

145 LUDLOW STREET

RETAIL CONDOMINIUM
FOR SALE



CUSHMAN &
WAKEFIELD

Offering Overview

TABLE OF CONTENTS

PROPERTY OVERVIEW	4
INVESTMENT HIGHLIGHTS	6
PROPERTY PHOTOS AND FLOORPLANS	10
COMPARABLES	14
NEIGHBORHOOD OVERVIEW	18

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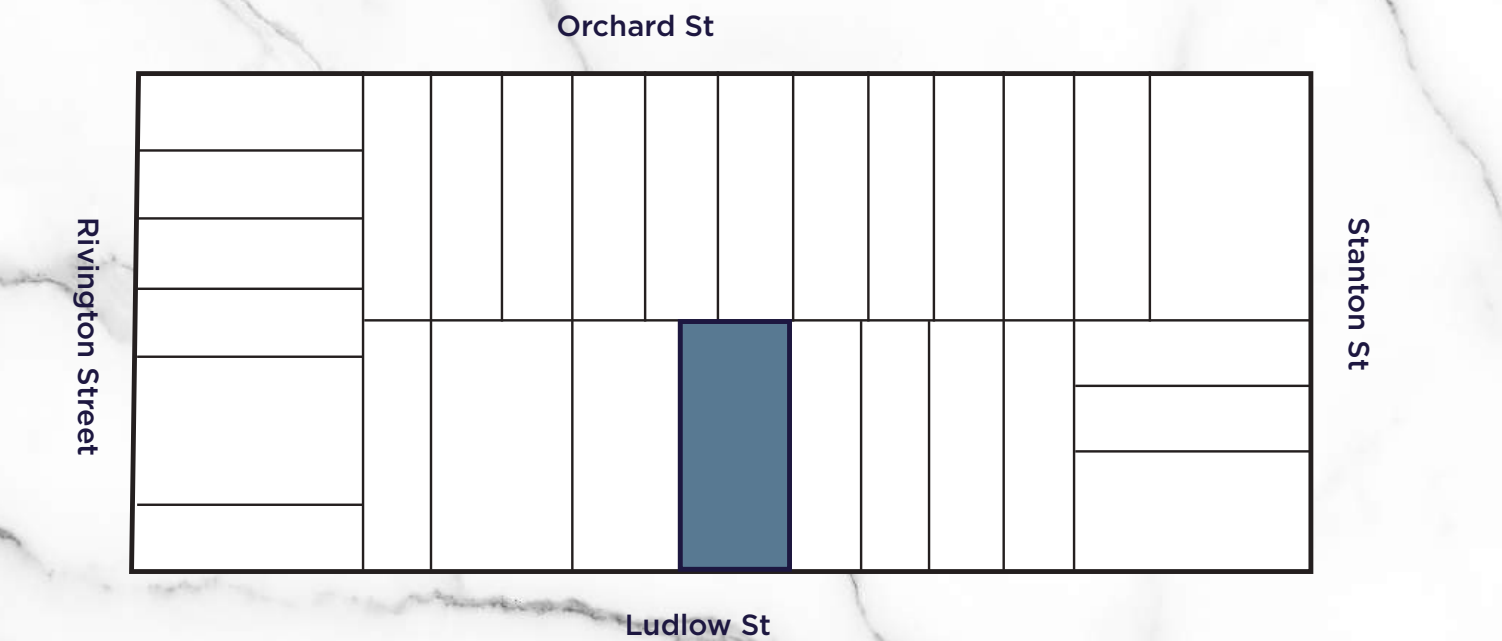
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Executive Summary

Cushman & Wakefield (“C&W”) has been retained on an exclusive basis to arrange the sale of the retail condominium located at 145 Ludlow Street (the “Property”), situated in the heart of Manhattan’s Lower East Side. The Property was originally constructed in 2016 and underwent a complete renovation by its current owner, a local nonprofit, upon acquisition in 2023. It comprises approximately 3,408 square feet in total, including 2,134 square feet at grade and 1,274 square feet on the finished lower level, connected internally via a wide open stairwell. The vacant retail condominium presents a rare opportunity for both investors and owner-users to acquire a highly visible asset with immediate occupancy potential and meaningful long-term value creation through leasing or repositioning strategies. In addition, the Property benefits from direct access to a private outdoor space on the ground level and a smaller outdoor space on the lower level, an increasingly rare and highly desirable feature for retail users seeking enhanced seating or experiential programming opportunities.

The Property’s highly flexible layout, multiple outdoor areas, and recent high-quality renovation make it well suited for a wide range of tenancy profiles seeking to capitalize on the area’s dense residential population, steady pedestrian traffic, and close proximity to major transportation hubs. The surrounding neighborhood features a dynamic mix of residential buildings, boutique retail, restaurants, nightlife, and creative office uses, driving consistent activity throughout the day and evening. Just two blocks south is the Delancey Street-Essex Street transportation hub, providing direct access to the F, J, M, and Z subway lines, while the Second Avenue F train stop at Houston Street is located one block to the north—together offering seamless connectivity to Midtown Manhattan, Brooklyn, and the broader New York City market.



PROPERTY INFORMATION

ADDRESS:	145 LUDLOW STREET, NEW YORK, NY 10002
BLOCK & LOT:	411-1401
LOT DIMENSIONS:	37.33’ X 87.5’
LOT SF:	3,266
USE RESTRICTIONS:	SECOND HAND STORES, PAWN SHOPS, RELIGIOUS FACILITIES & OTHERS*

BUILDING INFORMATION

PROPERTY TYPE:	RETAIL CONDO
STORIES:	1 PLUS LOWER LEVEL
ABOVE GRADE GROSS SF:	2,134
BELOW GRADE GROSS SF:	1,274
TOTAL GROSS SF:	3,408

NYC FINANCIAL INFORMATION (25/26)

ANNUAL PROPERTY TAX:	\$108,254
ESTIMATED ANNUAL COMMON CHARGES:	\$26,400
TAX CLASS:	2C
TAX RATE:	12.4390%

*Complete use restrictions available upon request

Investment Highlights

IDEAL PHYSICAL ATTRIBUTES

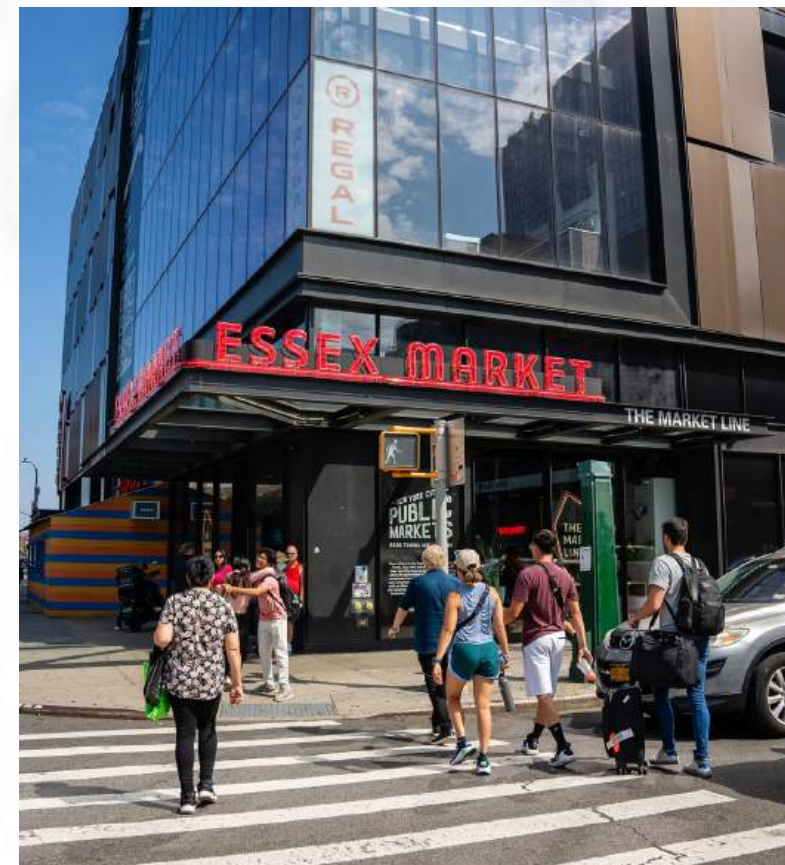
- ±2,134 square feet of above-grade space with a **large private outdoor space**, a rare amenity in this submarket
- Built in 2016 and **fully renovated in 2023**, offering modern construction and over 25 feet of prominent frontage
- Open floor plan with plumbing infrastructure already in place and no use restrictions, providing exceptional flexibility for users and investors

EXCEPTIONAL USER OR INVESTOR OPPORTUNITY

- The Property is being **delivered 100% vacant**, offering immediate occupancy potential for an owner-user or the ability to execute a leasing or repositioning strategy
- A **proven Lower East Side retail market** with demand across multiple use categories, including luxury retail, office/showroom, fitness, and food and beverage, supporting long-term leasing durability

PRIME LOWER EAST SIDE LOCATION

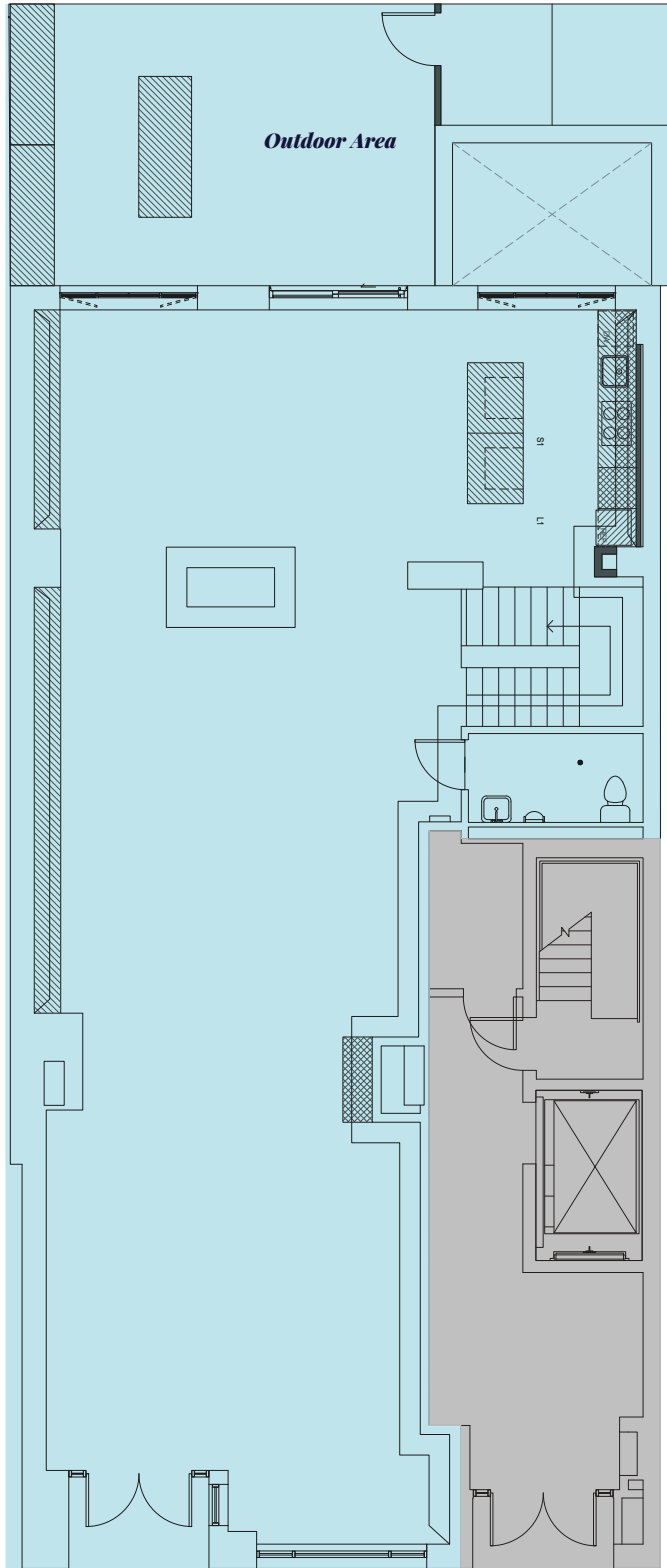
- Centrally located in the Lower East Side, one of Manhattan's most dynamic and high-traffic mixed-use neighborhoods
- Excellent transit accessibility with close proximity to the 2nd Avenue F, J, M, Z, and multiple crosstown bus lines, providing convenient connectivity throughout Manhattan and Brooklyn
- The Lower East Side continues to attract retail, food & beverage, and experiential users seeking strong foot traffic, vibrant street life, and a highly walkable urban environment



Property Photos

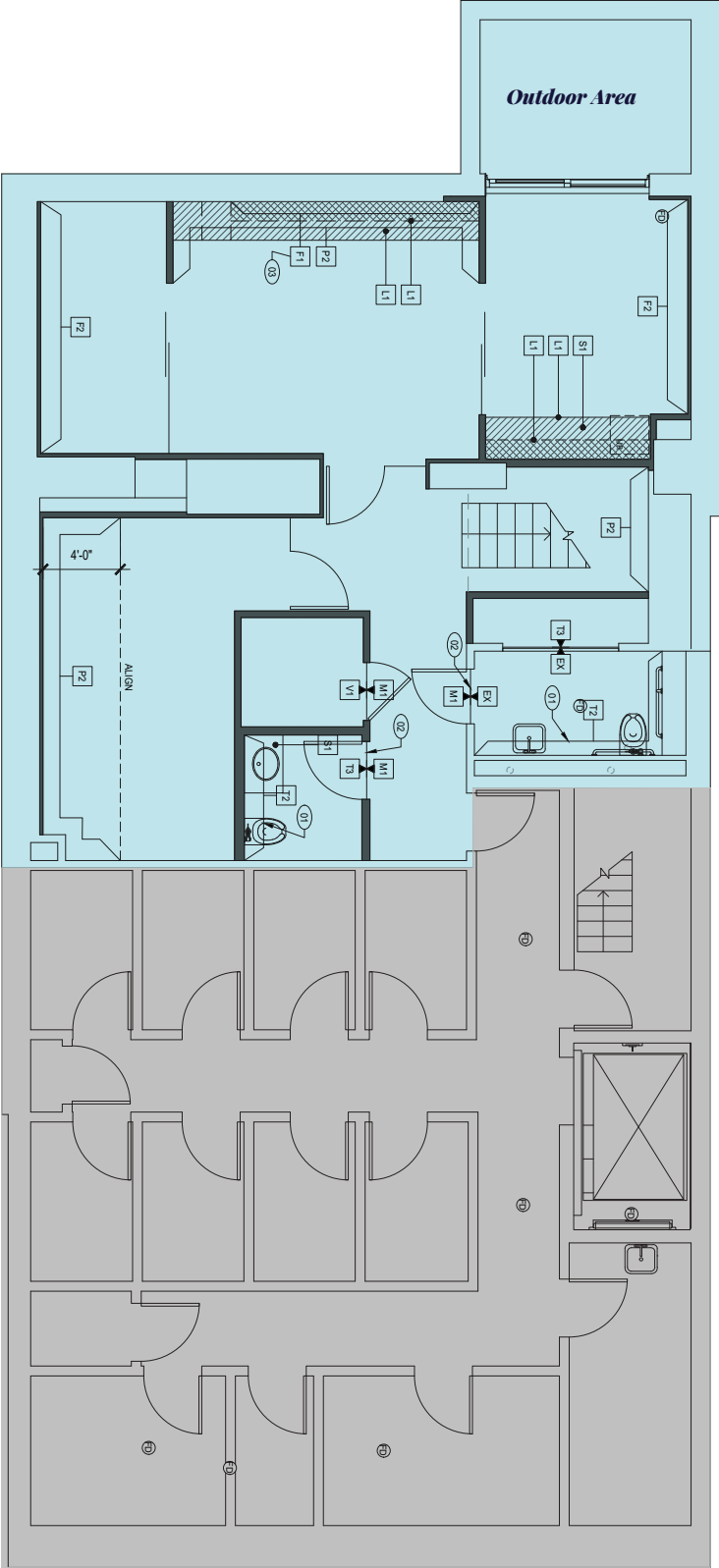


Ground Floor Plan



Ludlow Street

Lower Level Floor Plan



Ludlow Street

Comparable Retail Leases

DATE	ADDRESS	TENANT	INDUSTRY	TOTAL SF	GF SF	LL SF	SUB LL SF	ABOVE GRADE RENT PSF	AGGREGATE STARTING RENT
Q3 2025	10 Delancey Street	Dawson Group	Food & Beverage	4,300	2,500	1,800		\$89	\$222,000
Q2 2025	229 Chrystie Street	Sugared + Bronzed	Personal Services	1,117	1,117			\$97	\$108,000
Q2 2025	38 Delancey Street	Joco Bikes	Transportation	15,000	15,000				\$949,000
Q2 2025	101 Stanton Street	P. Principle Vintage	Apparel	1,800	900	900		\$200	\$180,000
Q1 2025	250 Broome Street	Twin Boutique	Apparel	600	600			\$150	\$90,000
Q1 2025	79 Clinton Street	Casa Colven	Food & Beverage	2,400	2,400			\$168	\$403,200
Q1 2025	37 Orchard Street	Brut Clothing	Apparel	1,800	1,800			\$133	\$239,400
Q1 2025	78 Rivington Street	Demo Wine Bar Concept	Food & Beverage	3,200	1,700	1,500		\$176	\$300,000
Q4 2025	197 Orchard Street	Pasta Lab	Food & Beverage	1,700	1,700			\$50	\$85,000
Q3 2024	408 Grand Street	Lidl	Grocery	20,481	12,179	6,920			\$1,350,000
Q1 2024	303 Broome Street	Broome Bistro and Café	Food & Beverage	3,000	3,000			\$75	\$225,000
Q1 2024	286 Broome Street	Colmado Coffee	Food & Beverage	2,000	1,200	800		\$90	\$108,000



Comparable Sales

14 Clinton Street



Date: November 2024
Sales Price: \$2,164,148
Square Footage: 1,492 sf
\$/SF: \$1,451

86 Canal Street



Date: May 2023
Sales Price: \$1,339,325
Square Footage: 1,005 sf
\$/SF: \$1,333

3 East 3rd Street



Date: May 2022
Sales Price: \$2,600,000
Square Footage: 2,450 sf
\$/SF: \$1,061

50 Clinton Street



Date: November 2021
Sales Price: \$1,850,000
Square Footage: 2,450 sf
\$/SF: \$1,018

The Neighborhood

Over the past several decades, the Lower East Side has emerged as one of Manhattan’s most dynamic and desirable neighborhoods, defined by a rare intersection of historic character and contemporary lifestyle offerings. Once a gateway for immigrant communities, the area has evolved into a diverse, globally influenced destination while retaining its cultural authenticity.

Today, the neighborhood attracts a growing population of students, young professionals, and families, supported by significant investment in luxury residential, hospitality, and retail uses. Anchored by major draws such as the Whole Foods at Houston and Bowery, the Lower East Side offers a dense concentration of boutiques, restaurants, bars, and entertainment venues.

Orchard Street serves as a premier retail corridor and pedestrian destination, while renowned nightlife and music venues reinforce the area’s reputation as one of New York City’s most vibrant live-work-play environments. Complemented by well-visited cultural institutions and historic landmarks, the Lower East Side benefits from consistent foot traffic and enduring appeal to both residents and visitors.



Marshalls

Reformation

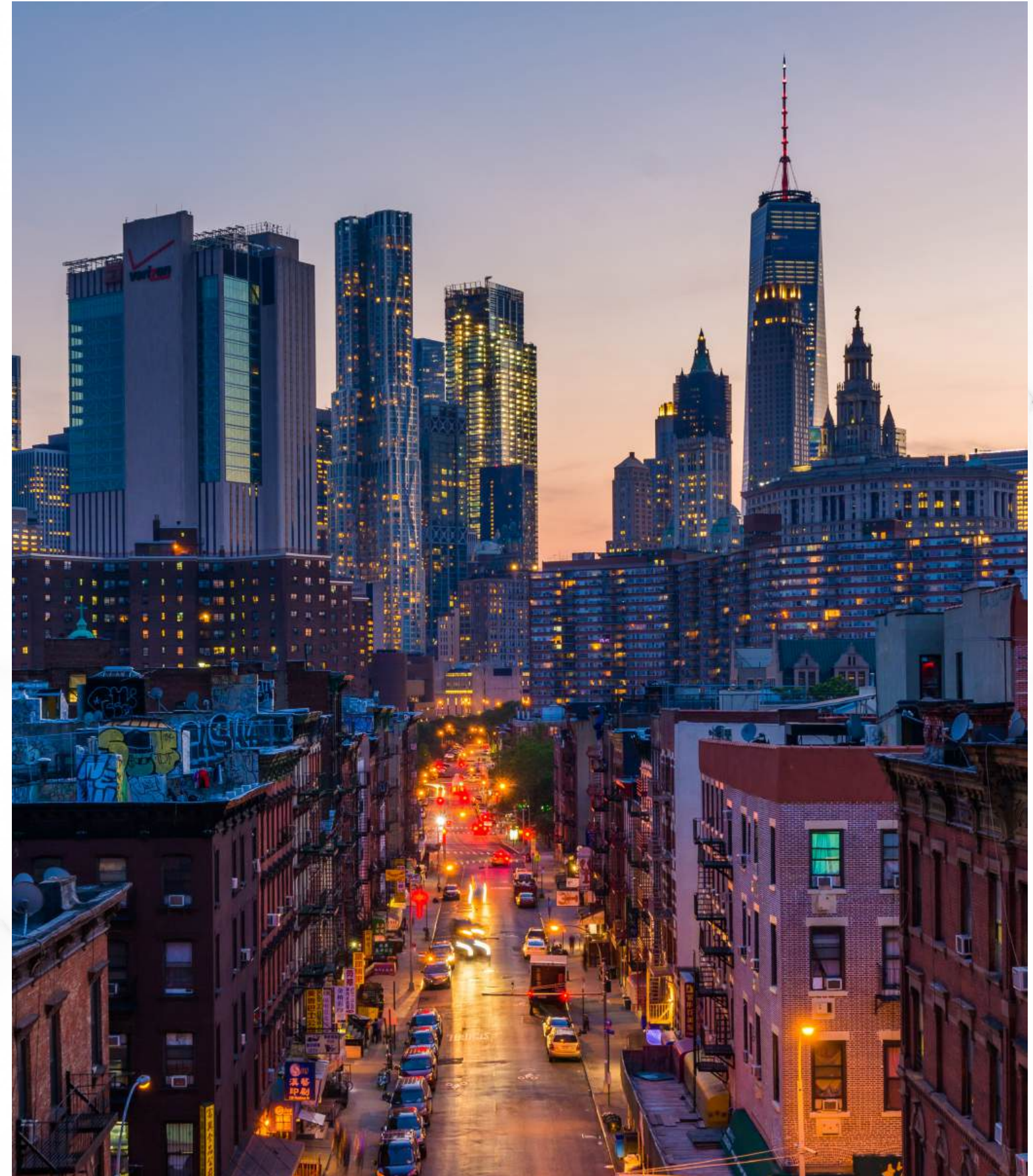
**THE LUDLOW
NEW YORK CITY**

**ESSEX
MARKET**

SHAKE  SHACK

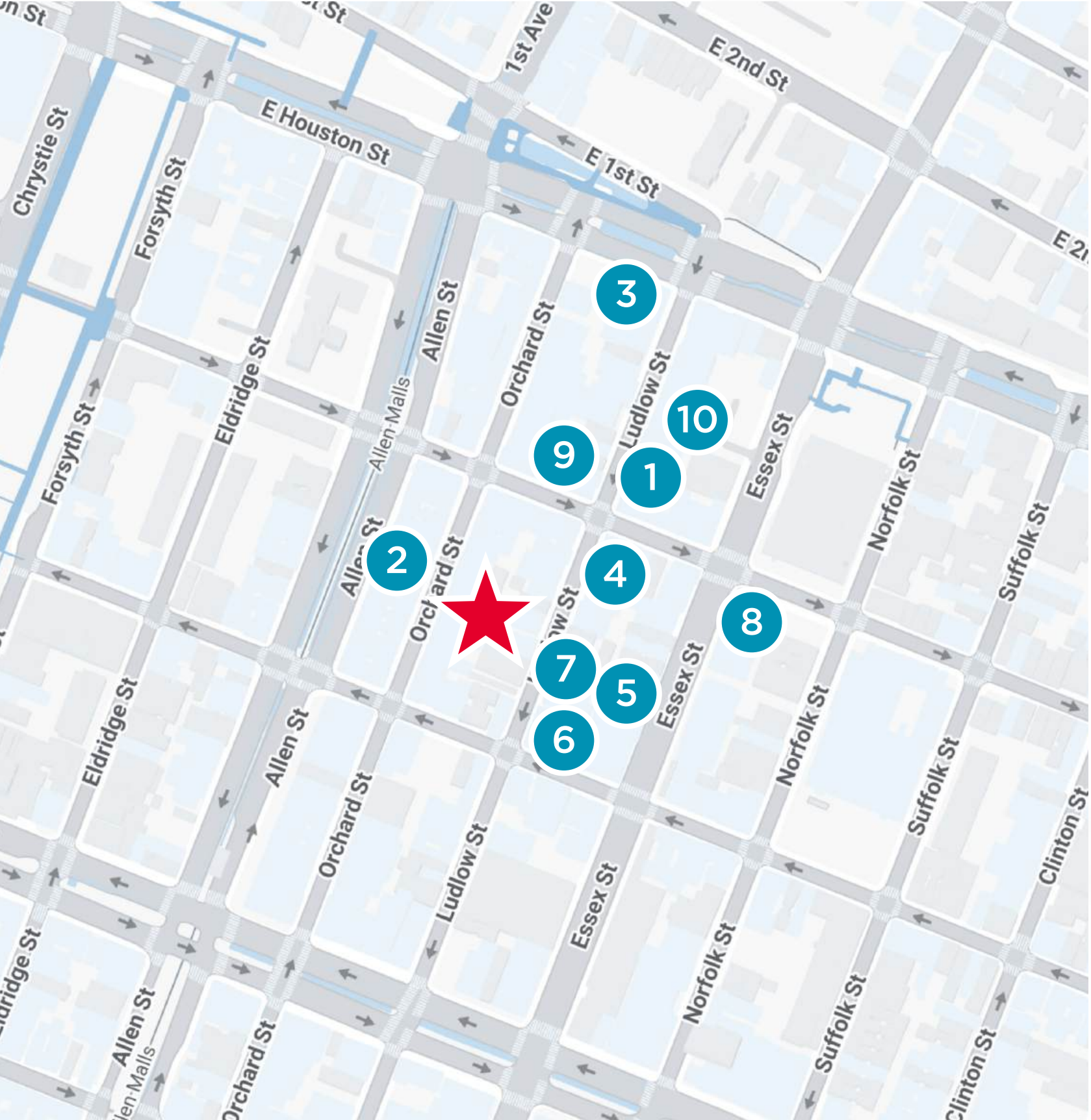
 **KATZ'S DELICATESSEN**
ESTABLISHED 1888

Assembly New York



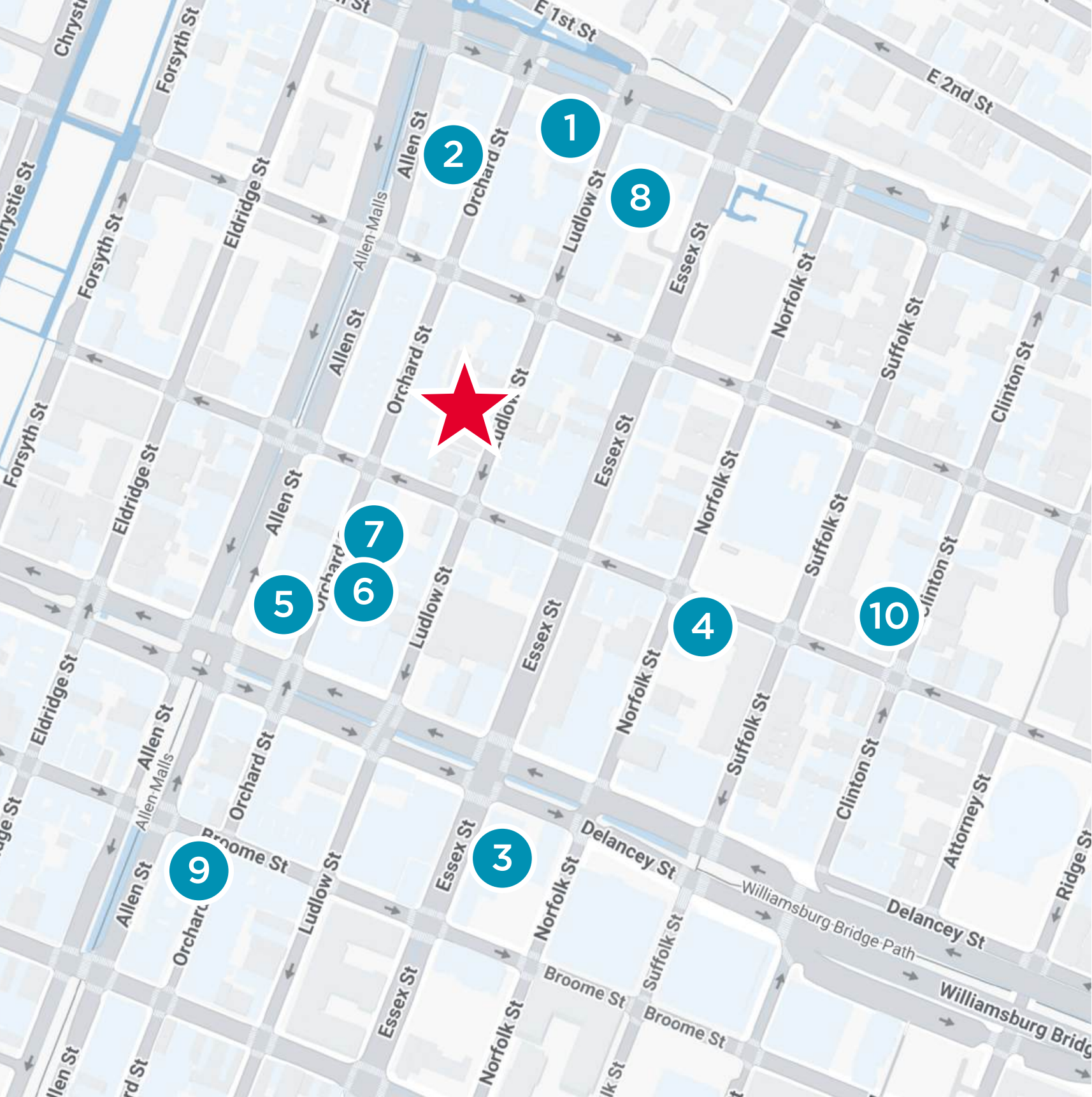
Shopping Destinations

1	Assembly New York
2	Self Edge
3	Marshalls
4	Reformation
5	Restocked
6	Edith Machinist
7	AKILA NY
8	BUCI
9	The Franke Shop
10	Dana Foley NYC



Restaurant Destinations

1	Katz's Delicatessen
2	Blue Ribbon Sushi Izakaya
3	Essex Market
4	Shake Shack
5	Wildair
6	Bar Contra
7	Russ & Daughters Cafe
8	Dirty French New York
9	Dudley's
10	Sixty Three Clinton



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