



31 EAST 17TH STREET

RETAIL STOREFRONT | 2,000 SF FRONTING UNION SQUARE PARK

31 East 17th Street

Between Broadway & Park Avenue South

Available

Ground: 2,000 sf - Expandable to 2,700 sf

Ceiling Ht.: 12-feet

Possession: Immediate

Rent: Call or email for details

Comments

- High foot-traffic and high-volume tourist area at the foot of Union Square Park - currently an AT&T cellular store
- Excellent access via Union Square transportation hub's **L 4 5 6 N Q R W** subway lines — the 4th busiest subway station in NYC
- Steps away from the 270-key W Hotel Union Square
- Neighborhood boasts 72,000 residents, 145,000 workers, and 90,000 students attending area universities
- Join area tenants Barnes & Noble, Sephora, Venchi, Bluemercury, Bonobos, Burlington, Whole Foods, DSW, Petco, Sweetgreen, Dunkin', Juice Generation, Paragon Sports, Dr. Martens, Nordstrom Rack, Duane Reade, Breads Bakery, Ole & Steen, Crate & Barrel and many more

By the Numbers

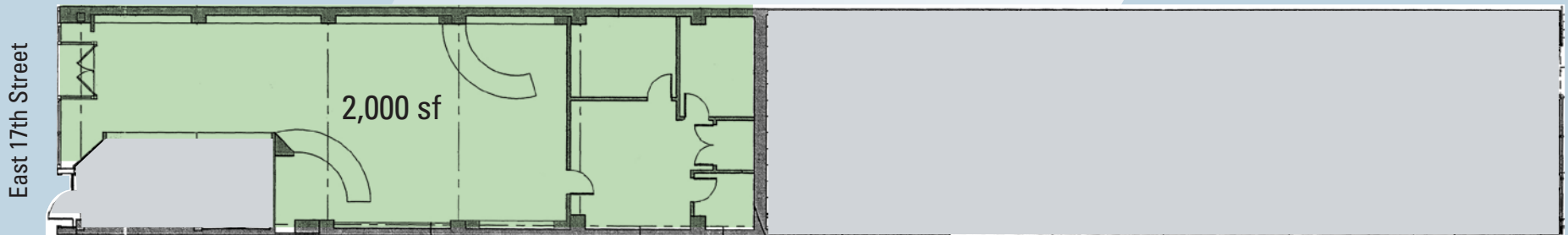
Retail Retail
3,065
1 Mile Radius

Daily Pedestrians
360,000
During peak season

Subway Ridership
25,000,000
Annually



Floor Plan



(Plans for descriptive purposes only; not to scale.)



THE TECH & LIFESTYLE HUB

“Union Square is the top NYC destination for residents, employees, students and tourists.”

“Steps from NYU, The New School, Benjamin N. Cardozo School of Law and Parsons School of Design.”



BANANA REPUBLIC sweetgreen SOULCYCLE **REPUBLIC**
UNTUCKIT **SPERRY** **ZARA**
 Calzedonia Intimissimi Everything but Water Throwdown Fitness union park events Mission Ceveche (online) AI Vicoletto Edo Sushi Midoriya Market Little's Juice Press Tompkins Square Englebar Claire's Venchi Chocolate Verizon

BONOBOS **J-CREW** **ARITZIA** **ANTHROPOLOGIE**
 Journelle Beads of Paradise Rainbow Falafel knotel Barn Joo
 Union Square Green Market
 Grit Boxing TsuruTonTan UDONHOLE

COACH Breads Bakery Sweet Chick Chase Joe Coffee
 Free People **citibank** NYU
 Glowbar PAPER SOURCE Warby Parker Rookies USA

City National Bank **Citizens** **SKECHERS**
 The Well Dermatology LIDS
CHASE Garden of Eden Pressed Juicery Le Café Coffee ShaShaMa Art Space **STAPLES**
REBEL Crossfit Union Square Reebok

CVS Amalgamated Bank City Streets Nature Republic Spiderhands **AMALGAMATED BANK**
 Sephora (new) **WHOLE FOODS** DSW **Capital One**
 Ichiba Ramen Bar 13 Basics Plus Be Juice Bar **Santander**
 Rehoboth Spa Luke's Lobster Little Italy Pizza

fresh Juice Generation
Dr. Martens SCOTCH & SODA **CHIPOTLE** **at&t** **BARNES & NOBLE**
 SITE

E. 18TH ST.
E. 17TH ST.
E. 16TH ST.
E. 15TH ST.
E. 14TH ST.
E. 13TH ST.

UNION SQUARE WEST **UNION SQUARE EAST**

Farmers Market
 60,000 Daily Shoppers

L 4 5 6
N Q R W
 25 MM
Subway Riders Annually

UNION SQUARE PARK

UNIVERSITY PLACE **BROADWAY** **4TH AVENUE**

citibank **DUANE READE** **rack** **BEST BUY**
WELLS FARGO **Zero Irving** **NYU**
 Le Café Coffee Cava Dos Toros **PLNT Burger** **FIVE NAPK**

PF Chang's **CHASE** **zumiez** **HYATT** **Dig Inn**
Starbucks **COHEN'S** **FORBIDDEN PLANET**

PARK AVE. SOUTH

CVS Fraiche Maxx
 Irvington Bar & Restaurant Seahorse
 W Hotel NYU Graduate School 2024

petco Coming Soon
 Wok to Walk **DUNKIN' DONUTS**
 ICHABOD'S

E. 16TH ST.
Vitamin Shoppe
 Raymour & Flanigan FURNITURE

E. 15TH ST.
Starbucks **GNC** GENERAL NUTRITION CENTERS
Panera BREAD Paresa
AT&T Sticky's Finger Joint **TARGET**



For further information and/or inspection contact:

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