



RETAIL SUBLICENSE



# Retail Sublease Opportunity

32 East 23rd Street, New York, NY 10010

**Prime Flatiron / Gramercy Corridor | Former QSR | ±4,400 SF | Immediate Possession**

**Northmarq**

3414 Peachtree Rd NE, Suite 900, Atlanta, GA 30326 | 404.823.6360  
northmarq.com

**Chase Dominguez**

Associate Vice President  
cdominguez@northmarq.com  
404.823.6372

Chase Dominguez

**Chanel Tobias**

Senior Investment Analyst  
ctobias@northmarq.com  
404.823.6756

# Property Summary & Highlights

## PROPERTY SUMMARY

## HIGHLIGHTS

**Address** 32 East 23rd Street, New York, NY 10010



Exceptional 23Rd Street Pedestrian Traffic With All-Day Demand

**RBA**  
Mezzanine: ± 510 SF  
Main Floor: ± 1,963 SF  
Lower Floor: ± 1,925 SF



Dense Residential + Office Population In The Flatiron / Gramercy Border

**Term Remaining** 2.7 Years (Sublease Exp. 7/31/28)



Steps From Madison Square Park And Major Neighborhood Amenities

**Asking Rent** Upon Request



Direct Access To Multiple Subway Lines And Strong Crosstown Transit

**Operating Cost Structure** MG – utilities + water/sewer



Established QSR Corridor With Strong Co-Tenancy Along 23Rd Street

**Date Available** Immediate



Surrounded By Major Employers, Creative Offices & Tech Tenants Driving Daily Traffic

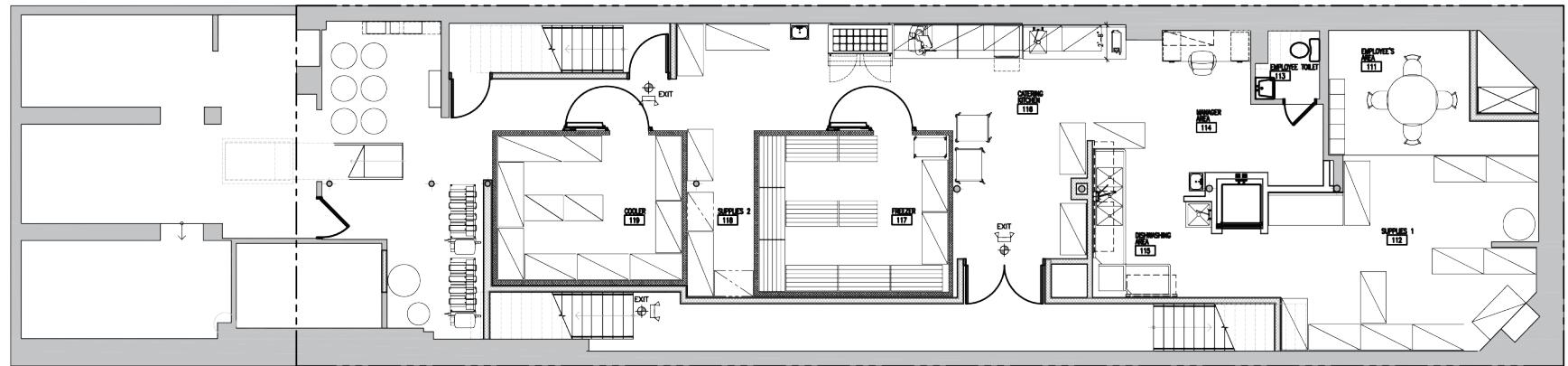
**Condition** Delivered vacant, former QSR



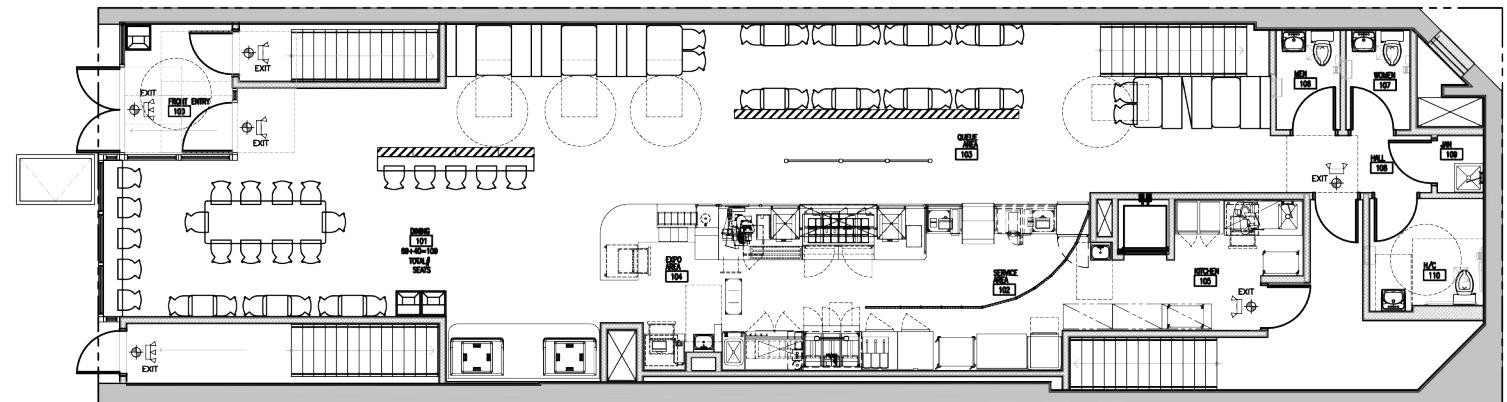
Existing QSR Infrastructure In Place (Venting, Plumbing, Etc.)\*

# Floor Plan

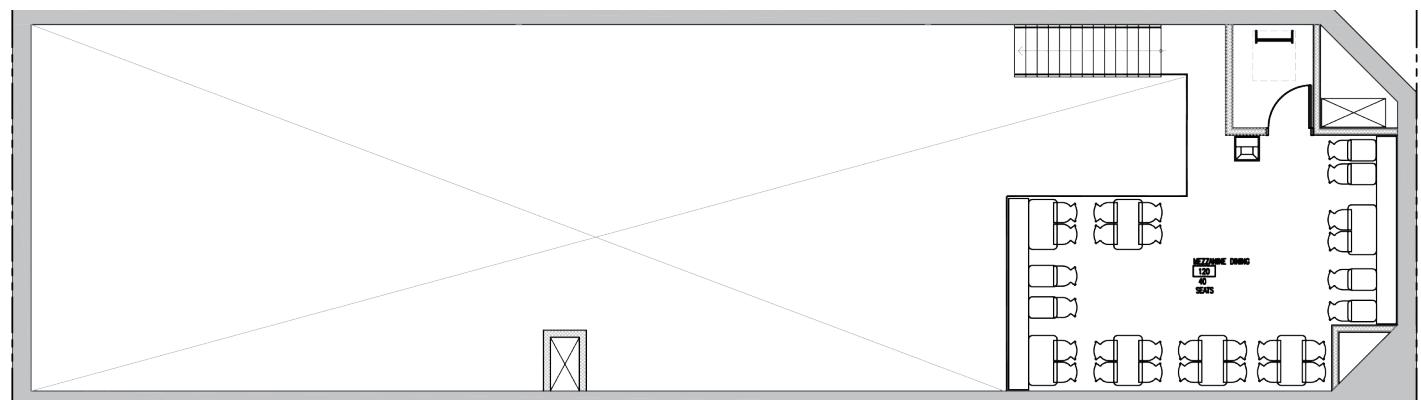
## Lower Floor Plan



## First Floor Plan



## Mezzanine Floor Plan



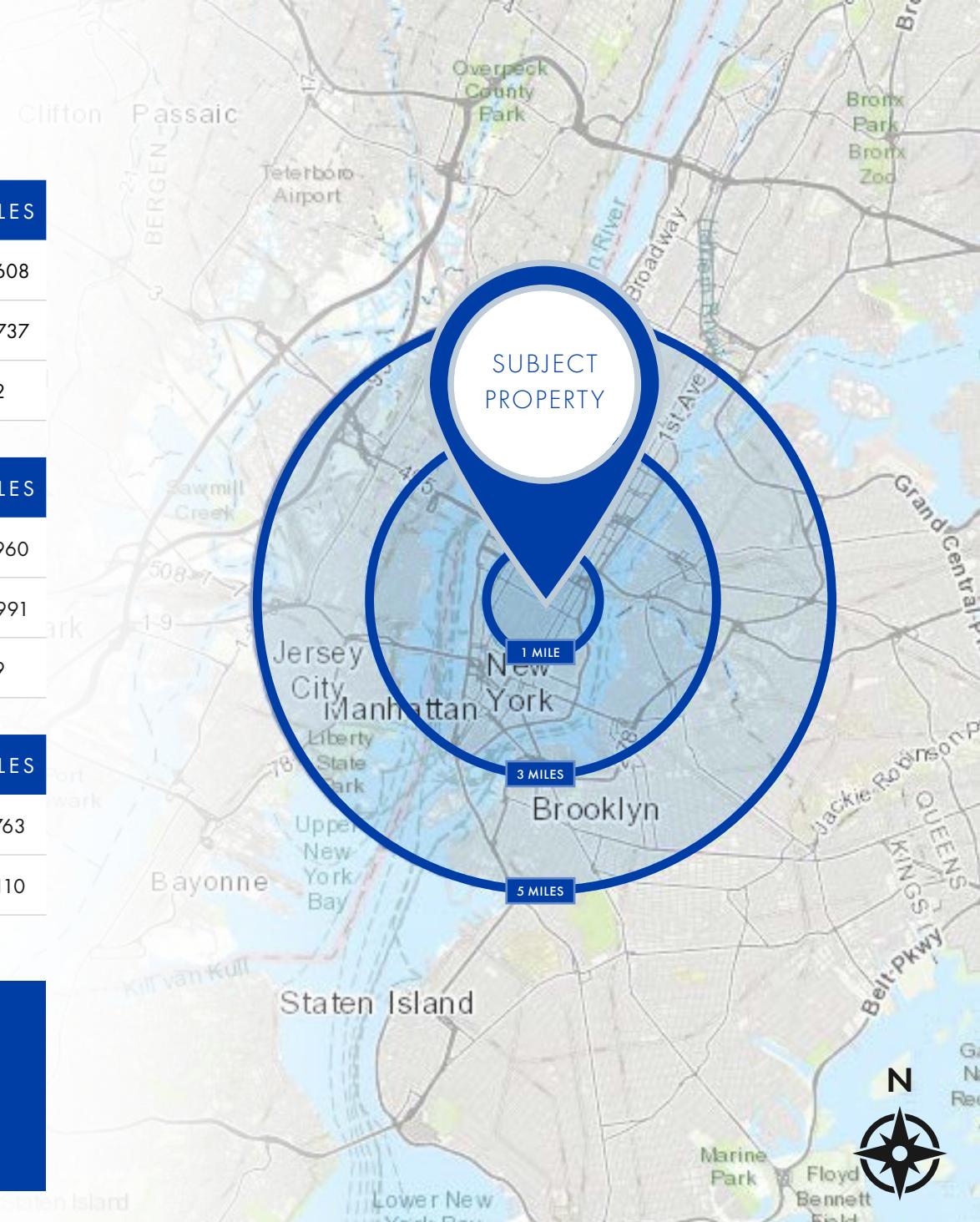
## Area Map & Surrounding Tenants



# Demographics

 POPULATION	1 MILE	3 MILES	5 MILES
<b>2025 Population</b>	274,571	1,253,440	2,921,608
<b>2030 Population</b>	269,229	1,268,372	2,971,737
<b>2025 Median Age</b>	35.0	36.0	36.2
 HOUSEHOLDS	1 MILE	3 MILES	5 MILES
<b>2025 Households</b>	149,927	644,340	1,357,960
<b>2030 Households</b>	148,567	658,540	1,395,991
<b>2025 Average Household Size</b>	1.69	1.87	2.09
 HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
<b>2025 Median Household Income</b>	\$157,433	\$140,633	\$113,763
<b>2025 Average Household Income</b>	\$231,835	\$225,585	\$190,110

Source: Esri, 2025





## **Northmarq**

3414 Peachtree Rd NE | Suite 900  
Atlanta, GA 30326  
404.823.6360

**Commercial Real Estate**  
Debt + Equity | Investment Sales | Loan Servicing | Fund Management

The information contained herein has been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No responsibility is assumed for any inaccuracies. Readers are encouraged to consult their professional advisors prior to acting on any of the material contained in this report.

© 2025. All rights reserved.