

HISTORIC FRONT STREET
RETAIL
OPPORTUNITIES



THE NEIGHBORHOOD



SOUTH STREET SEAPORT



27,715,365
Annual riders at Fulton Street Station



1,051,748
Annual ferry passengers at Wall Street terminal



22 Hotels / 3,470 Rooms
within a 5min walk



938 Residential Units **230,000 SF**
under construction of new office space under
in seaport district construction in seaport district



2,991
Seaport district residents with an average HHI of \$205,86.
(Seaport District defined as eight blocks bound by
Dover Street & Peck Slip (N), Pearl and Front streets (W),
John Street (S), and East River (E).)



Major Seaport Office Tenants:
Nike, ESPN, Stripe, UNICEF, Health & Home Care,
Allied World Alliance, The Legal Aid Society



14 Million
Tourists expected to visit Lower Manhattan in 2023



56 Summer Concerts
at Pier 17 with 3,500 concert-goers each

THE NEIGHBORHOOD



36

PECK
SLIP



36
**PECK SLIP
FACTS & FIGURES**

Total Area
2,132 sf

Total Frontage
99'6"

Ceiling Height
±9'

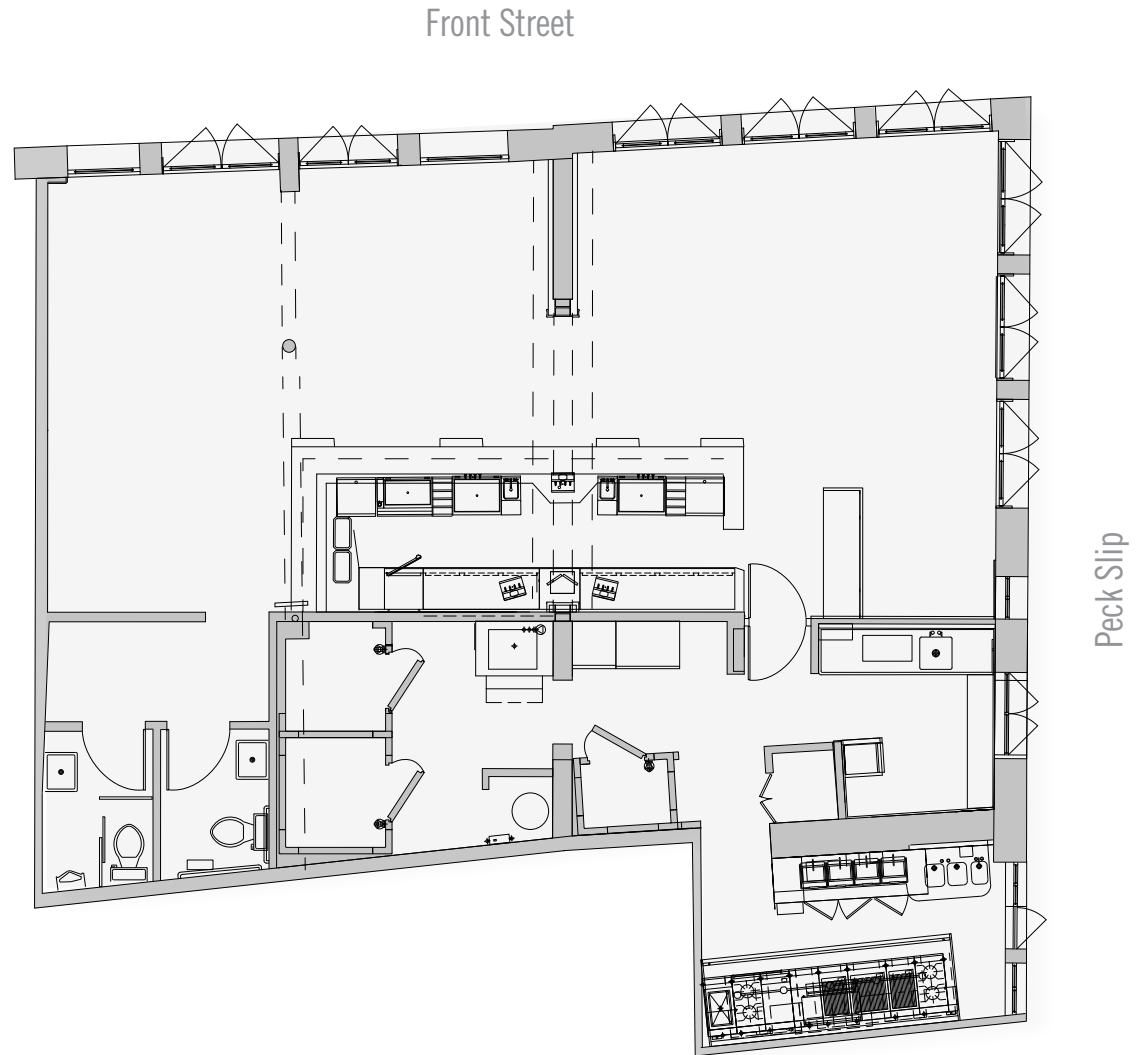
Possession
Immediate

Space Highlights

Prominent corner retail currently built as restaurant/bar

Fully windowed and operable façade

Commercial kitchen with walk-in refrigeration





BISTRO CHIC

Awash in light and accented with Roaring 20's eclecticism, this generously scaled space presents superb visibility as well as sweeping views of the Brooklyn Bridge.



A prominent bar..



...meets with decorative flair.



A bright
commercial kitchen...

...connects with prep
space and storage.



Conditions depicted are as of Q1 2023 and subject to change.

229

FRONT
STREET



229
**FRONT STREET
FACTS & FIGURES**

Total Area
1,881 sf

**Total
Frontage**
27'

**Ceiling
Height**
Up to 13'

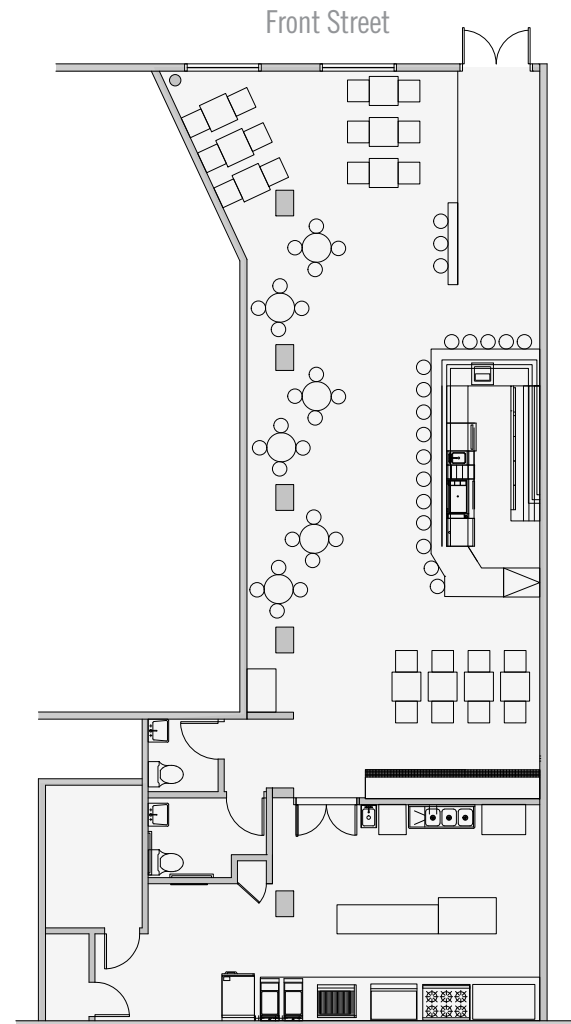
Possession
Q3 2023

Space Highlights

Recently upgraded high-end
restaurant buildout

Fully equipped and vented
commercial kitchen

Central bar with
peripheral dining





COASTAL MODERN

Blending seaside vibes with thoughtful nods to the neighborhood's nautical roots, this recently renovated space invites an upscale casual atmosphere.



Exposed concrete and original timbers...

...strike a welcome balance with natural light and white wood.



Conditions depicted are as of Q1 2023 and subject to change.

227

FRONT
STREET



227
**FRONT STREET
FACTS & FIGURES**

Total Area
2,824 sf

**Ceiling
Height**
Up to 9'2"

**Front Street
Frontage**
52'

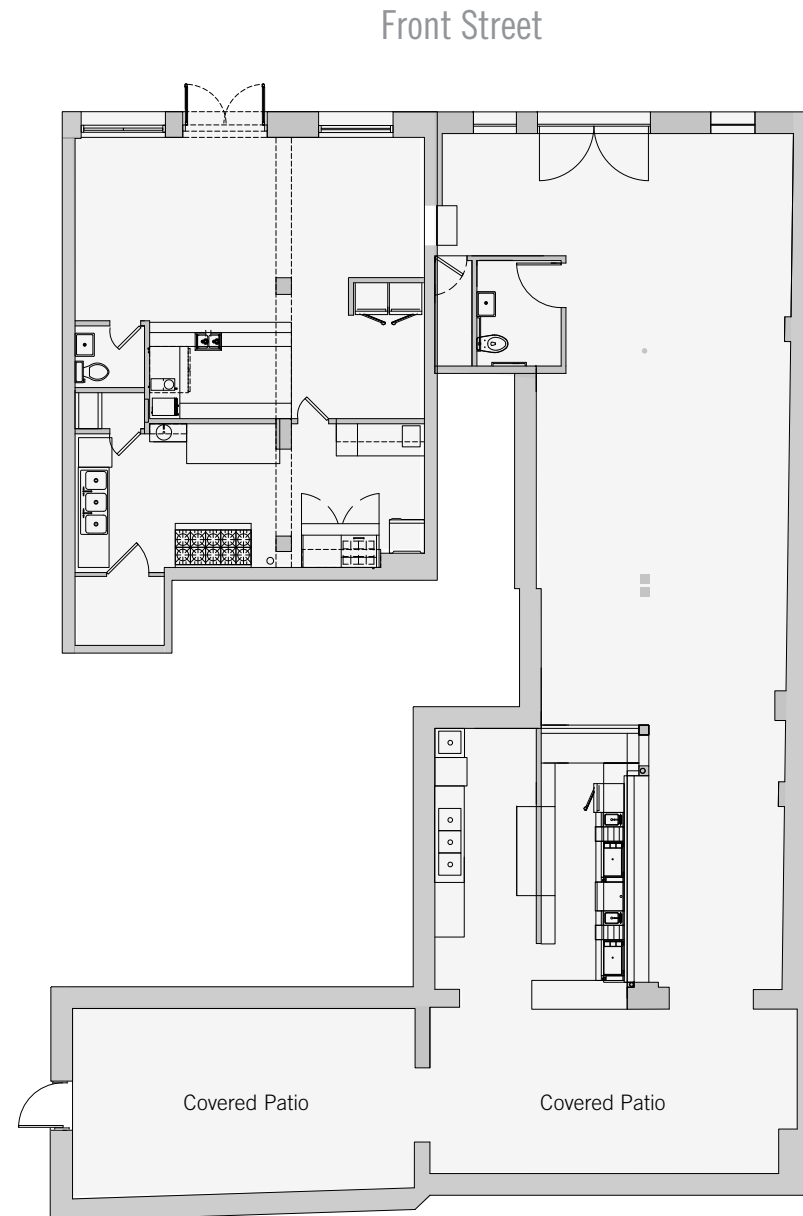
Possession
Q4 2023

Space Highlights

Fully built double
storefront restaurant

Dining, private dining,
enclosed patio, and
two bar spaces

Substantially equipped
commercial kitchen





REDEFINING RUSTIC ITALIAN

Exposed brick and live edge wood combine with wrought iron and concrete to create an intimate space perfectly suited to wining and fine dining...



Bright-yet-intimate
dining and bar areas...

...lead to an
unexpectedly airy
covered patio perfect
for private events.



Conditions depicted are as of Q1 2023 and subject to change.



220
FRONT
STREET



220
**FRONT STREET
FACTS & FIGURES**

Total Area

800 sf

**Ceiling
Height**

16'

**Front Street
Frontage**

25'

Possession

Immediate

Space Highlights

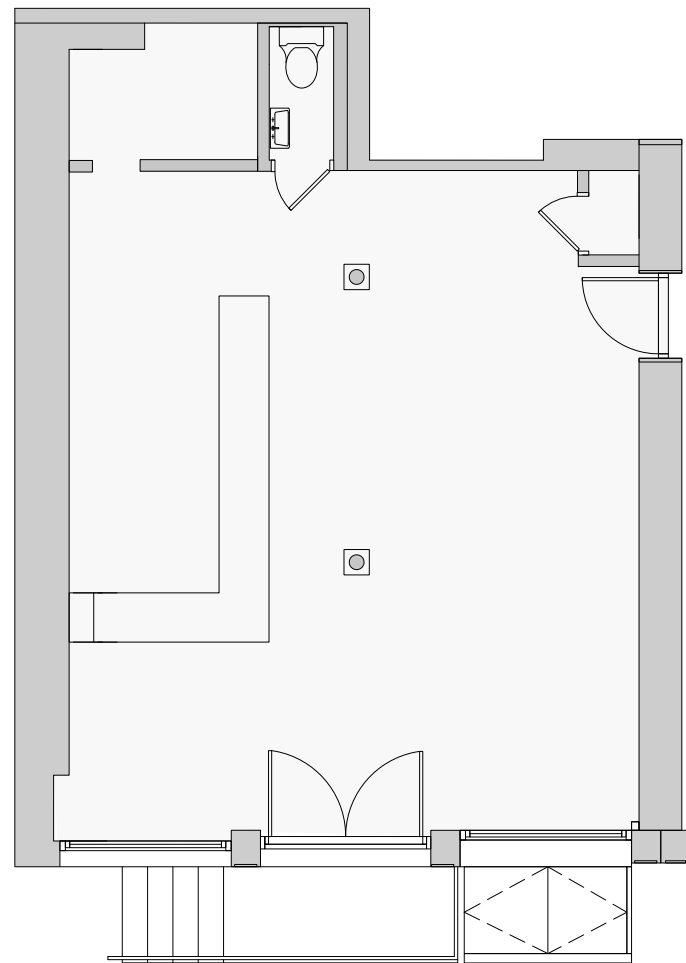
Turnkey winebar installation

Alternate dry good uses considered

All glass storefront

Four steps above grade

Interior accentuated with
historical detailing and materials



Front Street



DRINK IT IN

Soaring ceilings and historical detailing characterize this winebar-come-creative space. It's flexible open plan, glass storefront, and L-shape bar make it a unique opportunity.



Exposed brick and
wide plank floors...

...are showcased
through a classic
divided light storefront.



Conditions depicted are as of Q1 2023 and subject to change.

221

FRONT
STREET

Aphrodite Cleaners

217-225

ORGANIC DRY CLEANING
EXPERT TAILORING
FREE PICK UP

WASH & FOLD
LAUNDRY SERVICE
FREE DELIVERY

221
**FRONT STREET
FACTS & FIGURES**

Total Area

580 sf

**Ceiling
Height**

13'

**Front Street
Frontage**

16'6"

Possession

Arranged

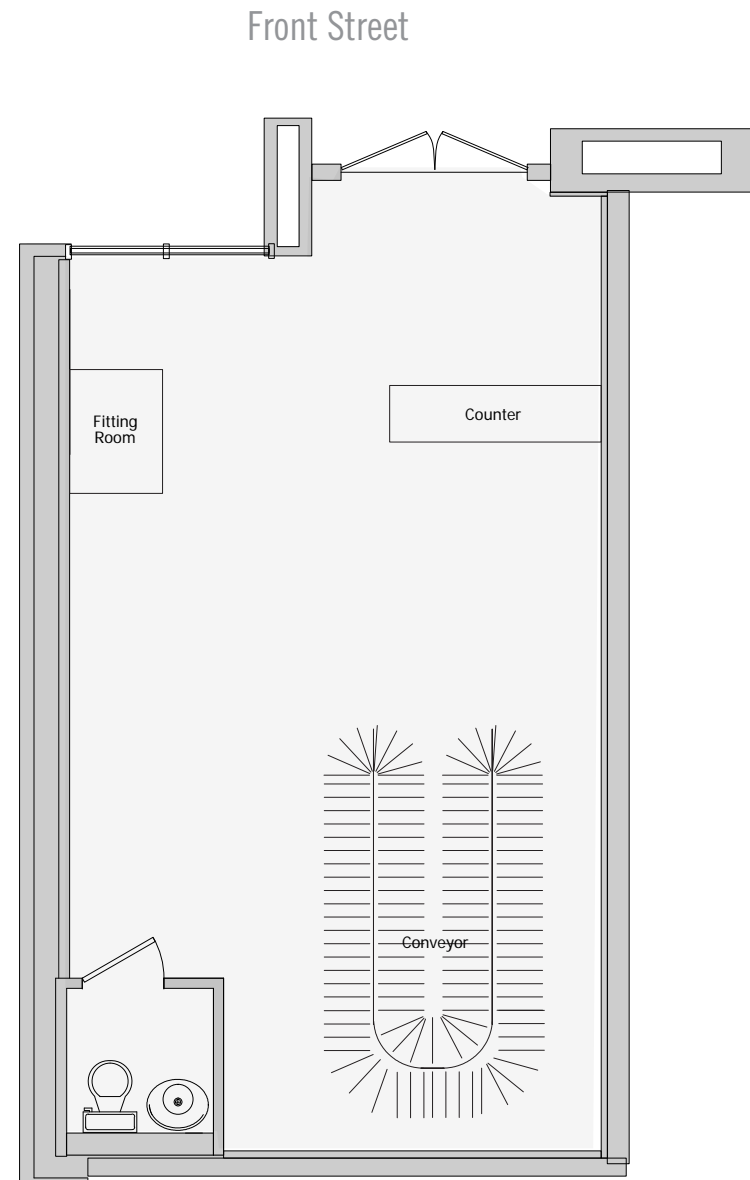
Space Highlights

Turnkey drycleaner installation

All glass facade

Established residential
customer base

Alternate uses considered





Efficient
and functional
installation...



...with excellent
street visibility.



Conditions depicted are as of Q1 2023 and subject to change.



Item	Price	Item	Price
Washing	\$2.99	Ironing	\$2.99
Dyeing	\$3.99	Alterations	\$4.99
Pressing	\$1.99	Handmade	\$5.99
Stain Removal	\$3.99	Specialty	\$6.99
Shoe Cleaning	\$2.99	Upholstery	\$7.99
Leather Care	\$3.99	Carpet	\$8.99
Window Blinds	\$4.99	Drum	\$9.99
Drum	\$5.99	Upholstery	\$10.99
Upholstery	\$6.99	Carpet	\$11.99
Carpet	\$7.99	Drum	\$12.99
Drum	\$8.99	Upholstery	\$13.99
Upholstery	\$9.99	Carpet	\$14.99
Carpet	\$10.99	Drum	\$15.99
Drum	\$11.99	Upholstery	\$16.99
Upholstery	\$12.99	Carpet	\$17.99
Carpet	\$13.99	Drum	\$18.99
Drum	\$14.99	Upholstery	\$19.99
Upholstery	\$15.99	Carpet	\$20.99



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