



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

For Lease



# 2nd Generation Restaurant in the Heart of Little Italy for Lease

6,731 SF

145 Mulberry St • New York • NY

For Pricing Call: 718-437-6100

**Shlomi Bagdadi**  
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**Chandler Slate**  
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## Location Overview

Located in the heart of the Little Italy neighborhood of Manhattan between Grand St & Hester St near the Canal St subway station.

Nearest Transit: 4, 6, N, Q, R, & J trains at Canal St and the M1 bus line.

Nearby tenants include Paesano, Casa Bella, Starbucks, Footlocker, 7-Eleven, Tiger Sugar, Taiyaki NYC, Dunkin', Bank of America, Villy Pharmacy, LA Nonna, Puglia, Catbird, Parachute Home, Wells Fargo, and more!

## Main Highlights

- ▶ Second-generation restaurant space in the heart of Little Italy. There is a 25ft hood and brick pizza oven on the premises, walk-ins, and 2 full bars in place. The lower level is a legal selling space with full sprinklers & multiple egresses. Storefront open to create a magical indoor/outdoor dining experience. Will consider leasing the lower level separately.
- ▶ Ground: 3,913 SF
- ▶ Lower Level: 2,818 SF
- ▶ 25 ft hood, walk-ins, 2 full bars, & brick pizza oven
- ▶ Legal lower level with sprinklers & multiple means of egress
- ▶ Open storefront for indoor/outdoor dining experience



**29,762 SF**

Total Building Size



**4,723 SF**

Lot Size



**C6-2G**

Zoning

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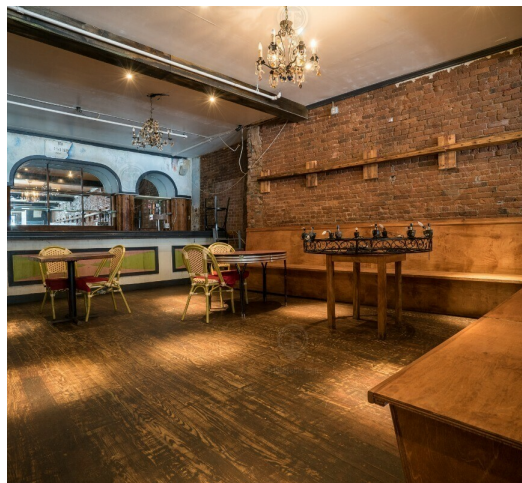
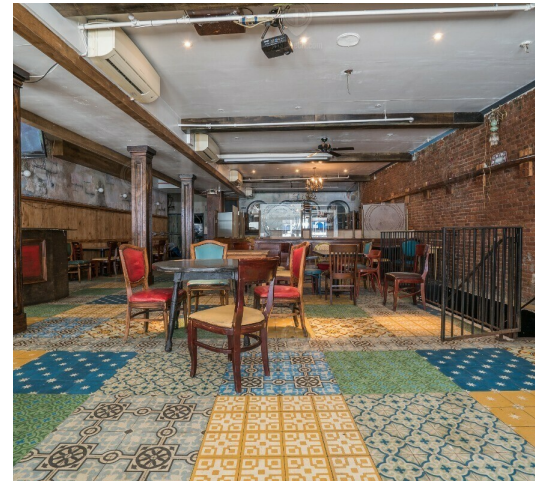
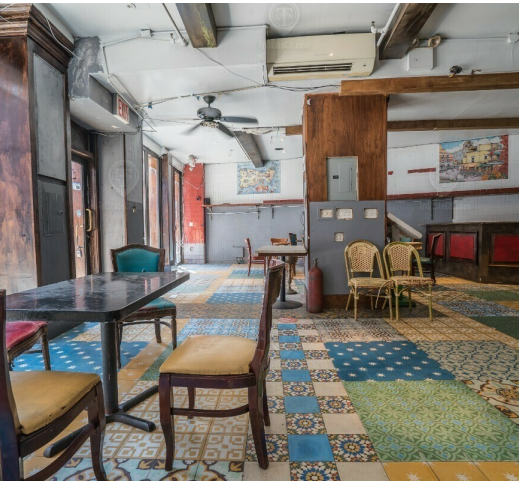
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# Additional Photos

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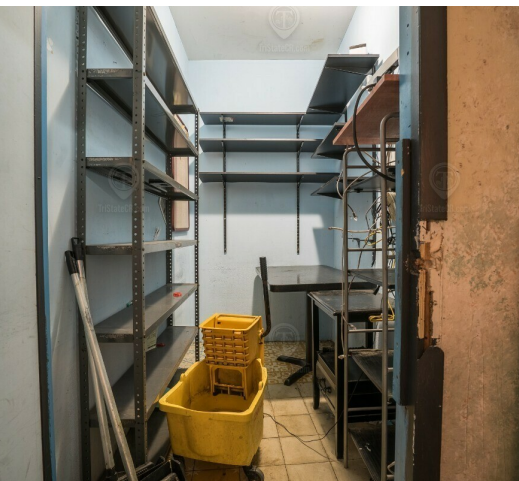
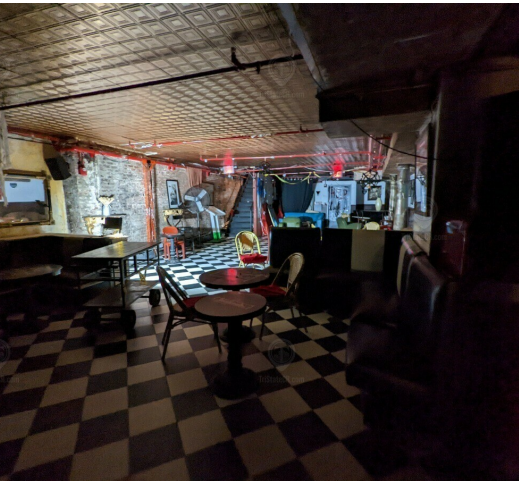
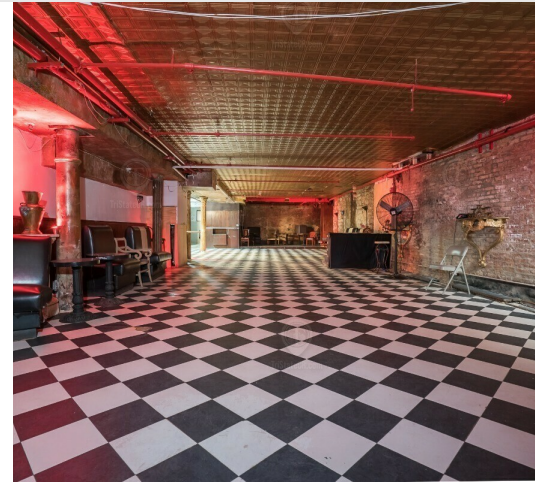
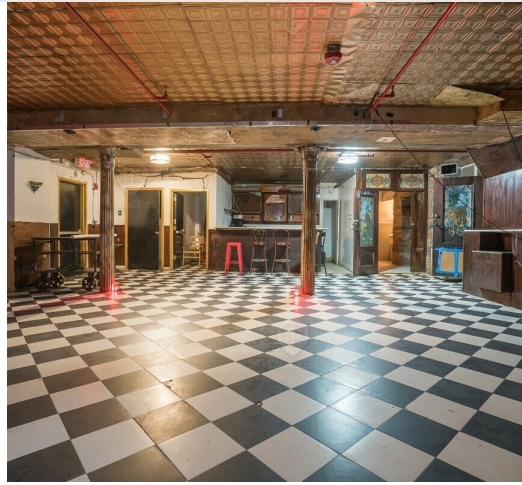
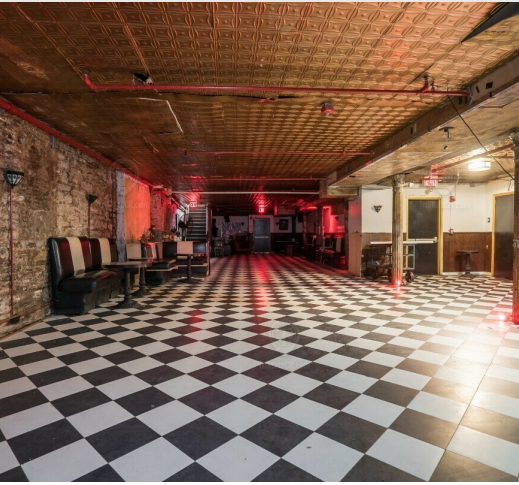
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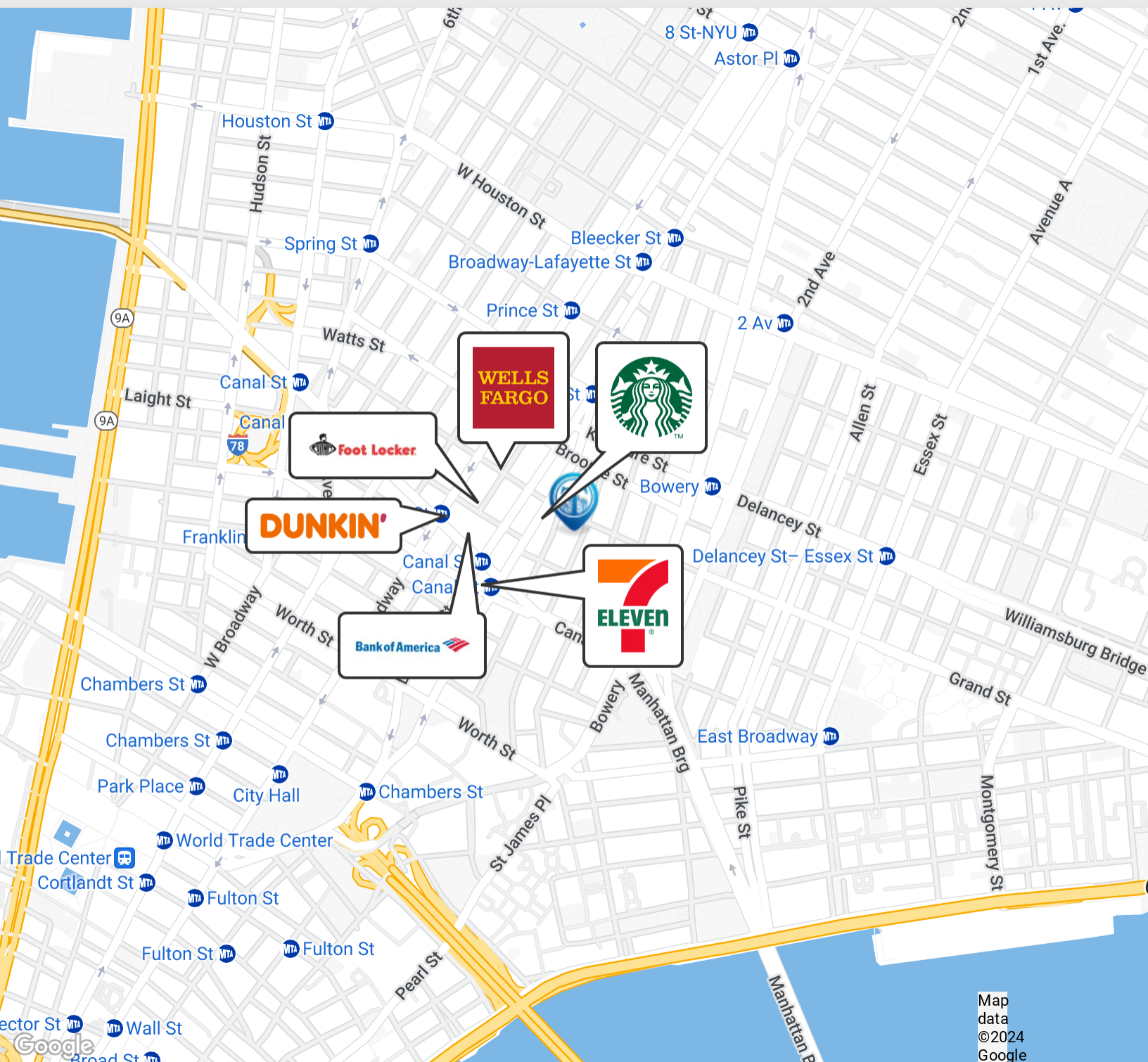




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# Retailer Map

145 Mulberry St, New York, NY 10013



Map  
data  
©2024  
Google

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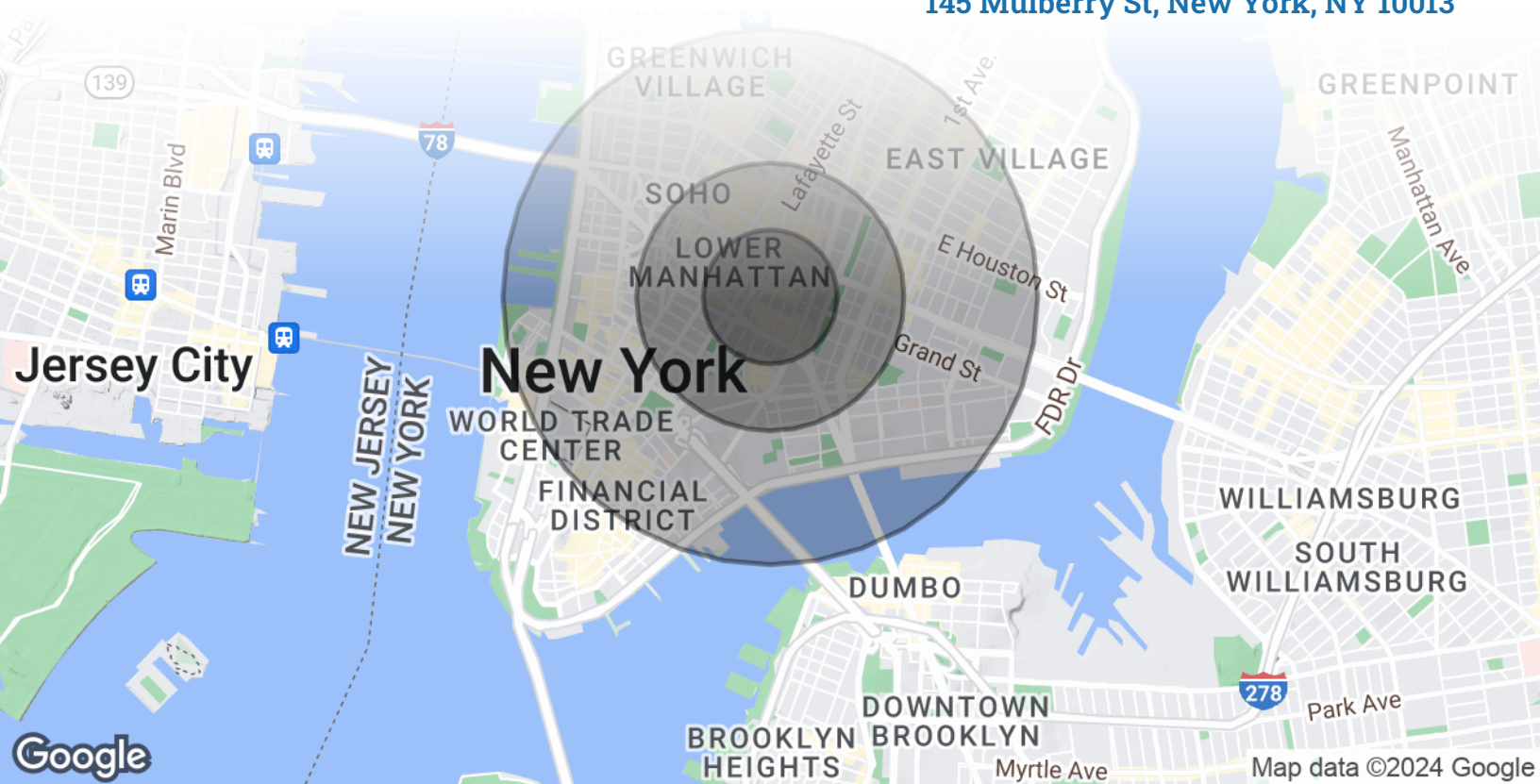




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# Area Demographics

145 Mulberry St, New York, NY 10013



## POPULATION

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Population	14,141	53,035	209,982
Average Age	41.7	42.0	40.4
Average Age (Male)	38.9	40.7	39.1
Average Age (Female)	44.3	43.5	41.7



**209,982**

People within 1 Mile

## HOUSEHOLDS & INCOME

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Households	7,106	27,365	113,021
# of Persons per HH	2.0	1.9	1.9
Average HH Income	\$119,757	\$137,702	\$147,736
Average House Value	\$366,714	\$682,003	\$624,183



**\$147,736**

Avg Household Income

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