# 317 Grand Street | LOWER EAST SIDE NEW YORK, NY







Location:	Between Allen St and Orchard St
Ground Floor:	644 sf (currently Good Locksmith)
Cellar:	250 sf
Ceiling Height:	11 ft
Frontage:	13 ft on Grand St

# **Highlights**:

- Retail space with strong co-tenancies; charming boutique clothing stores and well-known eateries
- Landlord will deliver the space in vanilla-box with HVAC in good-working condition
- **B** D trains located three blocks away at Grand Street Station with over 5.82mm annual ridership (2023)
- **FMJZ** trains located four blocks away at Delancey St-Essex St Station with over 7.08mm annual ridership (2023)
- Dry use is highly preferred
- Non-vented food use would be considered depending on the concept and business track record
- Cannabis retail NOT permitted
- Available March 1, 2025

**Contact Exclusive** Leasing Broker:

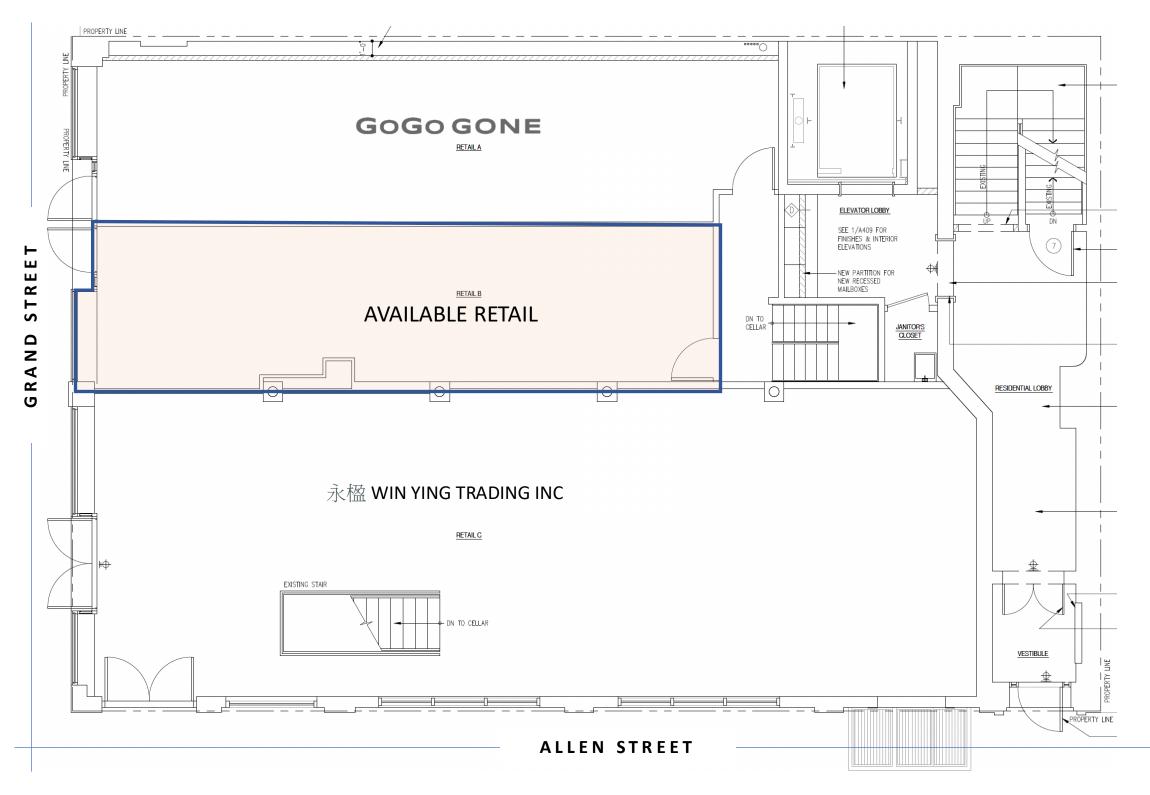
**Keat Chew** keat@kineticreg.com 347.571.3338

All information is from sources deemed reliable. No representation is made, and we do not guarantee the accuracy of any information provided. All information must be independently verified. The value of any real estate investment is dependent on a variety of factors and should be evaluated carefully by prospective purchasers/ or tenants.





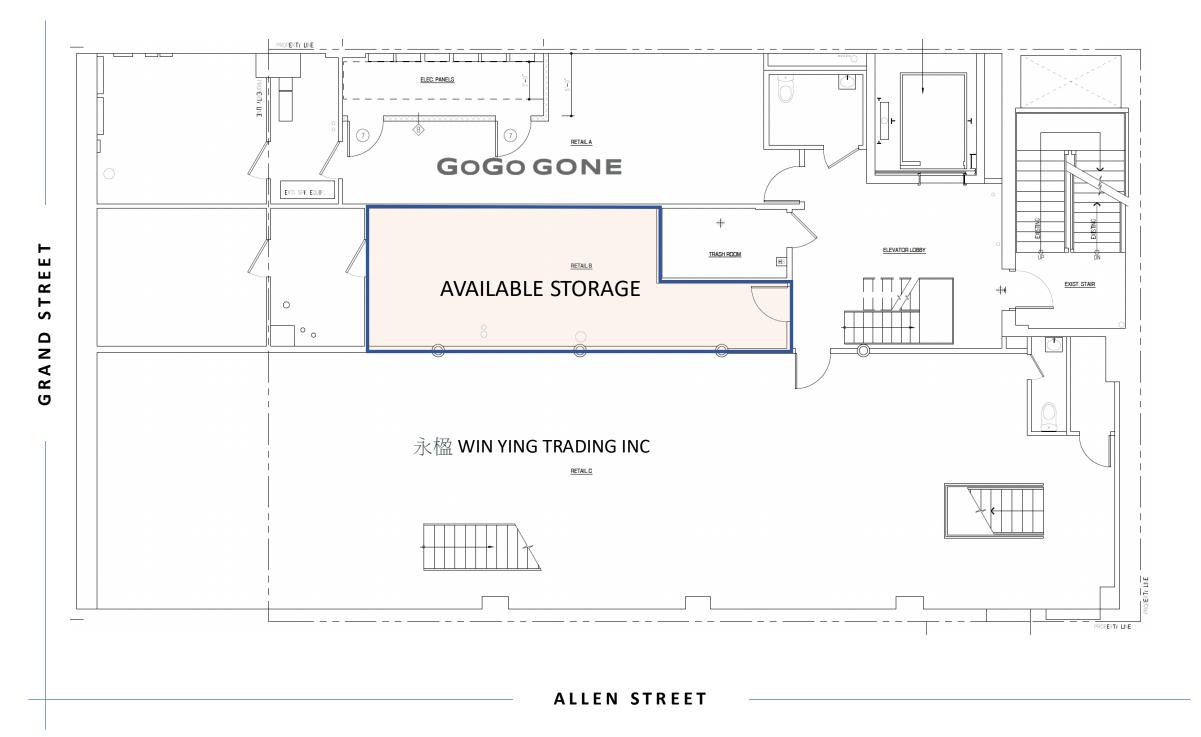
### GROUND FLOOR PLAN





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## CELLAR FLOOR PLAN



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