



RETAIL SUBLEASE



## 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

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

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

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

**Asking Rent** Upon Request

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

**Date Available** Immediate

**Condition** Delivered vacant, former QSR

## HIGHLIGHTS



Exceptional 23Rd Street Pedestrian Traffic With All-Day Demand



Dense Residential + Office Population In The Flatiron / Gramercy Border



Steps From Madison Square Park And Major Neighborhood Amenities



Direct Access To Multiple Subway Lines And Strong Crosstown Transit



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



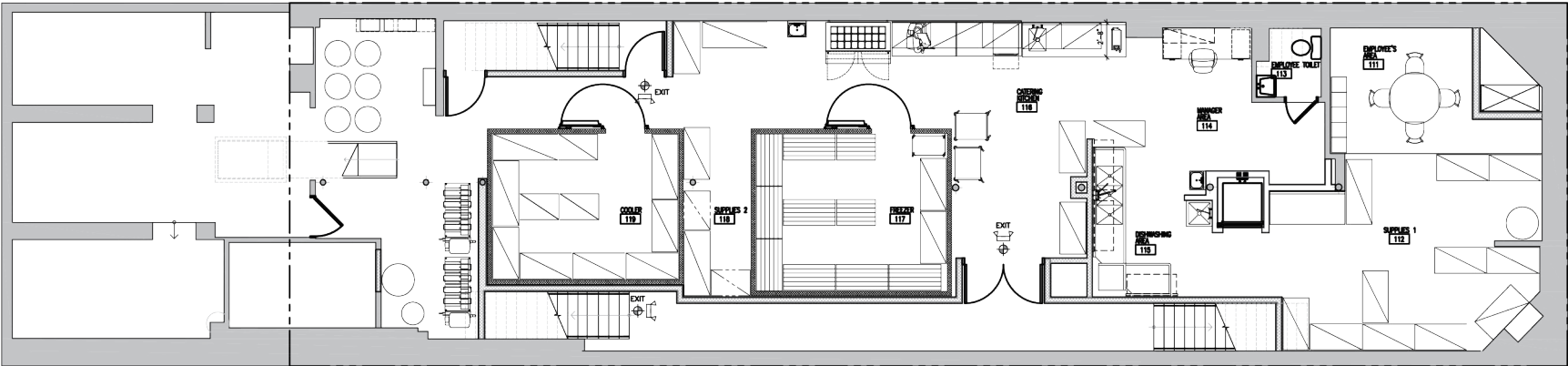
Surrounded By Major Employers, Creative Offices & Tech Tenants Driving Daily Traffic



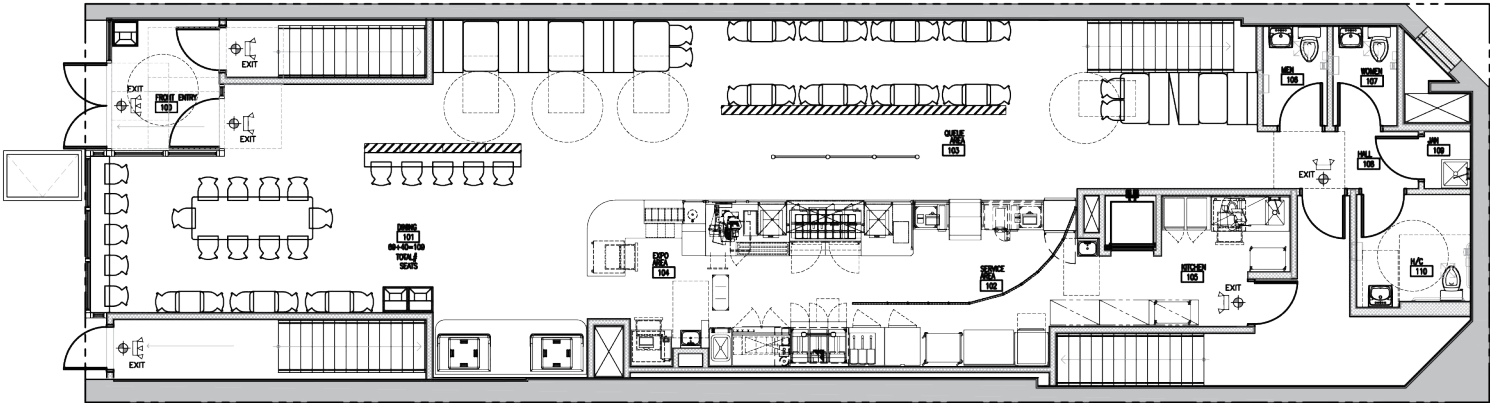
Existing QSR Infrastructure In Place (Venting, Plumbing, Etc.)\*

# Floor Plan

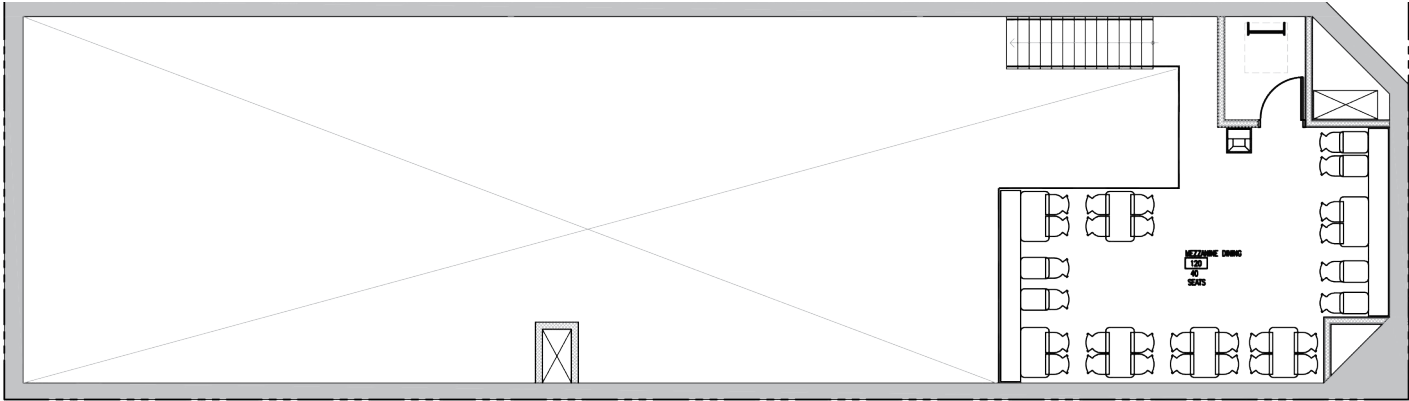
Lower Floor Plan



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

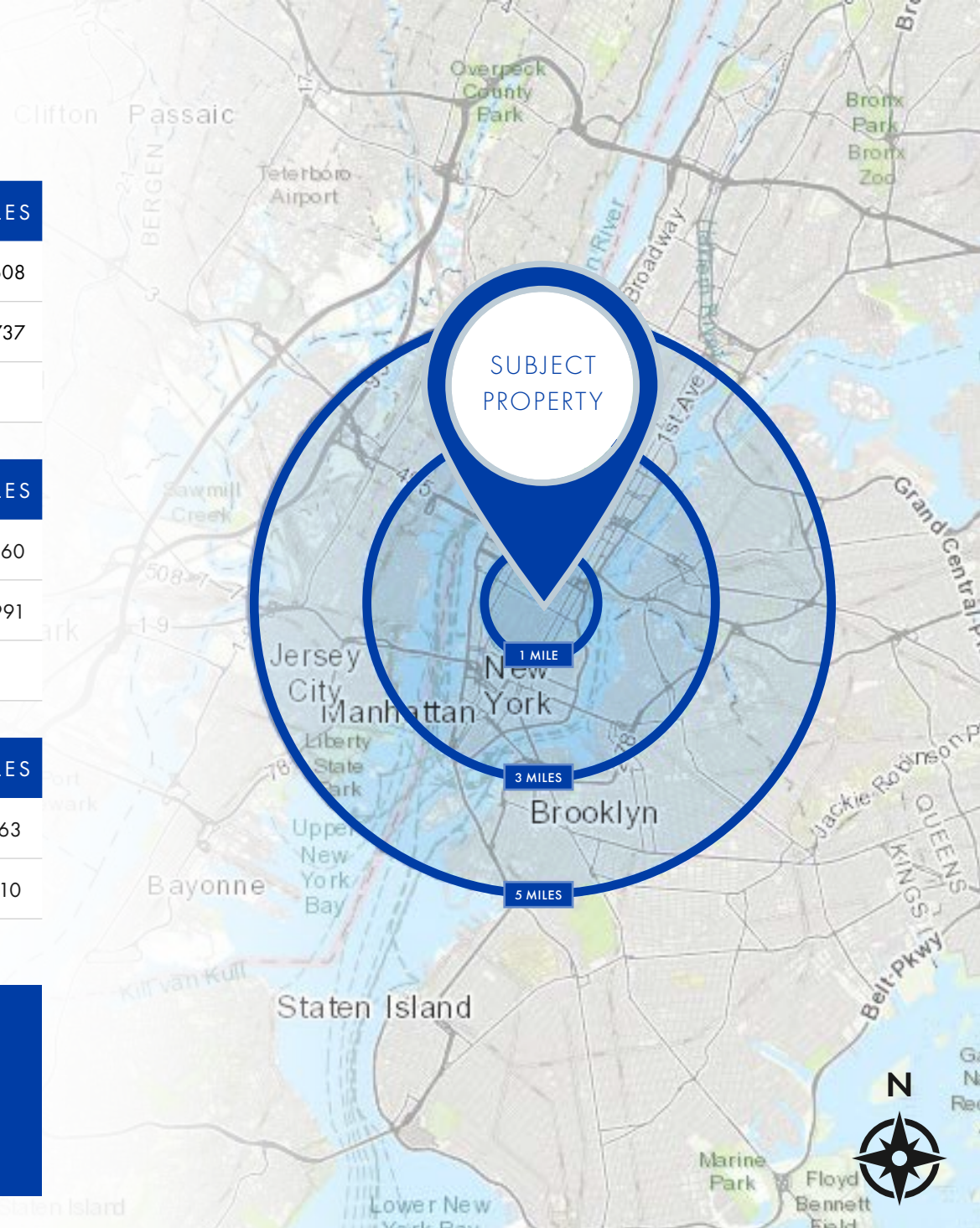
 HOUSEHOLDS	1 MILE	3 MILES	5 MILES
<b>2025 Households</b>	149,927	644,340	1,357,960
<b>2030 Households</b>	148,567	658,540	1,395,991
<b>2025 Average Household Size</b>	1.69	1.87	2.09

 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

**2.9M**  
 POPULATION  
 (5 MILES)

**\$231K**  
 AVG HH INCOME  
 (1 MILE)





**Northmarq**

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Atlanta, GA 30326  
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**Commercial Real Estate**

Debt + Equity | Investment Sales | Loan Servicing | Fund Management

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