



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



Ventable Retail Space with Double-Height Ceilings for Lease

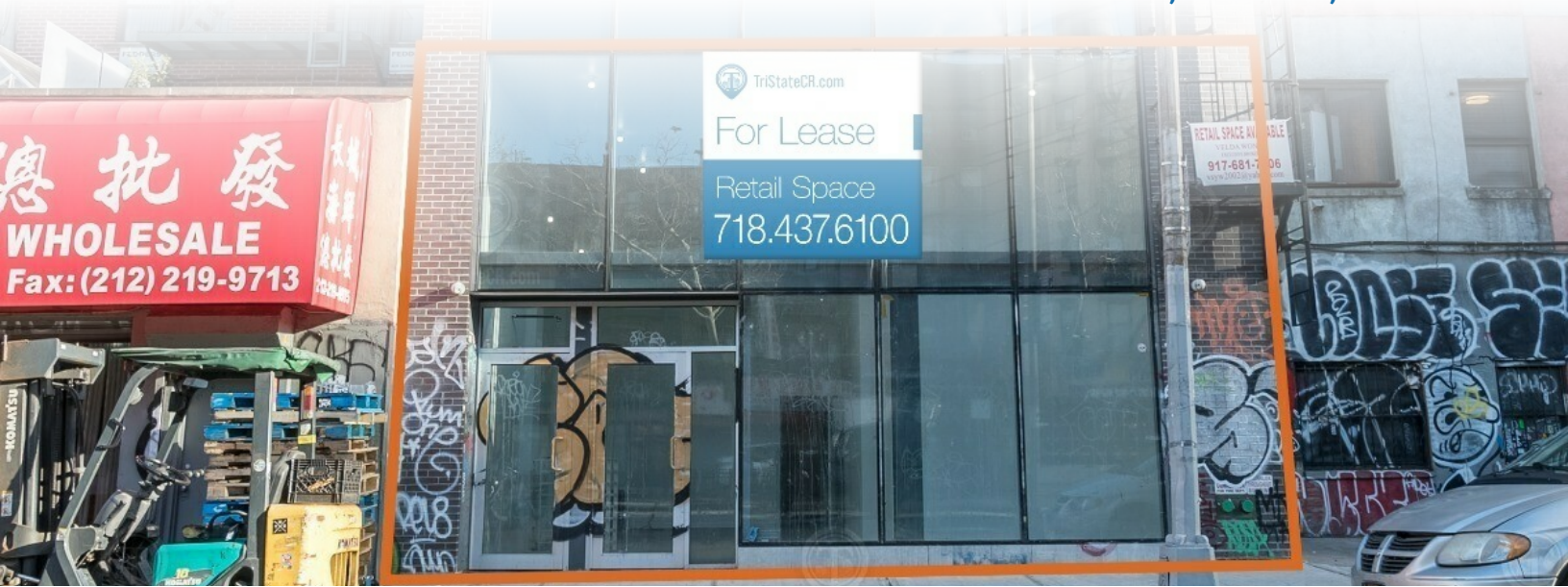
750 SF

22 Allen Street • New York • NY

For Pricing Call: 718-437-6100

Shlomi Bagdadi
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sb@tristatecr.com

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Location Overview

Located in the Lower East Side neighborhood of Manhattan, steps from the nightlife mecca of the LES at Dimes Square off the corner between Canal St & Hester St near the East Broadway subway station.

Nearest Transit: F train at East Broadway, B & D trains at Grand St., and the M15 & M9 bus lines.

Nearby tenants include Bar Belly, Scarr's Pizza, PingPod, Kiki's, Le Dive, Clandestino, Cervo's, Parcelle, Dimes, Forgtmenot, Carlota, Jajaja Mexicana, Super Taste, Corner Bar, Reception Bar, Michaeli Bakery, and more!



6,861 SF

Total Building Size



1,614 SF

Lot Size

Main Highlights

- ▶ Double height ceilings
- ▶ 750 SF ground floor + 750 SF selling lower level
- ▶ Ventable
- ▶ Ownership will approve food & beverage operators
- ▶ Perfect for an omakase concept, small QSR, nail salon, or boutique!

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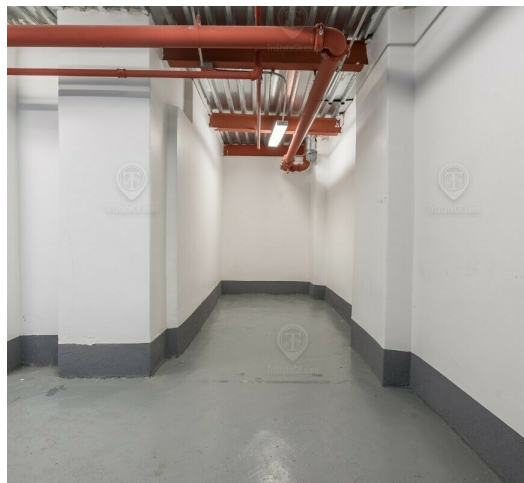
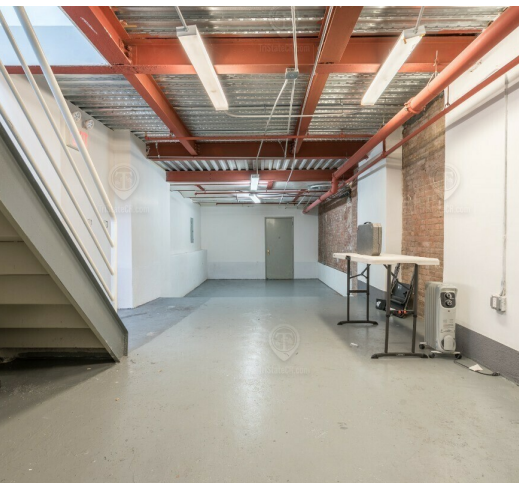
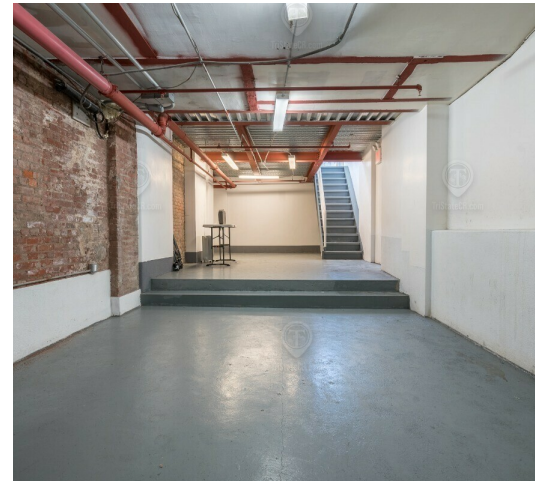
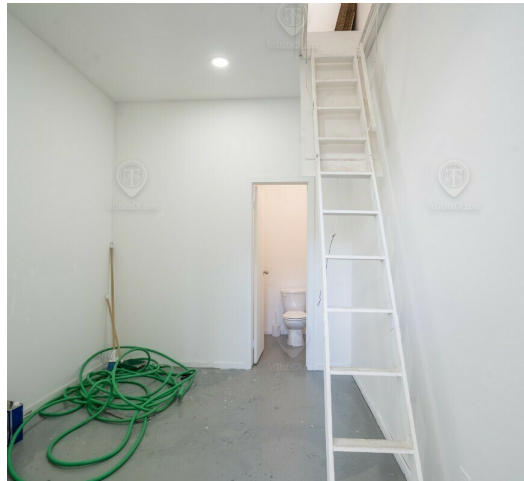
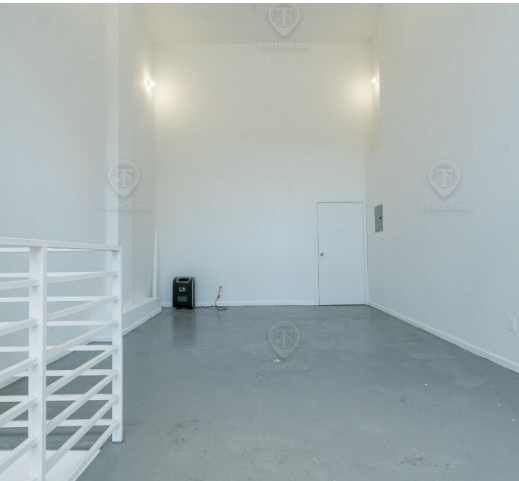
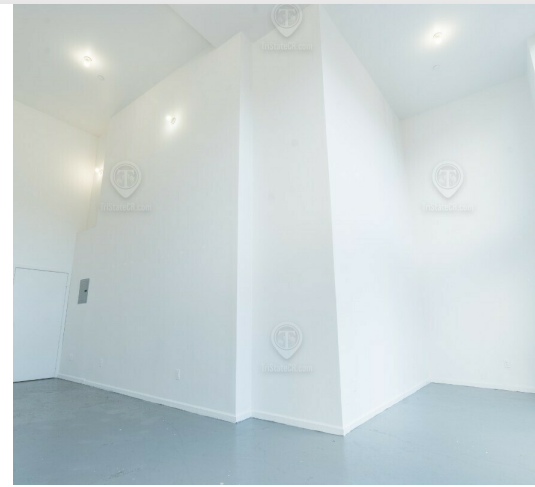
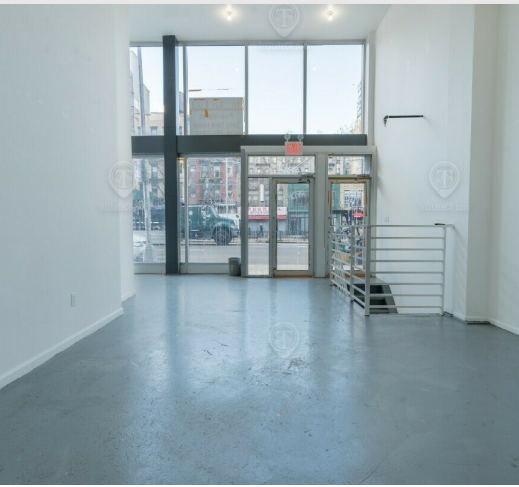
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Additional Photos

22 Allen Street, New York, NY 10002



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Retailer Map

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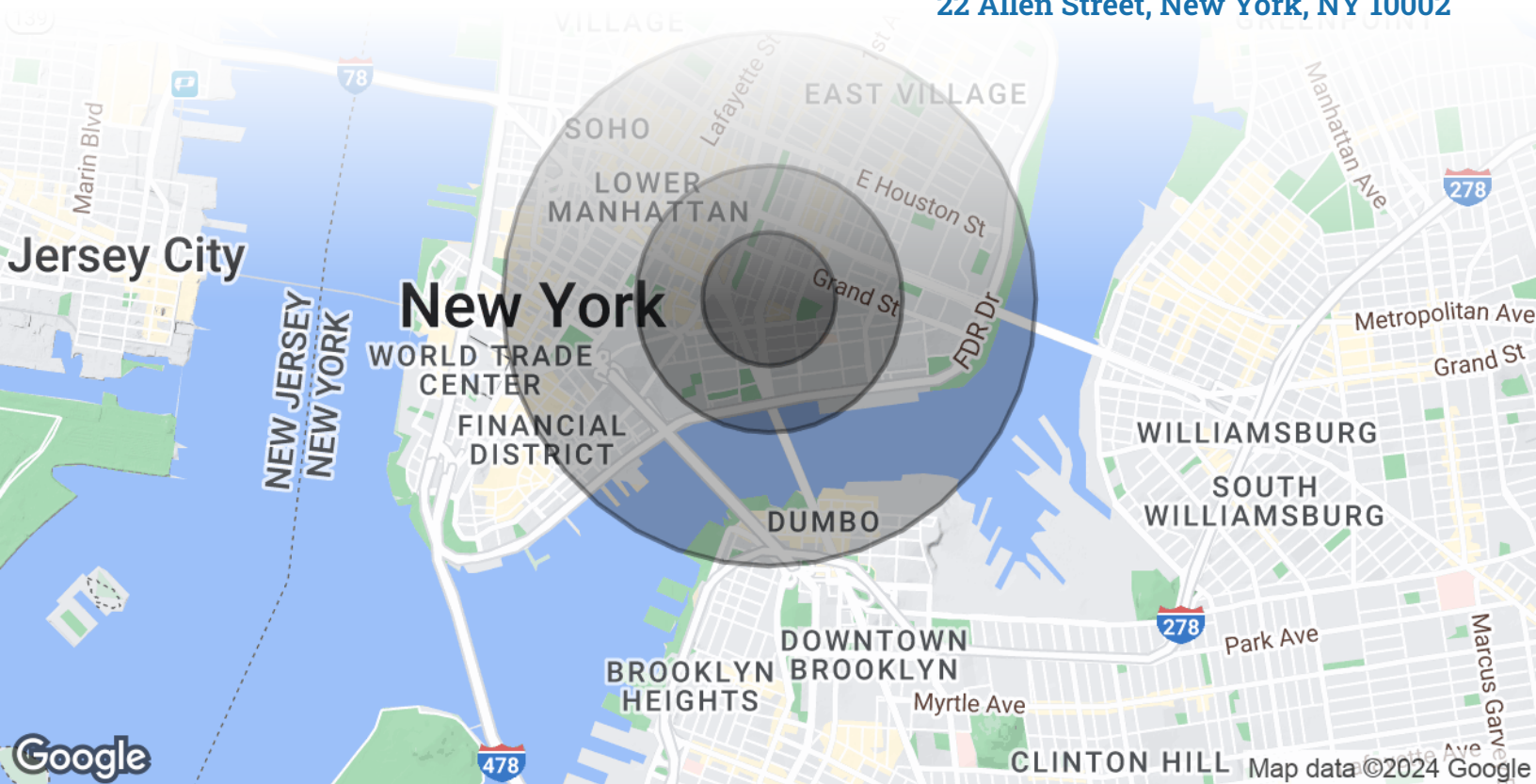
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Area Demographics

22 Allen Street, New York, NY 10002



POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	17,570	68,349	188,896
Average Age	46.5	45.4	41.1
Average Age (Male)	44.9	42.6	39.8
Average Age (Female)	48.5	48.4	42.3



188,896

People within 1 Mile

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	8,282	33,199	98,329
# of Persons per HH	2.1	2.1	1.9
Average HH Income	\$70,118	\$71,701	\$123,624
Average House Value	\$295,360	\$207,199	\$536,061



\$123,624

Avg Household Income

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