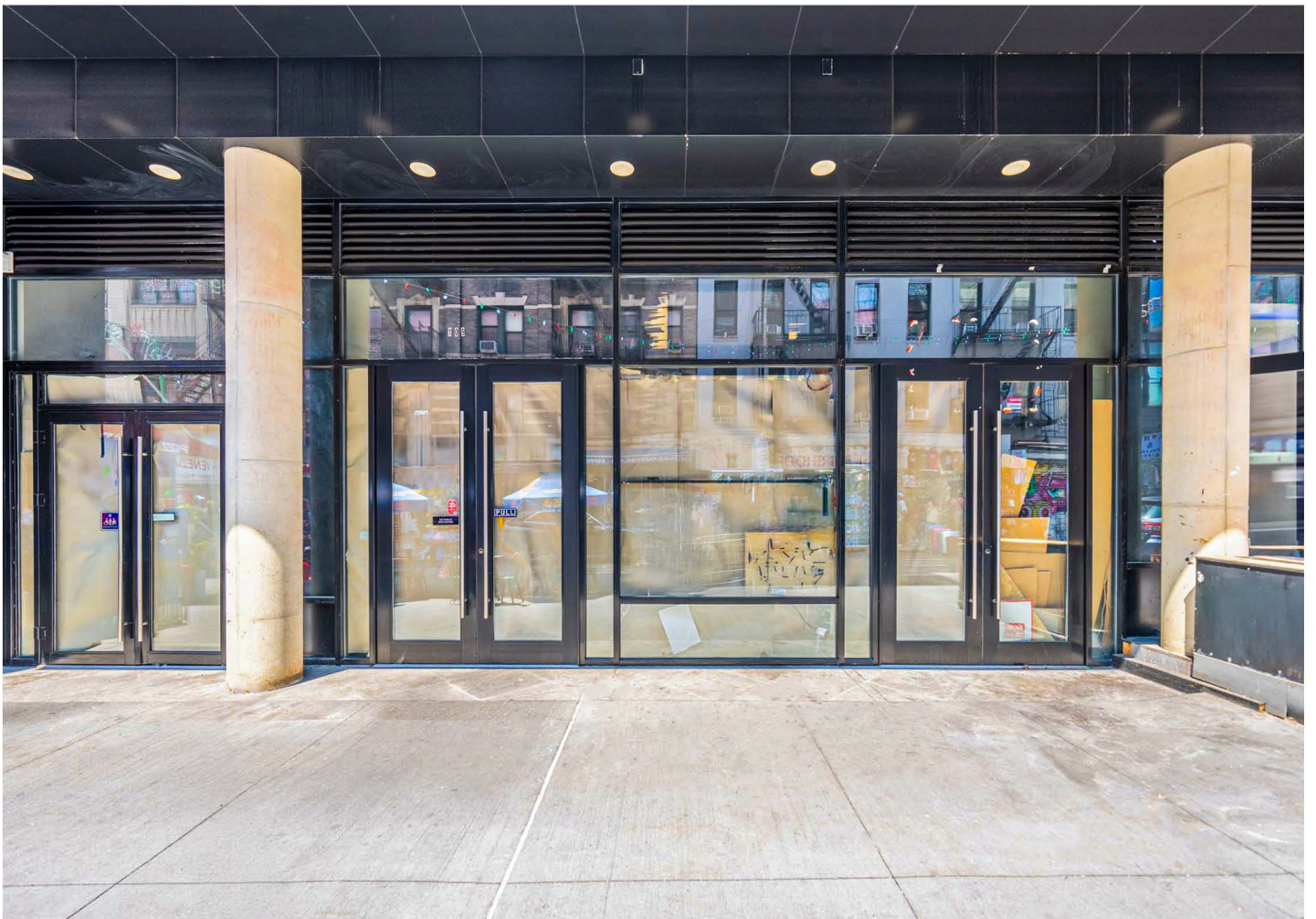


# 109-111 Mulberry New York, NY 10013



RETAIL SPACE

Asking Rent - \$36,000



*Commercial Restaurant Retail Space For Lease*

Richard Wong / (212) 300-6412 ext.222 / richardwong@opgny.com

# 109-111 Mulberry,

NEW YORK, NY 10013

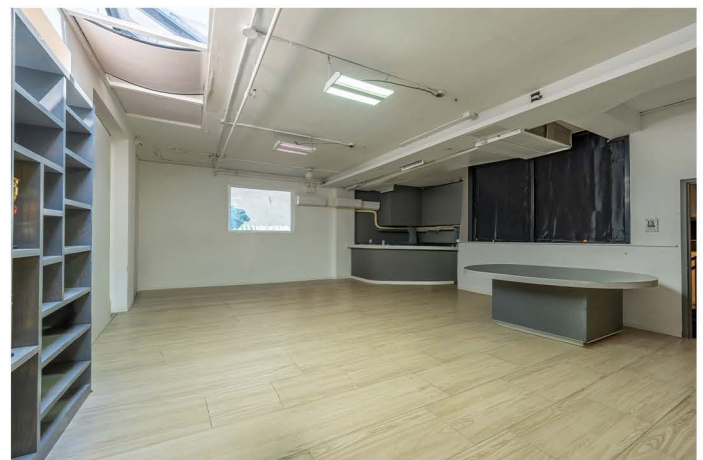
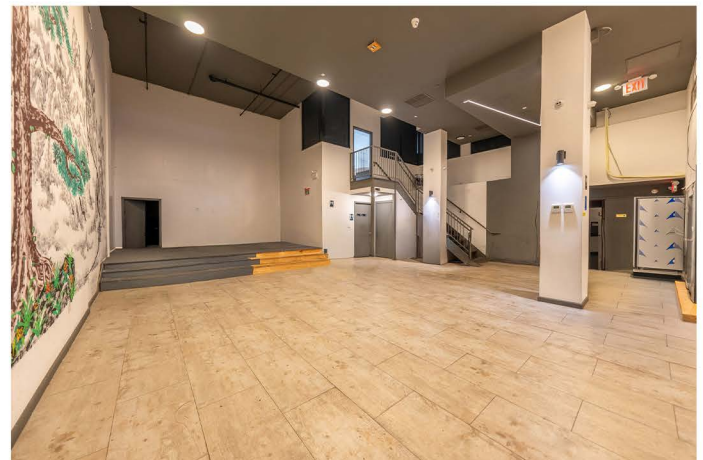
RETAIL SPACE

## PROPERTY DESCRIPTION

Located in the heart of Little Italy, this rare new construction TURNKEY RESTAURANT opportunity offers approximately 5,300 square feet of prime space on bustling Mulberry Street, with an impressive 35 feet of street frontage. This high-visibility location benefits from exceptionally high pedestrian foot traffic and sits among some of Manhattan's most iconic dining and shopping destinations.

The space features soaring 17-foot ceilings on the ground floor and a 10-foot ceiling mezzanine level, allowing for dramatic interior buildouts and flexible use. Built with modern infrastructure, the property is fully vented and restaurant-ready, complete with a gas line and meter already in place, brand new HVAC system, and up to 700 AMPs of power—ideal for food and beverage concepts or other power-intensive uses. Build-to-suit and subdivision options are available, making this an excellent flagship opportunity for retailers or restaurateurs seeking a dynamic, high-traffic Manhattan location.

This is a truly exceptional chance to establish a presence in one of New York City's most vibrant neighborhoods.



## CONTACT



**RICHARD W. WONG**

Licensed Associate Broker

Oxford Property Group

[richardwong@opgny.com](mailto:richardwong@opgny.com)

(212) 300-6412 ext.222



# 109-111 Mulberry,

NEW YORK, NY 10013

RETAIL SPACE

## PROPERTY INFORMATION

Space	4000 SF
Possesion	Immediate
Ceiling Heights	17 FT
Mezzanine	1,300 SF
Subdivision	Available
Neighborhood	In the heart of Little Italy

## NEIGHBORHOOD

**14 CITYBIKE  
STATIONS**



**150,000  
MONTHLY  
VISITORS**



**OVERLY  
CROWDED  
FESTIVALS**



**50,000  
NEIGHBORHOOD  
RESIDENTS**



## CONTACT



**RICHARD W. WONG**

Licensed Associate Broker

Oxford Property Group

[richardwong@opgny.com](mailto:richardwong@opgny.com)

(212) 300-6412 ext.222

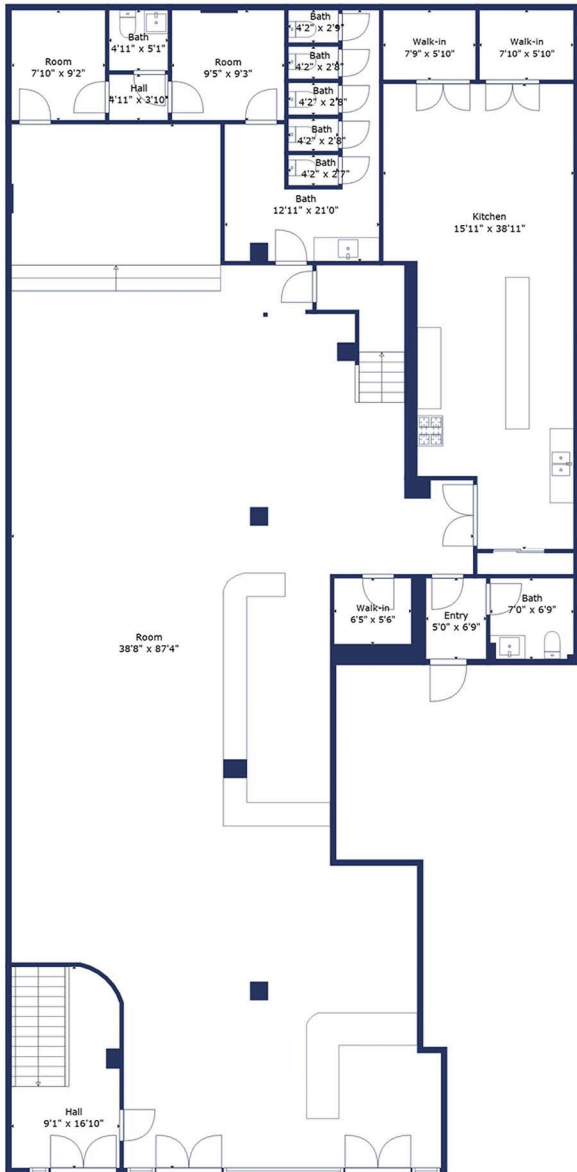


# 109-111 Mulberry,

NEW YORK, NY 10013

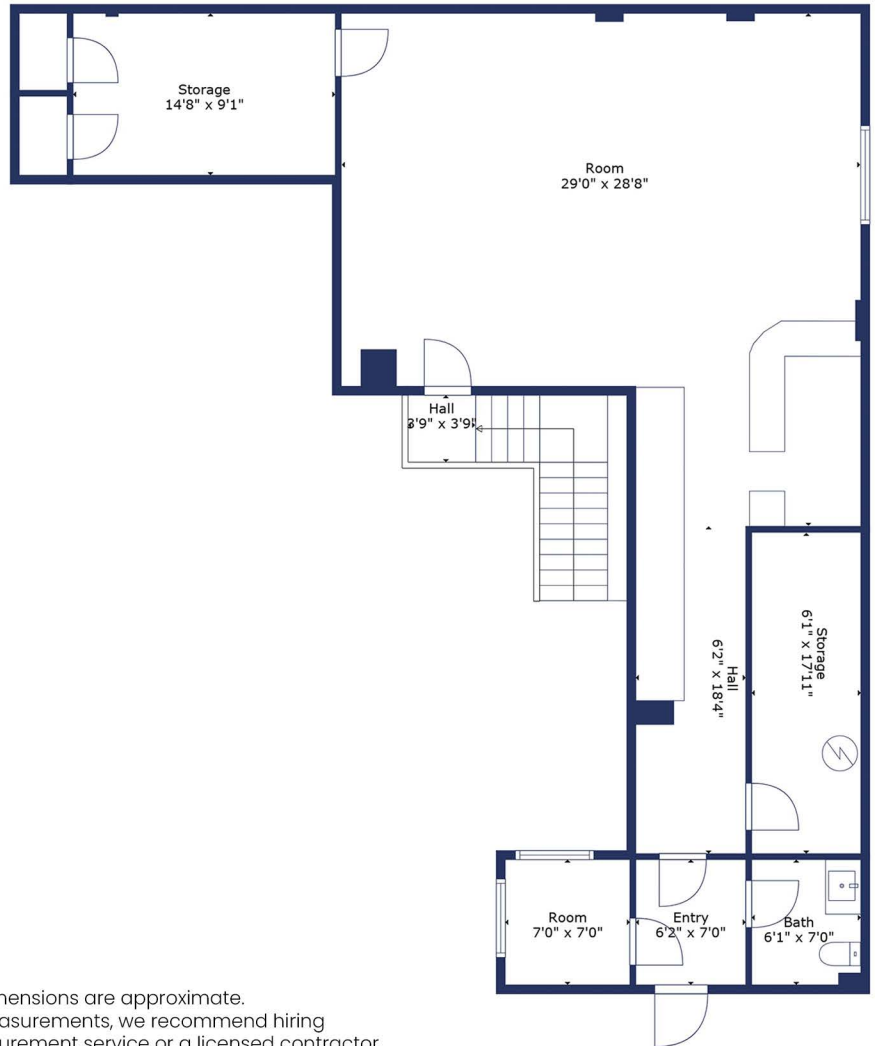
RETAIL SPACE

## 1st Floor



## FLOORPLAN

## 2nd Floor



All dimensions are approximate.  
For precise measurements, we recommend hiring a professional measurement service or a licensed contractor.

## CONTACT



**RICHARD W. WONG**  
Licensed Associate Broker  
Oxford Property Group  
richardwong@opgny.com  
(212) 300-6412 ext.222

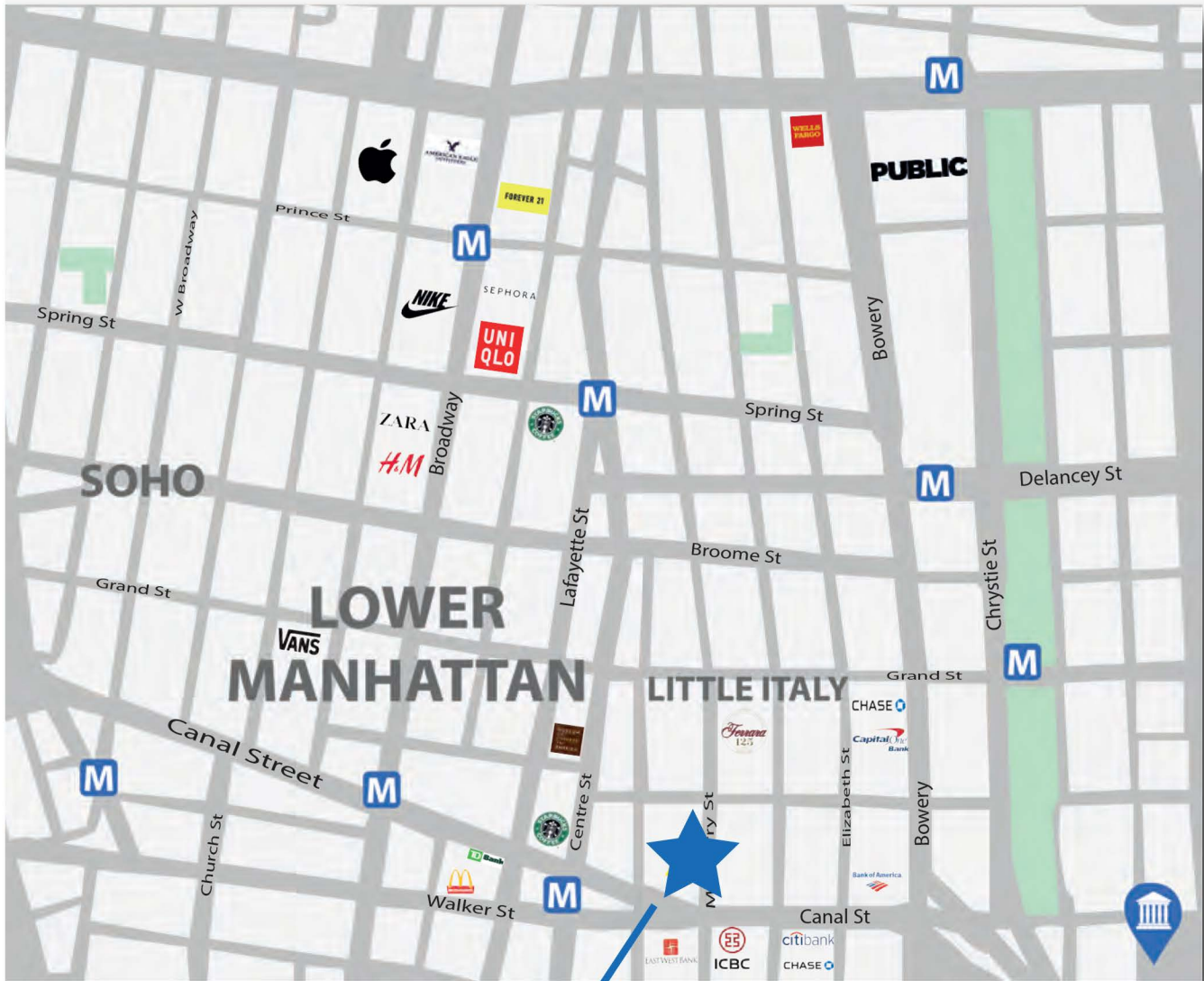


# 109-111 Mulberry,

NEW YORK, NY 10013

RETAIL SPACE

## MAP



**109-111 Mulberry, New York, NY 10013**

### CONTACT



#### **RICHARD W. WONG**

Licensed Associate Broker

Oxford Property Group

[richardwong@opgny.com](mailto:richardwong@opgny.com)

(212) 300-6412 ext.222



# 109-111 Mulberry,

NEW YORK, NY 10013



**FOR ADDITIONAL INFORMATION PLEASE CONTACT**



**Richard W. Wong**

Oxford Property Group

(212) 300-6412 ext.222

[richardwong@opgny.com](mailto:richardwong@opgny.com)