



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



1,250 SF | 306 W 13th St | 2nd Generation Wine Bar with Electric Kitchen

1,250 SF

306 West 13th Street • New York • NY

For Pricing Call: 718-437-6100

Shlomi Bagdadi
📞 718.437.6100
sb@tristatecr.com

Chandler Slate
📞 718.437.6100 x108
ChandlerS@TriStateCR.com



Location Overview

Located on the edge of the Greenwich Village & Meatpacking District neighborhoods of Manhattan between 8th Ave and W 4th St near the 8th Ave subway station. It is well suited to concepts that capitalize on the local customer and the posh nature of that is synonymous with the area.

Nearest Transit: L, A, C, & E trains at 8th Ave - 14th St and the M20 bus line.

Nearby tenants include Art Bar, Arthur & Sons, Bangkok Supper Club, Tavern on Jane, 787 Coffee, Jack's Wife Freda, The Grey Dog, CVS, Catch NYC, RH Rooftop, Pastis, Don Angie, Equinox, Acne Studios, and more!



4,844 SF

Total Building Size



1,205 SF

Lot Size

Main Highlights

- ▶ 2nd generation wine bar
- ▶ Electric kitchen in place
- ▶ 25 ft of frontage
- ▶ 10.5 ft ceilings
- ▶ Full basement for storage
- ▶ Perfect for wine bars, non-vented bakeries, gelaterias, coffee shops, salons, high-end barbers, and more!

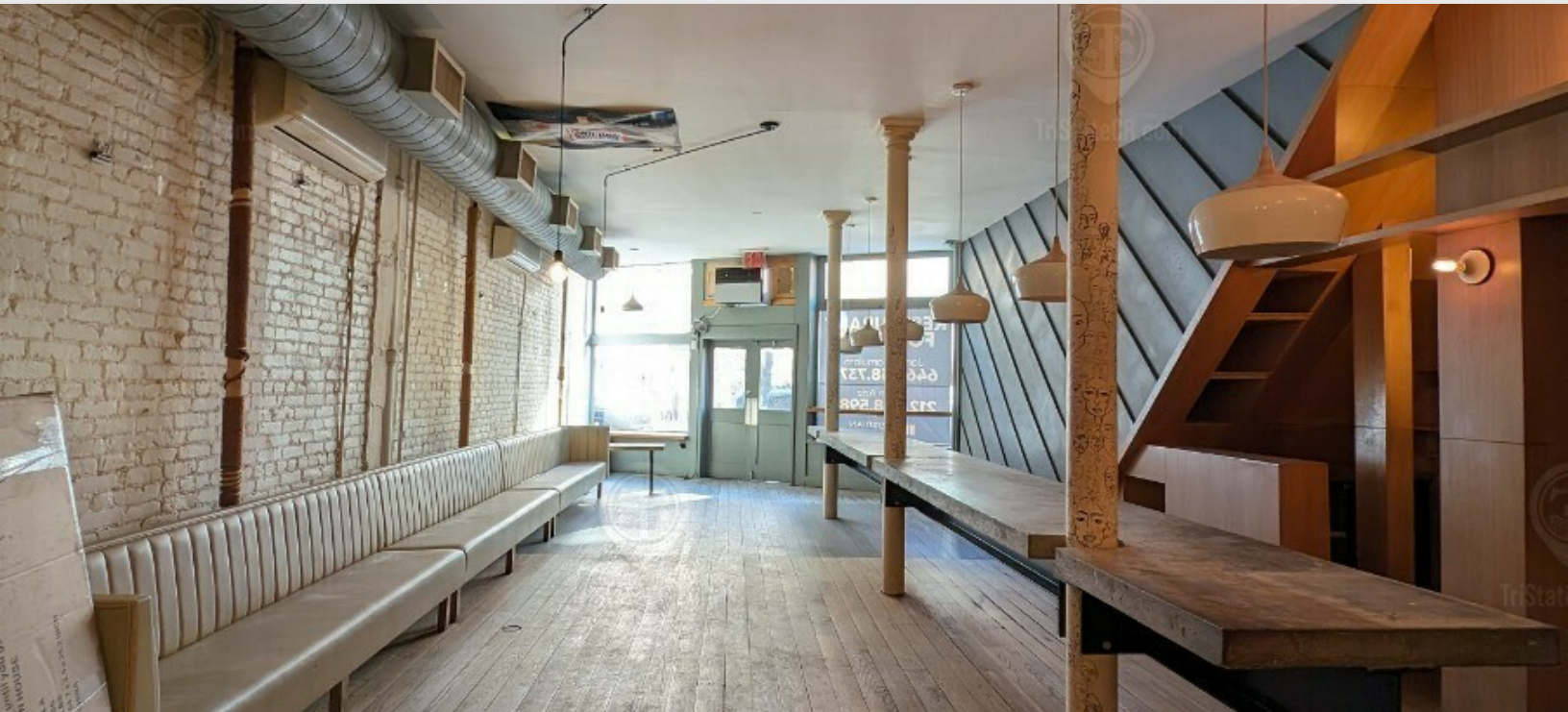
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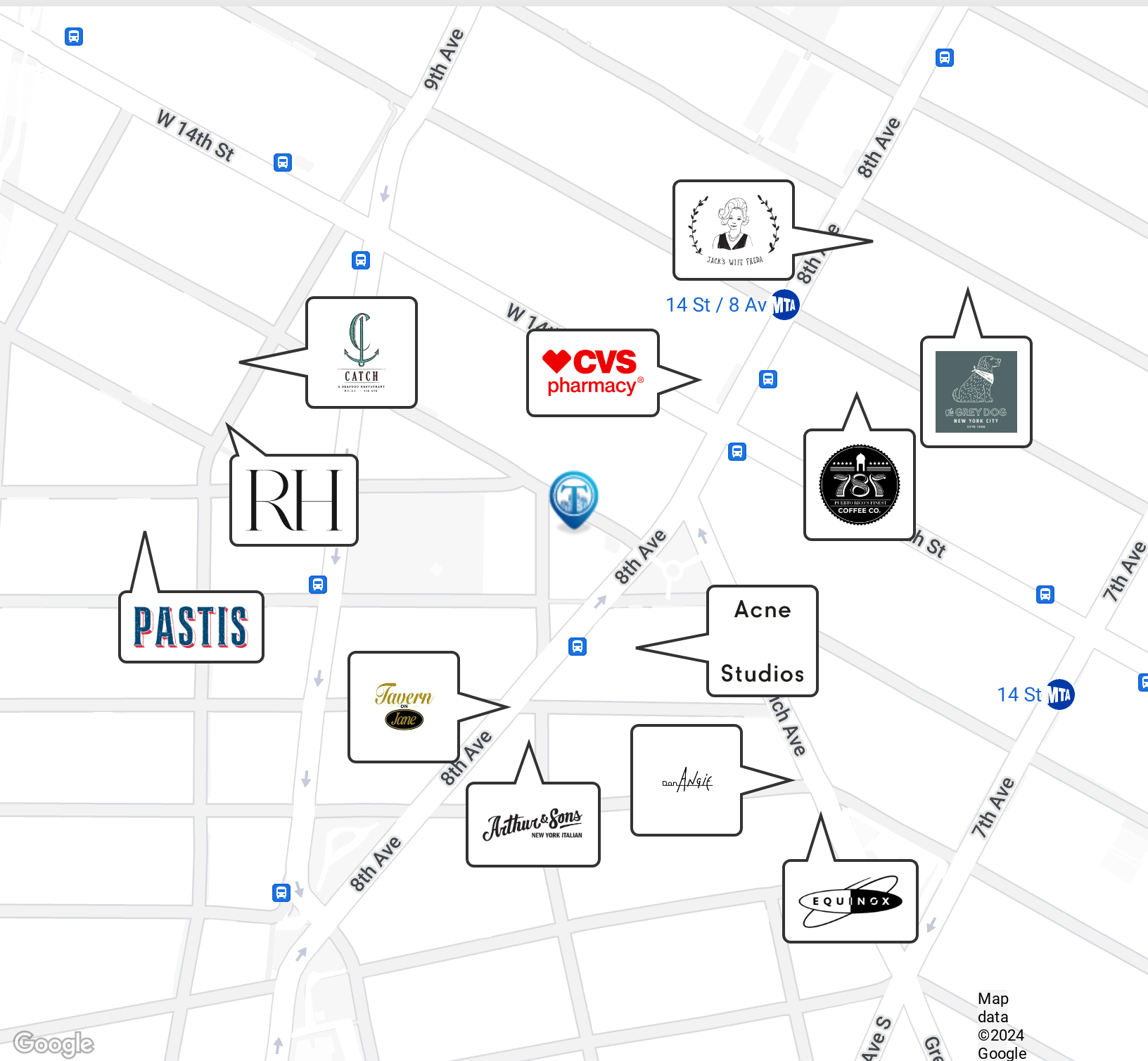
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Retailer Map

306 West 13th Street, New York, NY 10014



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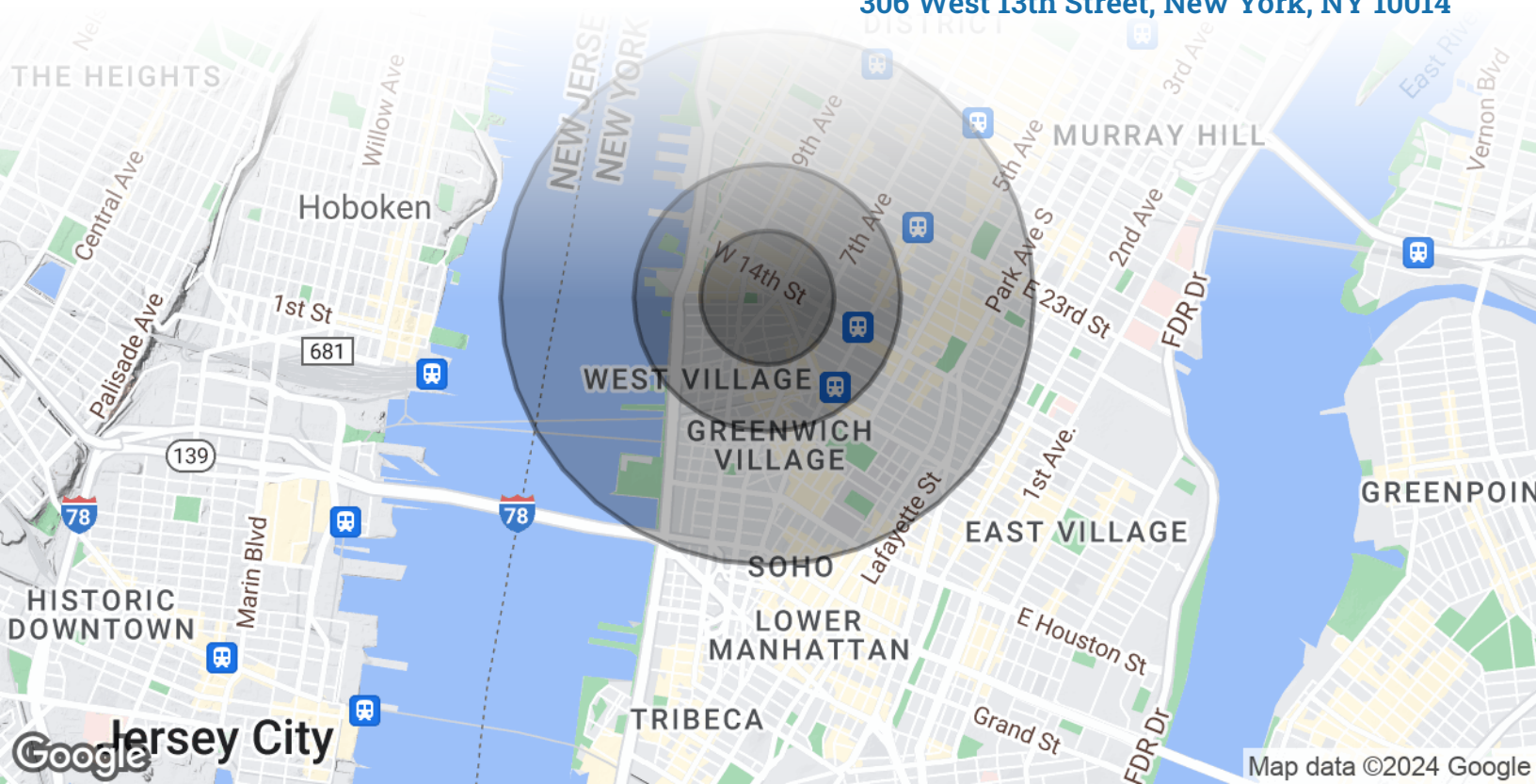
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Area Demographics

306 West 13th Street, New York, NY 10014



POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	14,410	54,015	154,670
Average Age	40.9	41.4	39.1
Average Age (Male)	43.5	42.6	40.1
Average Age (Female)	41.4	41.6	38.8



154,670

People within 1 Mile

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	10,555	37,661	99,224
# of Persons per HH	1.4	1.4	1.6
Average HH Income	\$162,957	\$173,557	\$184,635
Average House Value	\$861,158	\$969,199	\$982,631



\$184,635

Avg Household Income

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