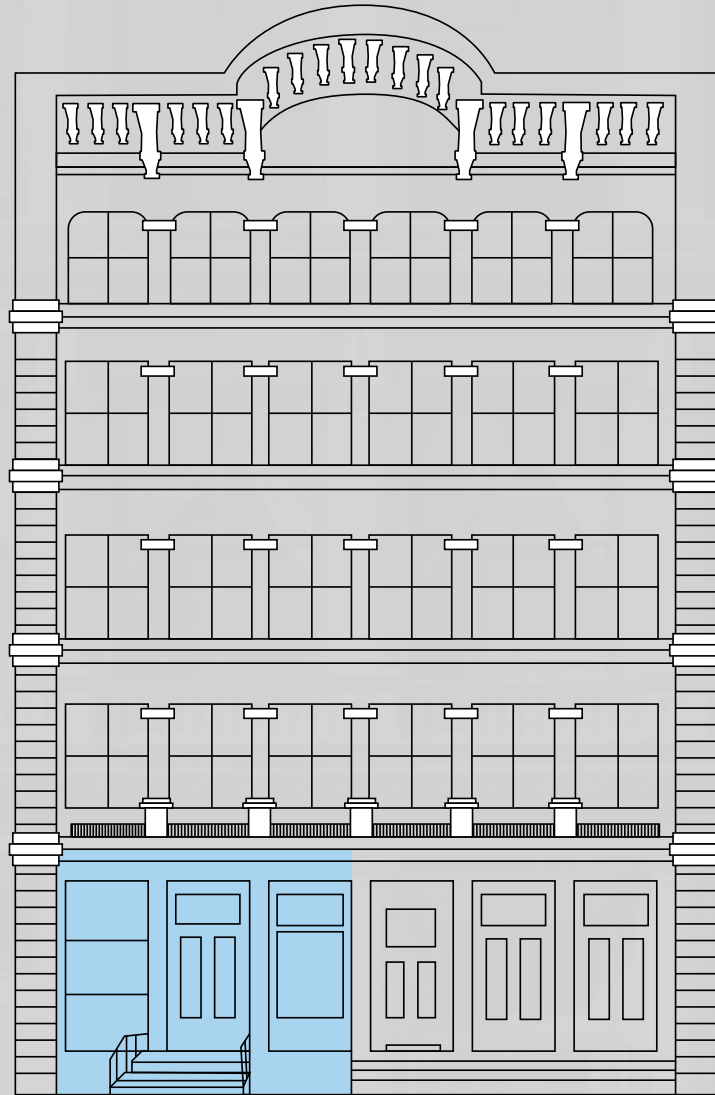


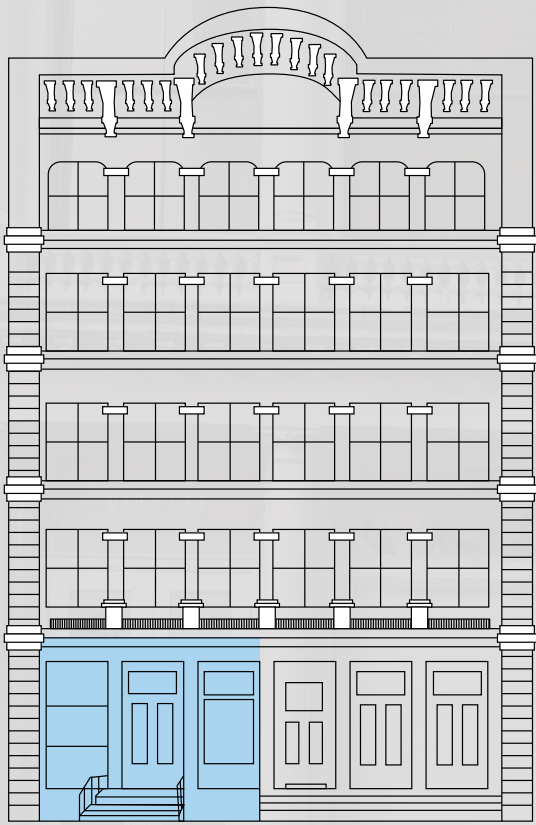
# 11 MERCER

RETAIL CONDOMINIUM



SOHO  
NEW YORK CITY





# INVESTMENT OVERVIEW

**Cushman & Wakefield** is pleased to exclusively present 11 Mercer Street, a retail condominium that offers a unique blank-canvas opportunity for a brand looking to plant their flag in SoHo – one of the most premier retail destinations in the world.

The space spans ±3,984 square feet and features 17-foot ceiling heights, creating an open feel for creative concepts. The ground floor will be delivered vacant, allowing a new owner the flexibility to create their exact vision for the property. Per the SoHo rezoning, the property's use can potentially be altered on the Certificate of Occupancy, offering buyers a range of potential uses for the space.

11 Mercer Street is nestled in SoHo, a location that continues to evolve and remains a highly sought-after destination for retail establishments, with ongoing projects and developments contributing to its allure. Retailers seeking a high-visibility space in a thriving commercial district will find this location ideal. Additionally, the property enjoys excellent foot traffic, thanks to the neighborhood's popularity among shoppers and tourists alike. Its proximity to the Mercer Street subway station ensures that customers have convenient access, enhancing the retail space's attractiveness to a diverse and dynamic clientele.

ASKING PRICE:  
**\$7,500,000**



# INVESTMENT HIGHLIGHTS



DELIVERED VACANT



20' OF FRONTAGE ALONG MERCER STREET



17' CEILING HEIGHTS



ADA COMPLIANT WITH A LIFT DIRECTLY TO STREET LEVEL

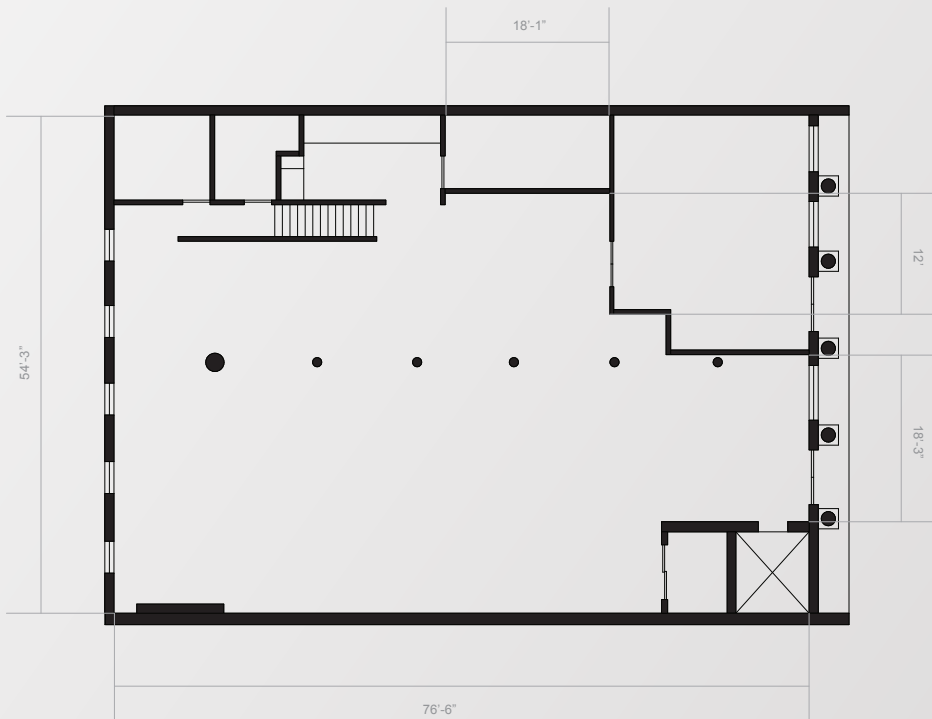


CURRENTLY FIT OUT WITH A FULL KITCHEN AND TWO RESTROOMS (ONE WITH A SHOWER)



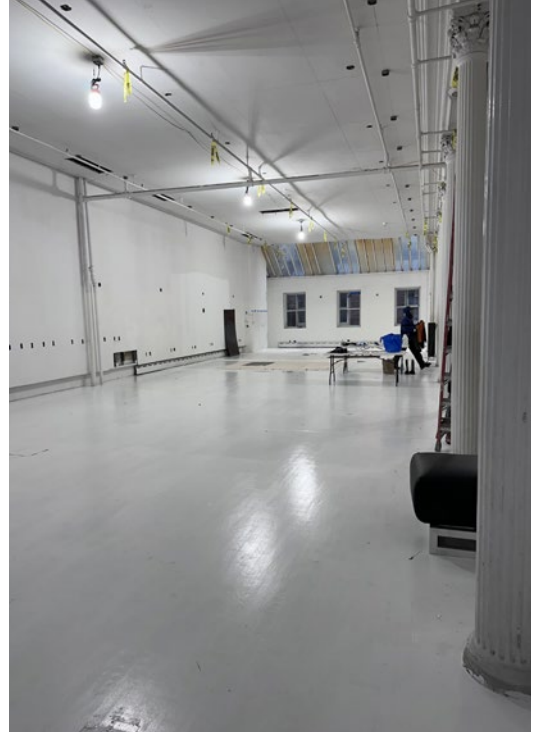
LOCATED IN SOHO, ONE OF NYC'S MOST PREMIER RETAIL DESTINATIONS

## FLOOR PLAN



# INTERIOR PHOTOS

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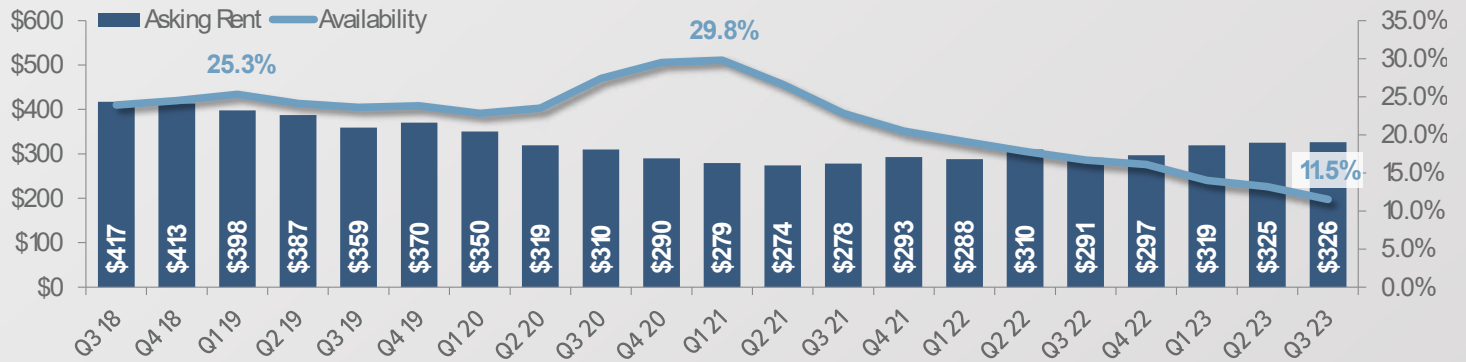


# SOHO | MARKET SNAPSHOT

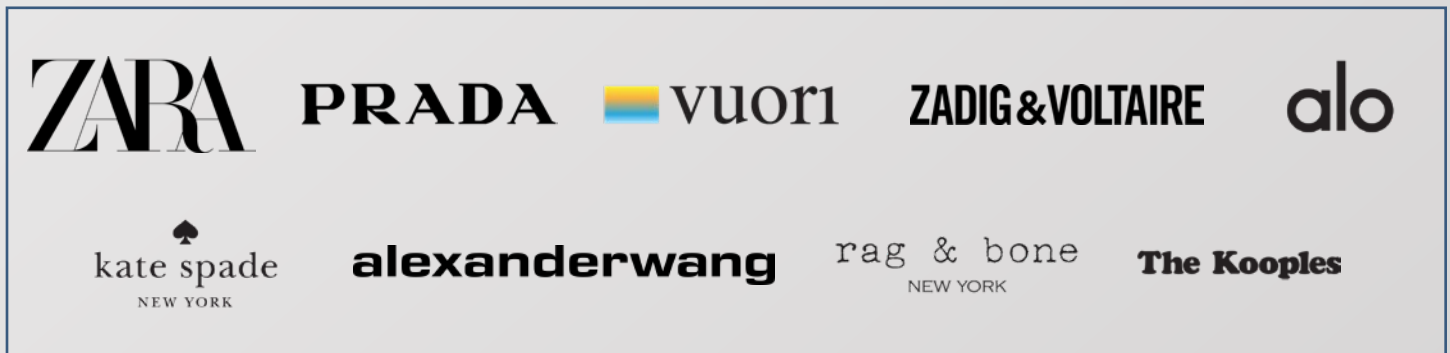
BROADWAY TO WEST BROADWAY, WEST HOUSTON STREET TO CANAL STREET

	Q3 23	Q3 22	DIFFERENCE
Overall Availability Rate	11.5%	16.7%	-5.2%
Direct Availability Rate	10.9%	15.9%	-5.0%
Sublease Availability Rate	0.6%	0.8%	-0.2%
Average Ground Floor Asking Rent (PSF)	\$326	\$291	+\$35
Average Ground Floor Size (SF)	3,134	3,072	+62 SF

5-YEAR HISTORIC AVAILABILITY RATE & AVERAGE GROUND FLOOR ASKING RENT



## NOTABLE CO-TENANCY ALONG MERCER STREET



# PROPERTY INFORMATION

Address	11 Mercer Street New York, NY 10013	
Block & Lot	230-1052	
Lot Dimensions	56.75' x 100'	
Lot SF	5,675	SF (approx.)

## BUILDING INFORMATION

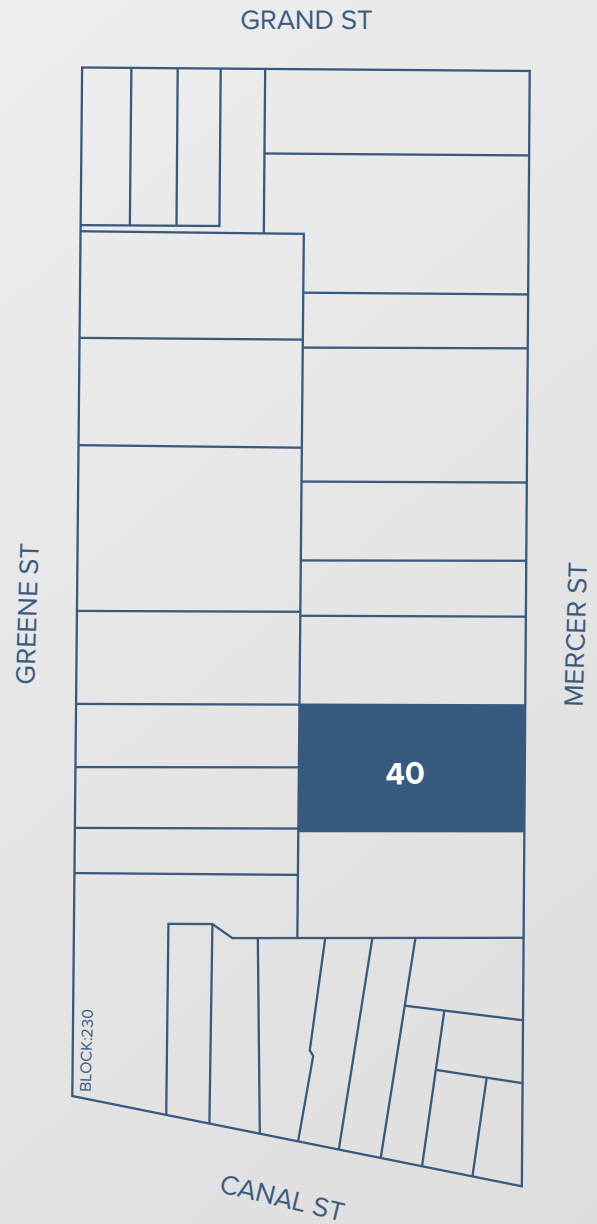
Property Type	Retail Condo	
Stories	Ground Floor	
Ceiling Heights	17'	
Above Grade Gross SF	3,984	SF (approx.)

## ZONING INFORMATION

Zoning:	M1-5/R7X
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## UNIT FINANCIAL INFORMATION (23/24)

Estimated Common Charges	\$40,046
Annual Tax:	\$185,934

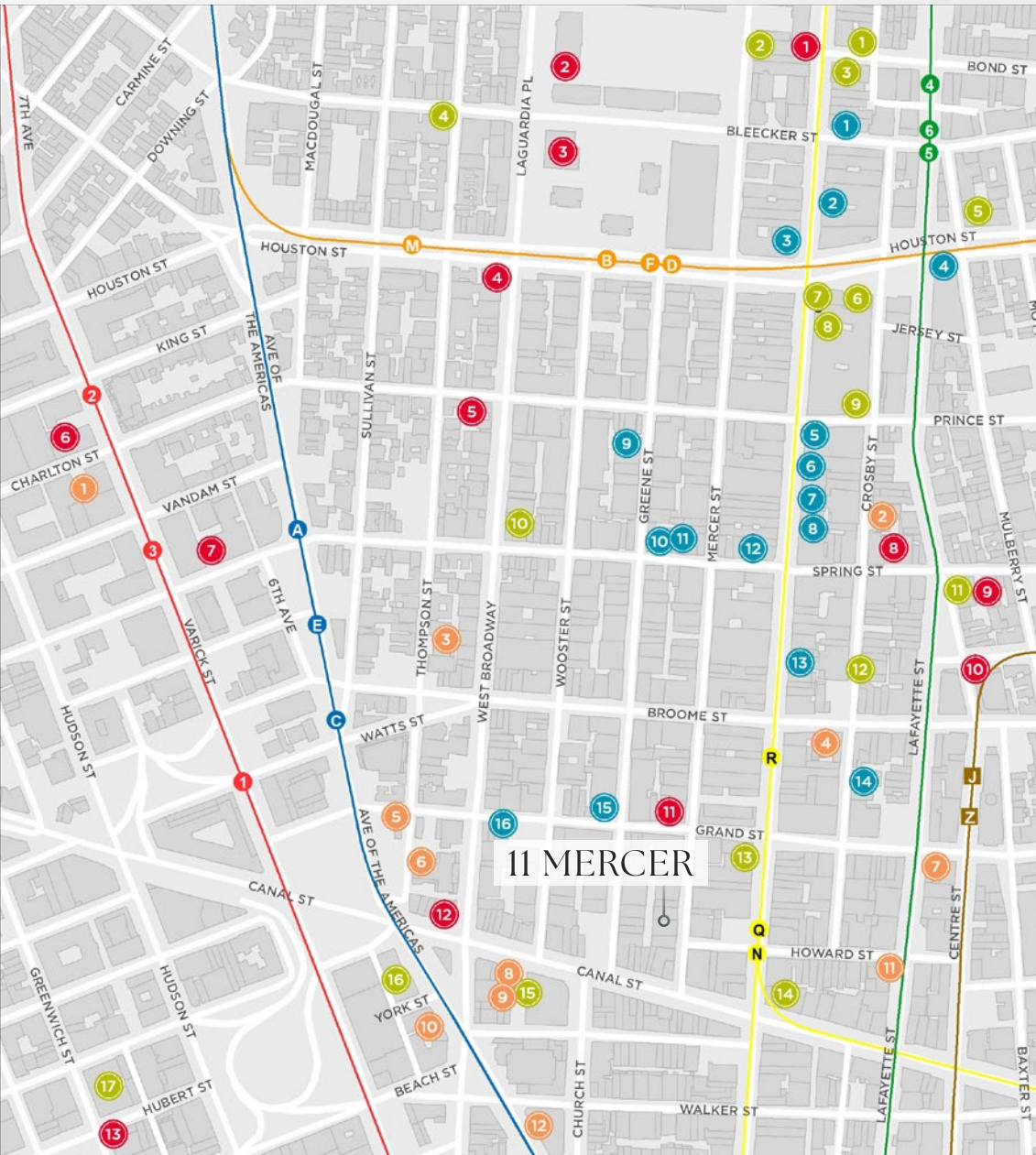


# SOHO

11 MERCER STREETSCAPE

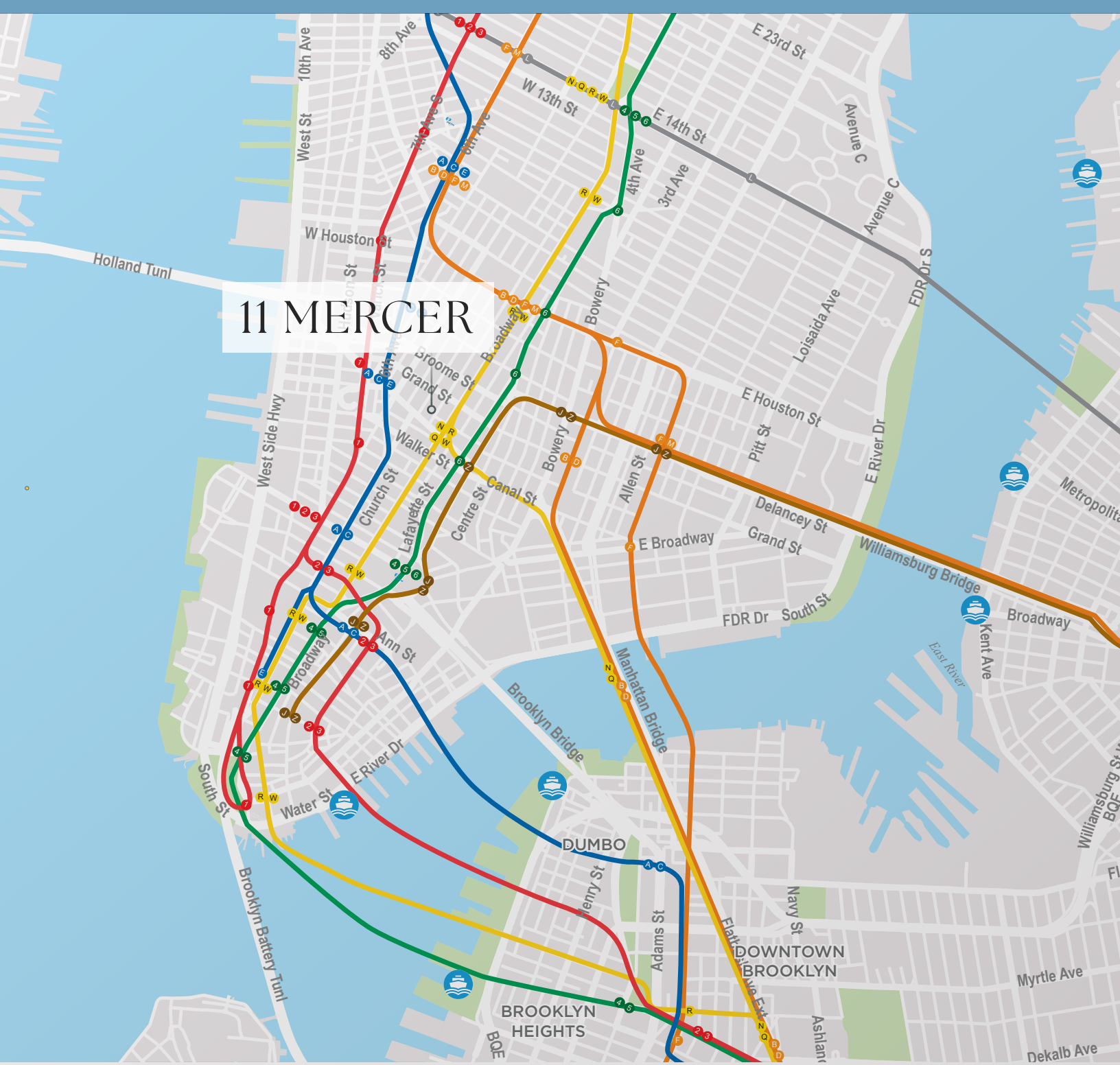


# AMENITIES MAP

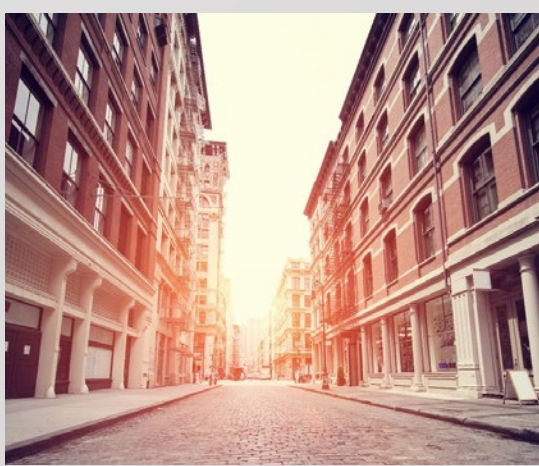
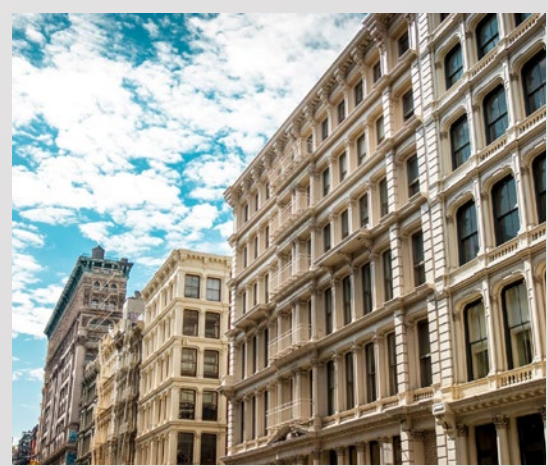
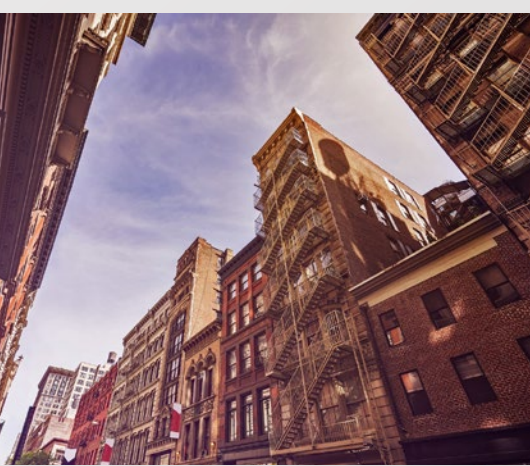


- Restaurants & Grocery Stores
  - 1 Starbucks
  - 2 BareBurger
  - 3 Morton Williams Supermarkets
  - 4 Starbucks
  - 5 Juice Press
  - 6 Dunkin' Donuts
  - 7 Trader Joe's
  - 8 Chipotle Mexican Grill
  - 9 Chopt Creative Salad
  - 10 sweetgreen
  - 11 Le Pain Quotidien
  - 12 Dunkin' Donuts
  - 13 sweetgreen
- Hotels
  - 1 Four Points By Sheraton
  - 2 Crosby St Hotel
  - 3 SIXTY SoHo Hotel
  - 4 The Broome Hotel
  - 5 The James New York
  - 6 Soho Grand Hotel Ascend Hotel Collection
  - 7
  - 8 Sheraton Tribeca Sheraton Hotels & Resorts
  - 9 Hilton Garden Inn
  - 10 Design Hotels
  - 12 The Roxy Hotel
- Health & Fitness
  - 1 Equinox Fitness Clubs
  - 2 Sports Clubs Network
  - 3 CrossFit
  - 4 CVS
  - 5 MinuteClinic
  - 6 24 Hour Fitness
  - 7 Duane Reade
  - 8 Intelligentsia Coffee
  - 9 Equinox Fitness Clubs
  - 10 The Bar Method
  - 11 Duane Reade
  - 12 SoulCycle
  - 13 YogaWorks
  - 14 UFC Gym
  - 15 Planet Fitness
  - 16 Barry's Bootcamp
  - 17 Flywheel
- Retail
  - 1 Kith
  - 2 Best Buy
  - 3 Crate and Barrel
  - 4 REI
  - 5 Converse
  - 6 ALDO
  - 7 UNIQLO
  - 8 Steve Madden
  - 9 Jimmy Choo
  - 10 Adidas US
  - 11 Frye
  - 12 Nike
  - 13 Bloomingdale's
  - 14 Bonobos
  - 15 Acne Studios
  - 16 Lucky Strike





# 11 MERCER



# CERTIFICATE OF OCCUPANCY

H. Evans & Co. Inc. N.Y.C.

THE CITY OF NEW YORK

ALT 100463099



## DEPARTMENT OF BUILDINGS CERTIFICATE OF OCCUPANCY

BOROUGH MANHATTAN

DATE: AUG 25 1997 NO.

113270

This certificate supersedes C.O. NO

ZONING DISTRICT M1-5B

THIS CERTIFIES that the ~~WORK~~—altered—~~WORK~~—building—premises located at  
9-13 MERCER STREET

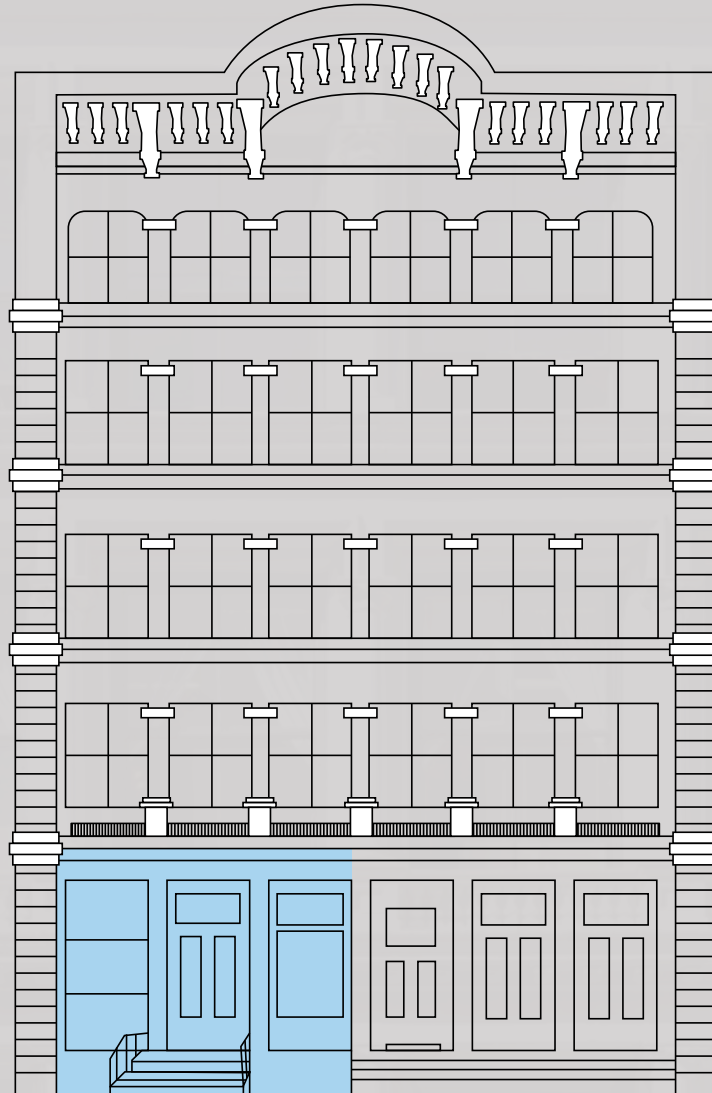
Block 230 Lot 40

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN.

### PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS PER SQ FT	MAXIMUM NO OF PERSONS PERMITTED	ZONING Dwelling OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
CELLAR	100						BOILER ROOM, STORAGE
1ST FLOOR	100	20			6C		ART GALLERY
2ND FLOOR	100		1	1	17D		JOINT LIVING WORK QUARTERS
3RD FLOOR	100		1		17D		JOINT LIVING WORK QUARTERS
4TH FLOOR	100		2	3	17D		JOINT LIVING WORK QUARTERS
5TH FLOOR	100		2	2	17D		JOINT LIVING WORK QUARTERS

# 11 MERCER



## FOR ADDITIONAL INFORMATION, PLEASE CONTACT EXCLUSIVE AGENT

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