

Vented Corner Store For Lease in East Village Manhattan

100 First Avenue, New York, NY 10009



For further information, kindly contact exclusive agents:

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PROPERTY INFORMATION:

Property :	100 First Avenue, New York, NY 10009
Alternate Address:	401- 403 E Sixth Street, New York, NY 10019
Location Description:	North East Corner of 1st Avenue and East 6th Street
Block, Lot:	434 / 01
Zoning:	R7A / C2-5
Lot Size:	16'5" x 70' (1,155± SF)
Year Built:	1920
Retail Size:	1,100± SF (Ground Floor) 600± SF (Basement)
Ceiling Haight:	7'3" to 9'5" (Clear)
Property Tax:	\$26,203.72 (2023-2024) *Retail tenant pays 60% of property tax
Lease Price:	Upon Request
Possession Date:	Jan 1st, 2025

HIGHLIGHT:

- Corner retail store with good exposure
- 16.5' frontage on 1st Ave and 45' along E 6th Street
- Floor-to-ceiling windows
- Current tenant is Donkin Donut, and the store has ventilation
- Two accesses to the basement, one interior access and one from street
- 60± SF cooler and 90± SF freezer in basement
- Two bathrooms, one on the ground floor and one in the basement

LOCATION:

Located in the heart of East Village. Just minutes away from St. Mark Place, Cooper Square, NYU, Tompkins Square Park, Washington Square Park, Beth Israel Hospital and trendy restaurants, bars and cafes.

Nearby subway lines: L, F, M,Q, R and 6 trains

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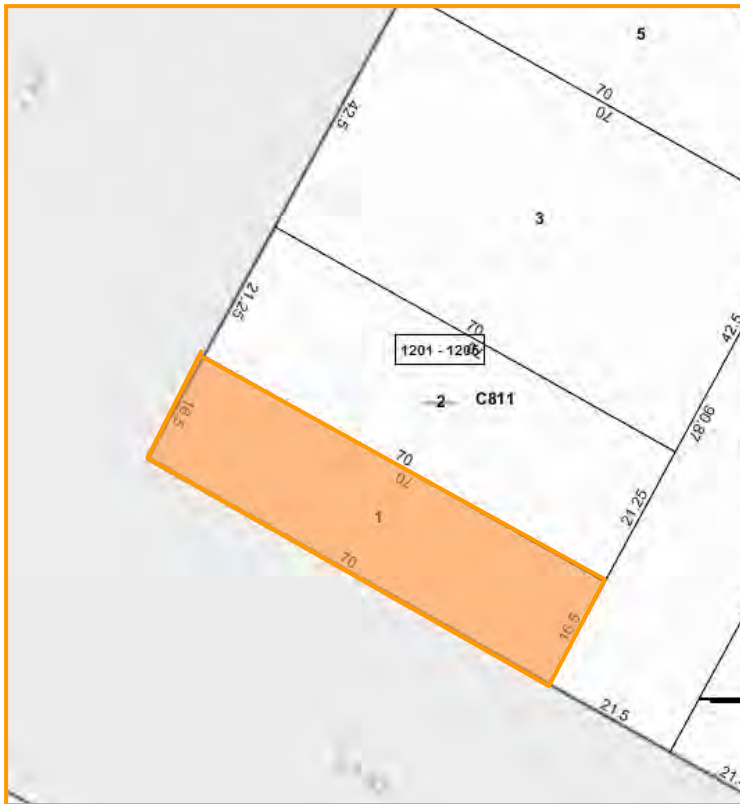
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TAX MAP



DEMOGRAPHIC:

Demographic by Zip Code

Census data: ACS 2022 5-year

Total Population 58,418

Median Age 38.2

Median Household Income \$83,344

Number of Households 29,670

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GROUND FLOOR PHOTOS



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BASEMENT PHOTOS



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NEIGHBOR MAJOR RETAILERS



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