on the block, including the Bowery Station J Train. This station will soon offer a transfer to the 2nd Avenue Q line, with MTA work along Forsyth well underway. Sarah D. Roosevelt Park sits directly across the street from the property, while next door to the south sits 171 Chrystie. This is a 78-unit new-construction luxury rental building that opened last year. Retail spaces will house several new Food & Beverage concepts slated to open in Q4 2023/Q1 2024.

On the north side of the block, you'll find the longtime dive bar Ray's, as well as the newer and more upscale Loreley Beer Garden. The west side of the block runs along Bowery and includes Congee Village, the Ainsle, and the Museum of Street Art. The south side of the block features neighborhood staples like Cocorao, Tampico, and, the Bowery Ballroom. Daily Paper's flagship store on the southeast corner of the block completes the holy triffecta of high-end food, entertainment, and fashion.

PROPERTY OVERVIEW

Big open spaces with a mezzanine
Venting in place
Bi-level layout
No use restrictions on the commercial space and obtaining a liquor license is not precluded by any schools or houses of worship.

1st Floor

- 1,721 SF
- 11 ft. ceiling heights at the front
- 20 ft. ceiling heights at the back

Lower Level

- 2,294 SF
- 20 ft. ceiling heights
- 3 skylights
- Private elevator
- 3 bathrooms
- 400 SF of storage.

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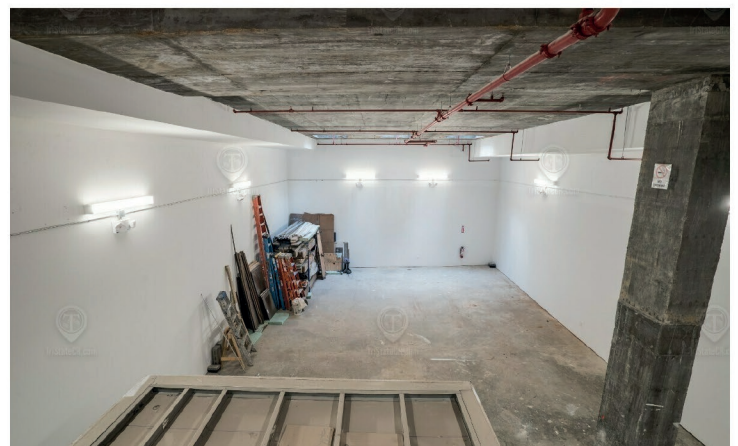
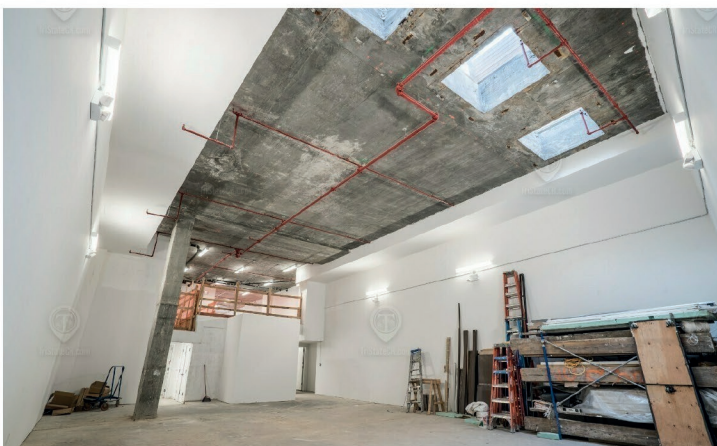
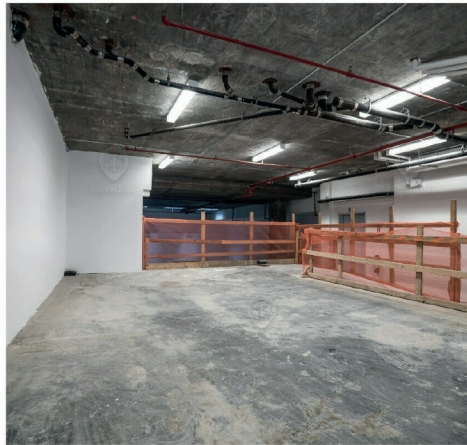
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Additional Photos



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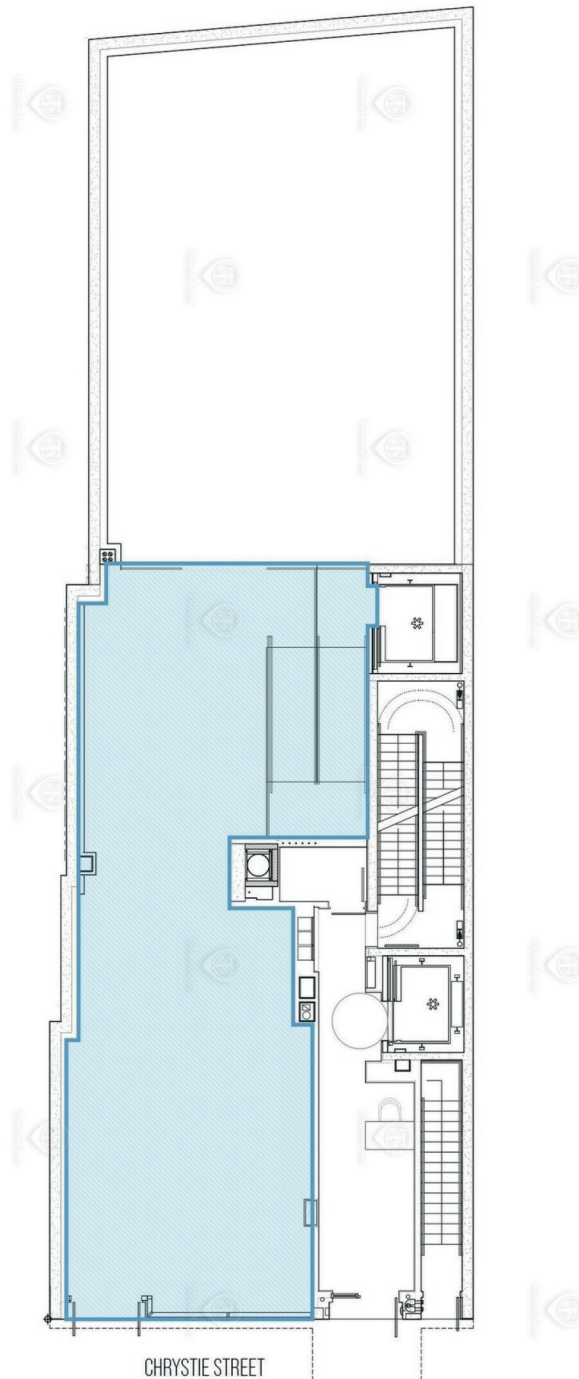
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Floor plan - 1st Floor



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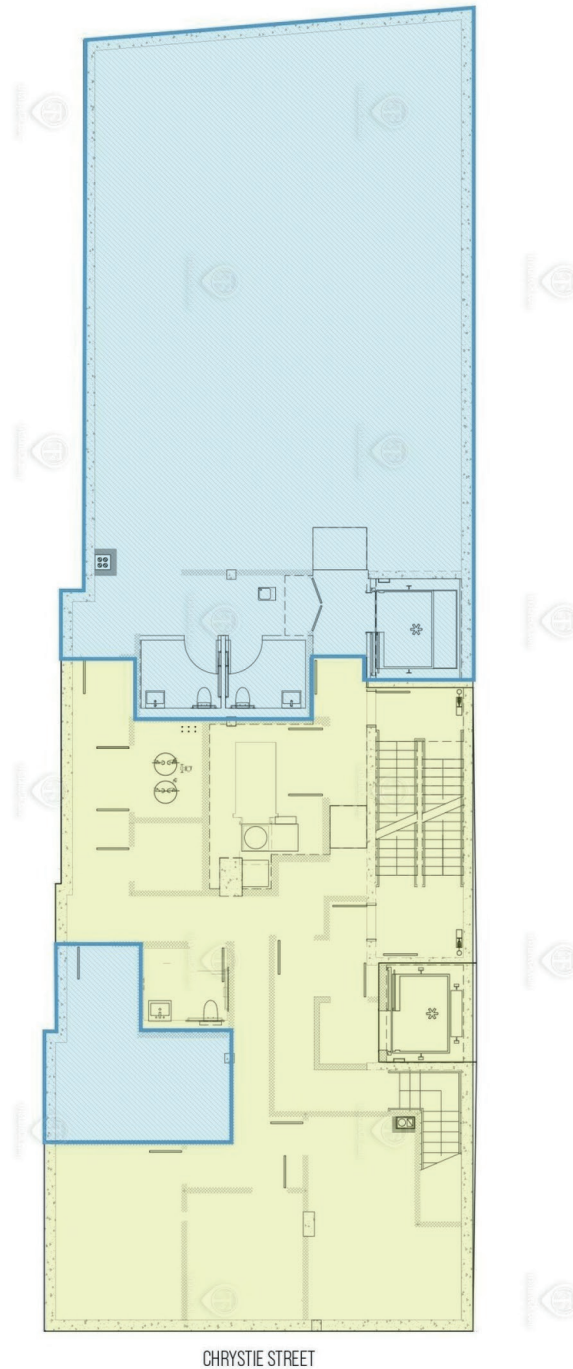
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Floor plan - Lower Level



CHRYSTIE STREET

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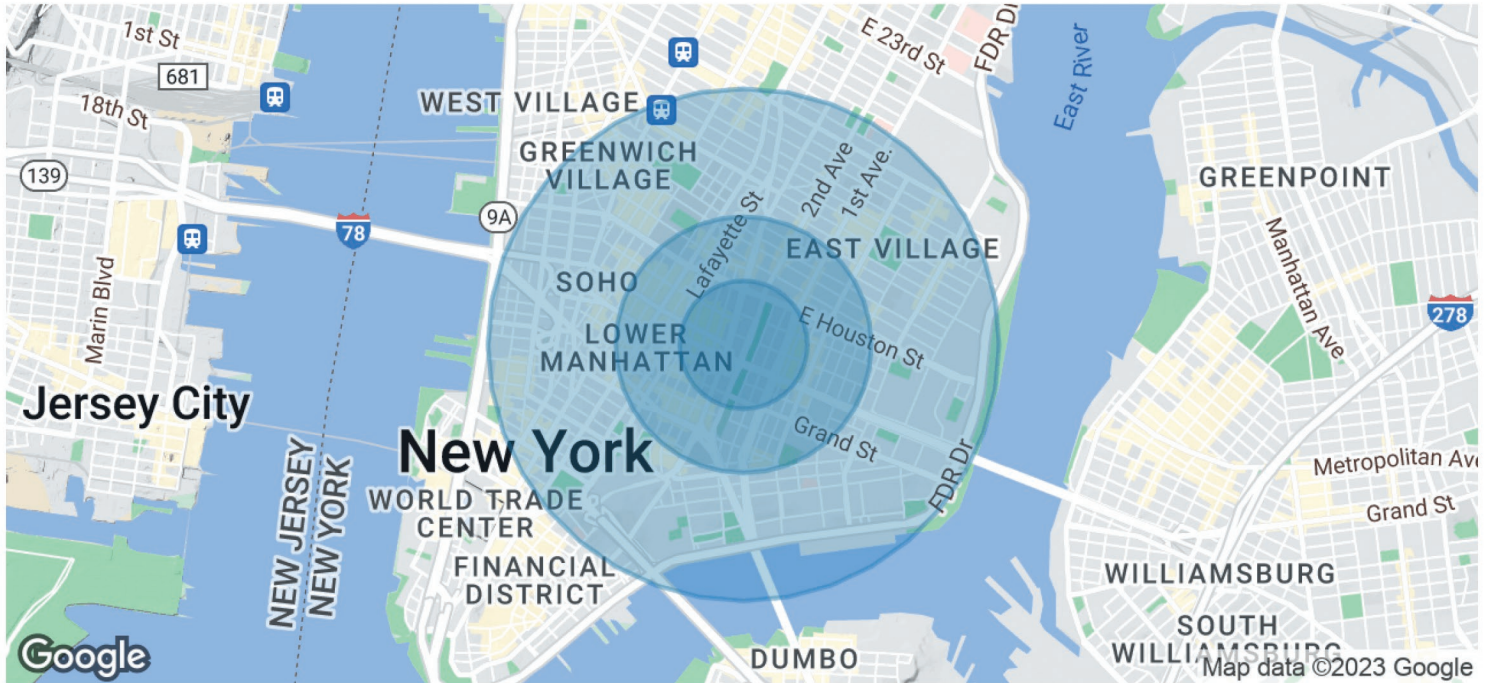
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Demographics Map & Report



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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Retailer Map



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