

221
FRONT STREET

(between Peck Slip and Beekman St.)

Flexible Dry Use Retail
Space for Lease

Aphrodite Cleaners

217-225

ORGANIC DRY CLEANING
EXPERT TAILORING
FREE PICK UP

WASH & FOLD
LAUNDRY SERVICE
FREE DELIVERY

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



221
FRONT STREET
FACTS & FIGURES

TOTAL AREA

580 sf

CEILING HEIGHT

13'

**FRONT STREET
FRONTAGE**

16'6"

POSSESSION

Immediate

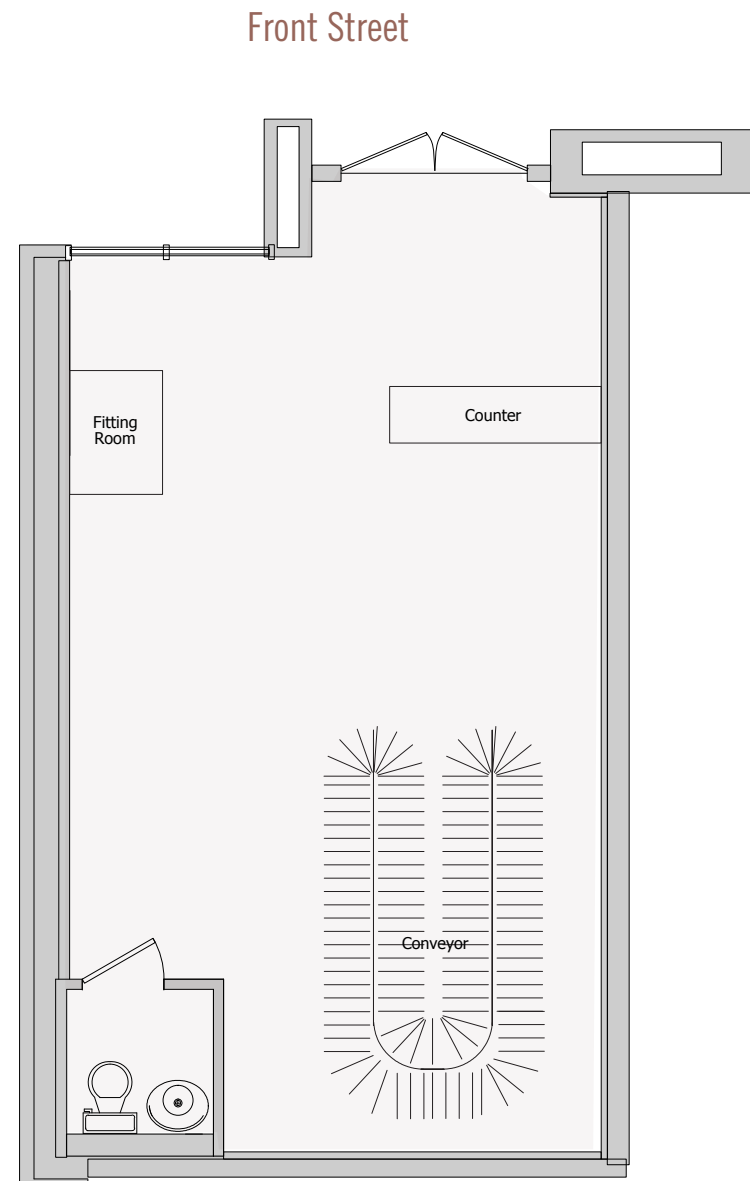
SPACE HIGHLIGHTS

Turnkey drycleaner installation

All glass façade

Established residential
customer base

Alternate uses considered





Efficient
and functional
installation...



...with excellent
street visibility.



**HISTORIC
FRONT STREET
RETAIL LEASING CONTACTS**



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