



159 2nd Ave

159 2nd Ave, New York, NY 10003



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159 2nd Ave

\$195.00 /SF/YR

Located at the bustling corner of 10th Street and 2nd Avenue, 159 2nd Avenue offers prime first-floor retail space at the base of an 18-unit, seven-story multifamily residential building in the East Village. The retail tenant will benefit from exceptional frontage with high visibility and heavy pedestrian traffic. A full basement for storage and additional operational flexibility, as well as ventilation equipped for restaurant use, make this space an excellent choice for...

- 159 2nd Avenue presents prime, first-floor retail space at the vibrant corner of 10th Street and 2nd Avenue in New York City's East Village.
- Located across from Abe Lebewohl Park within convenient walking distance to multiple subway lines, providing easy access for customers and employees.
- Situated at the base of an 18-unit, seven-story multifamily residential building, providing exceptional frontage, high visibility, and foot traffic.
- Capitalize on this opportunity with a full basement and ventilation equipped for restaurant use in one of Manhattan's most sought-after areas.



Rental Rate:	\$195.00 /SF/YR
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Property Type:	Multifamily
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Property Subtype:	Apartment
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Year Built:	1940
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Walk Score ®:	100 (Walker's Paradise)
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Transit Score ®:	100 (Rider's Paradise)
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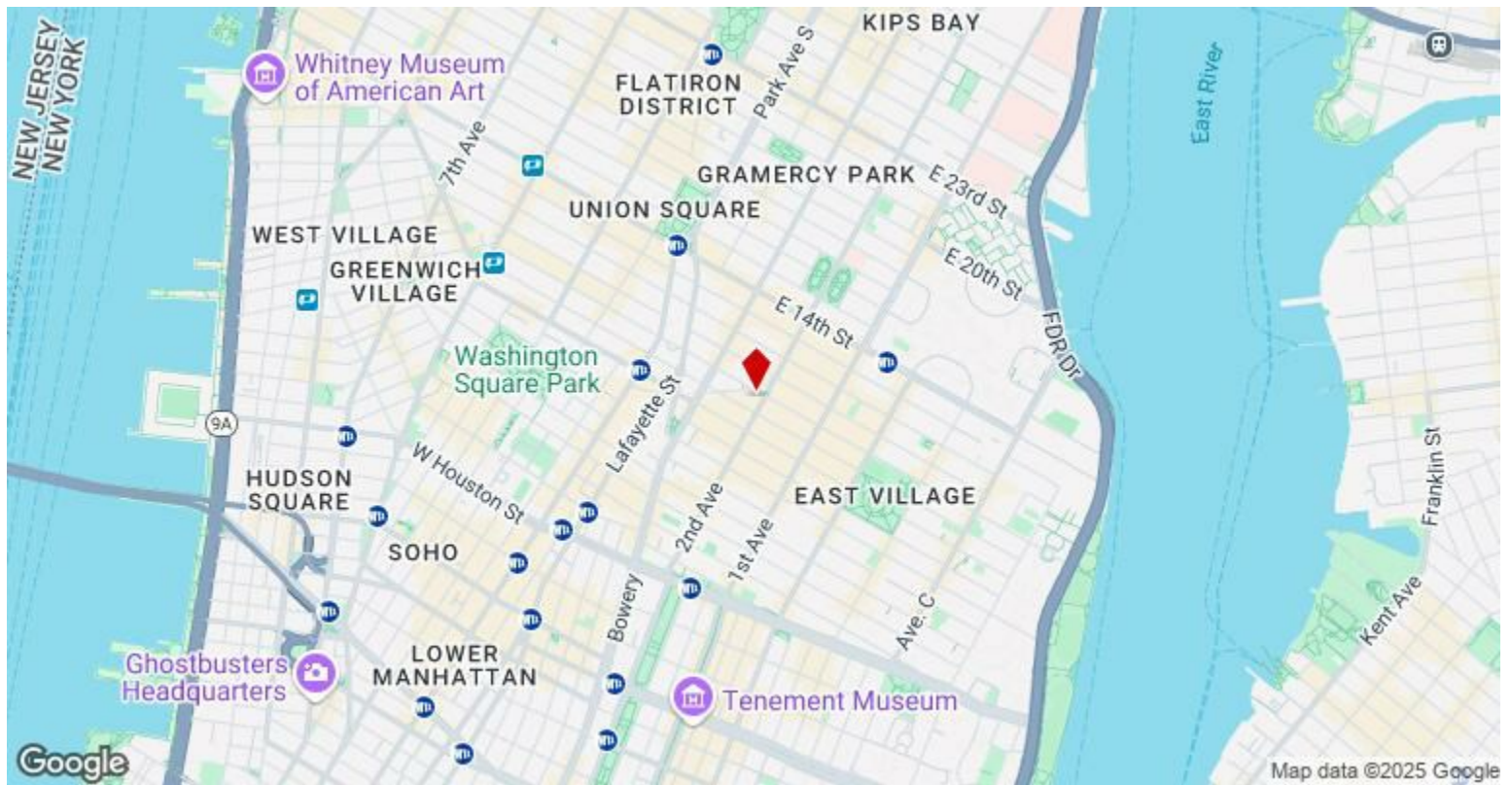
Rental Rate Mo:	\$16.25 /SF/MO
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1st Floor

Space Available	1,200 SF
Rental Rate	\$195.00 /SF/YR
Date Available	Now
Service Type	TBD
Space Type	Relet
Space Use	Retail
Lease Term	5 - 15 Years

Brokers are protected, and the asking rent for this lease is \$19,500 per month.



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Enhancing affordability in this sought-after neighborhood, building tenants receive reduced leasing costs as the property is managed directly by the owner. The East Village's vibrant community, proximity to NYU, and strong pedestrian activity make 159 2nd Avenue an ideal location for retailers and restaurateurs seeking to establish or expand in Manhattan.

Conveniently located near multiple subway lines, this space ensures easy access for customers and employees alike. Abe Lebewohl Park, located directly across the street, offers a pleasant outdoor environment. The neighborhood's dense population — approximately 611,900 residents within a two-mile radius — and average household income of \$142,264 per year further reinforce 159 2nd Avenue's strong business potential.

Property Photos



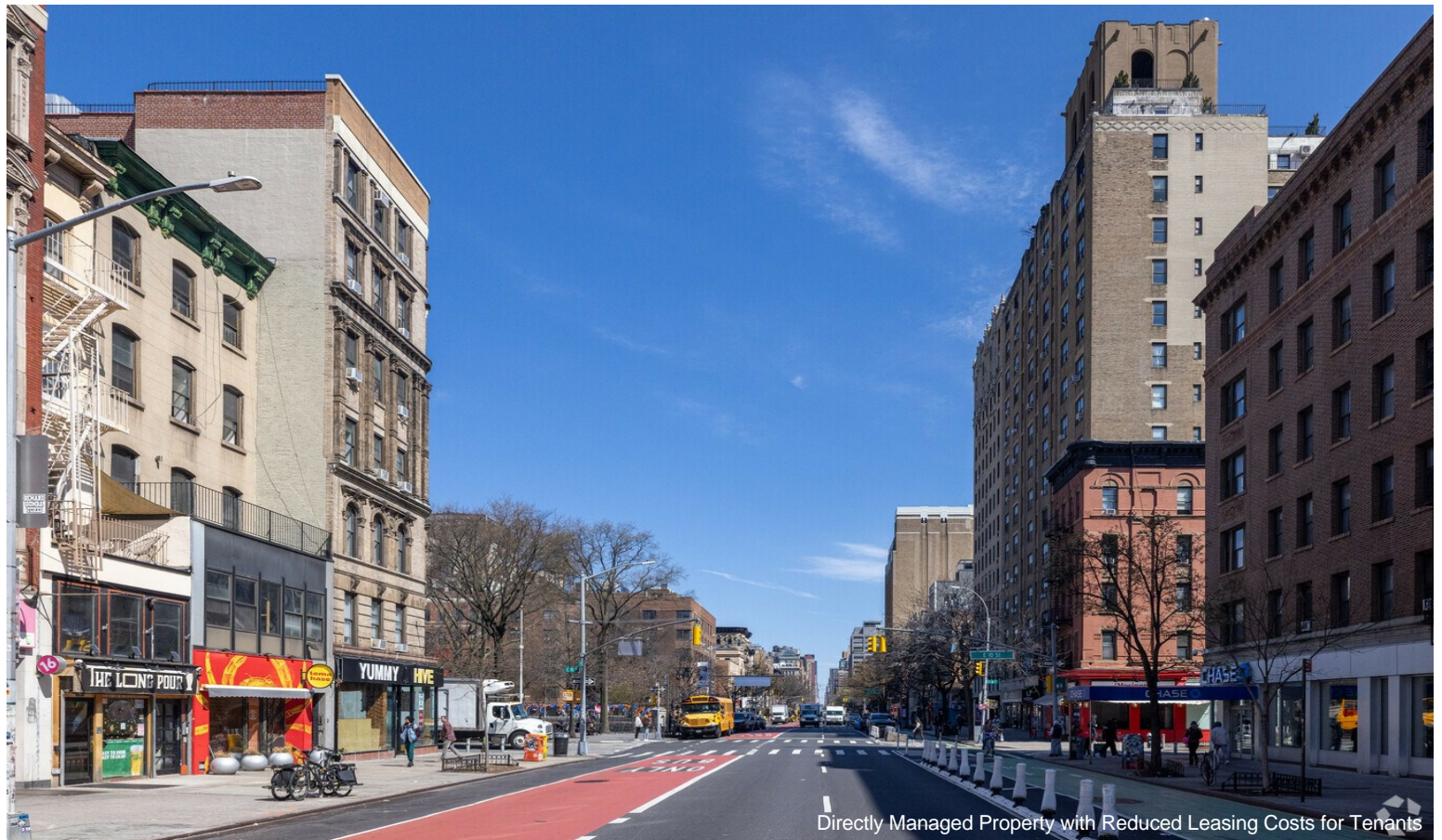
Property Photos



Property Photos



Establish or Expand Your Business in a Prime Location



Directly Managed Property with Reduced Leasing Costs for Tenants