

# Heaviest Trafficked Intersection of LES

## 110 Delancey Street

### Just Off Corner of Essex Street

**2,298 Rentable Square Feet Ground**

**Up to About 13,500 RSF Total**

**4,800 Rentable Square Feet 2<sup>nd</sup> Floor**

**Multilevel Flagship Opportunity**

**6,500 Rentable Square Feet 3<sup>rd</sup> Floor**

**Asking Rent Upon Request**

Ground floor is newly demised and previously part of Rainbow, this is an ideal situation for a variety of uses like retail, grocery, wine & spirits & some food operations (**non-compete w/ McDonald's not allowing prepared food service**). Wide open space with soaring ceilings of about 16' with 15' frontage that is located steps from the corner of Essex Street with the Subway Entrance. Ground floor can be connected to about 4,800 rsf on 2<sup>nd</sup> floor and 6,500 rsf on 3<sup>rd</sup> floor for a multi-level flagship situation. Upper floors recently demoed and opened up with tons of natural light, 10' ceilings on 3<sup>rd</sup> and 12' ceilings on 2<sup>nd</sup> floor. Can lease upper floors on their own or combined with ground. All uses considered on all floors.



*Rendering*



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# 110 Delancey Street

## Subway Station Information

### 2022 Delancey / Essex Ridership **F M J**

Avg Weekday - 17,424 (+36.2% over 2021)

Avg Annual - 5,961,548 (+35% over 2021)

Avg Weekend - 28,424 (+31% 2021)

### 2022 Bowery Station Ridership **J**

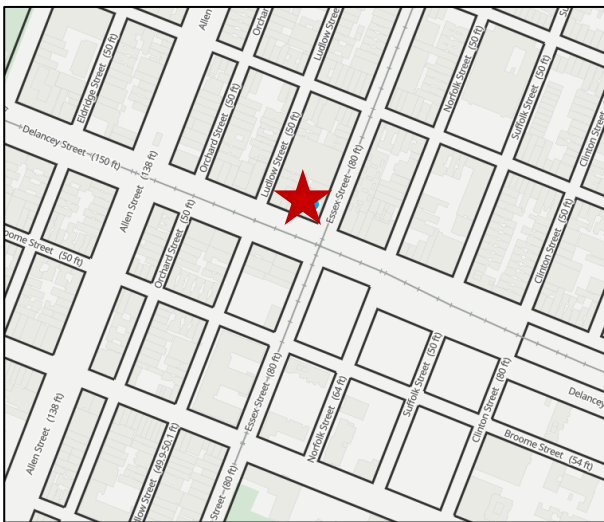
Avg Weekday - 2,070 (+33.6% over 2021)

Avg Annual - 748,064 (+30.7% over 2021)

Avg Weekend - 4,095 (+24.5% over 2021)

## Location Highlights

Heaviest trafficked intersection in Lower East Side and across from Essex Crossing with the newly revamped Essex Market. Millions of passers by per year and tons of new development locally. *Neighbors Include: McDonald's ♦ Chase Bank ♦ Target Popeye's ♦ Citizens ♦ Trader Joe's ♦ Mt Sinai Doctors ♦ Wingstop ♦ Regal Cinema*



**TENEMENT MUSEUM**

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