



# 246 FRONT STREET

SOUTH STREET SEAPORT • NEW YORK, NY  
600 SF STREET-LEVEL COMMERCIAL OPPORTUNITY  
RETAIL • MEDICAL • WELLNESS • PROFESSIONAL

 Douglas Elliman  
elliman.com

# SMALL FOOTPRINT. BIG FLEXIBILITY.



A ground-floor commercial opportunity in the South Street Seaport neighborhood, 246 Front Street offers approximately 600 SF with direct Front Street access and a highly adaptable layout. Within walking distance to multiple mass transit options, including Brooklyn Bridge/City Hall subway station, the space is ideal for operators seeking an efficient downtown footprint without the cost or commitment of a larger traditional storefront.



## SPACE DETAILS

- Private entrance on Front Street
- Existing in-place restroom
- Multiple closets throughout
- Long, efficient footprint adaptable to a range of concepts

# Potential Uses...

## RETAIL

Boutique • Specialty Retail • Showroom  
• Gallery

## MEDICAL + WELLNESS

Therapy • Counseling • Nutrition • Skincare  
Wellness • Appointment-Based Practice

## PROFESSIONAL

Consulting • Creative Studio • Design • Office  
• Private Practice

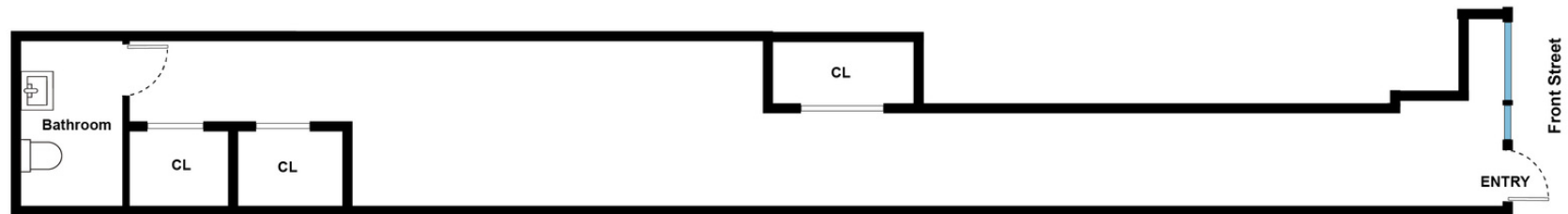
## SPECIALTY COMMERCIAL

Beauty • Personal Care • Service Concepts



# FLOOR PLAN

**246 Front Street, Commercial Space**



# 246 FRONT STREET

SOUTH STREET SEAPORT • NEW YORK, NY 10038

Approximately 600 SF | Ground Floor | Direct Front Street Entry

RENT UPON REQUEST:



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