

# 413 SECOND AVENUE

Between East 23rd & 24th Streets

Gramercy Park Storefront - 700 SF

One Block from 11,247-Unit Stuyvesant Town / Peter Cooper Village Complex



# 413 Second Avenue

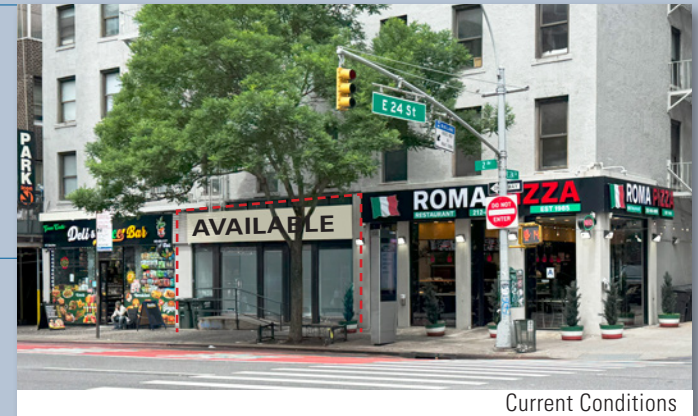
Between East 23rd & 24th Streets

## Available

Ground: 700 sf  
(no basement)

Frontage: ± 24 Ft.  
Along 2nd Avenue

Possession: Immediate  
Rent: Upon Request



## Comments

- All uses considered
- Join co-tenants Roma Pizza and Green Castle Deli & Juice Bar
- Close to Stuyvesant Town | Peter Cooper Village, Madison Square Park and Union Square
- Area schools include School of Visual Arts, M347 American Sign Language & English Lower School, J.H.S Simon Baruch Middle School, NYU College of Dentistry, Baruch College Learning Center
- Area tenants Morton Williams, Orion Diner & Grill, Aptheco Pharmacy, New York Comedy Club, Dunkin', Fly wing Bike, Greenhill Café, Taco Bell, Petstar, Malii Gramercy, Kumon Learning, Club Pilates, Small Door Veterinary, UPS Store, Prohealth Pharmacy, Nirvana Wellness, Malt & Mold, Ralph's Italian Ices, Hollywood Salon; and close to Fairway Market Kips Bay, AMC Kips Bay 15 theater, and Trader Joe's
- Dense residential neighborhood — one block from the newly constructed Hendrix House, a 60-unit luxury residential condominium
- Centrally located between **6** -train stations along Park Avenue South at 23rd and 28th Streets; and close to M23-SBS and M15 bus stops

## By the Numbers

Retail Businesses

4,356

1 Mile Radius

Households

118,925

2024 - 1 Mile Radius

Household Income

\$151,596

2024 Average

Subway Ridership

9,789,810

2023 Annual - 23rd St & 28th St Stations

# GROUND FLOOR

## 700 SF



Current Conditions



Second Avenue

# Area Map



## RETAIL

- |                                  |                            |                             |                          |                                 |
|----------------------------------|----------------------------|-----------------------------|--------------------------|---------------------------------|
| 1. Roma Pizza                    | 8. Welcome Wine & Spirits  | 15. Balayage Bliss          | 22. 23rd St Hair Salon   | 29. Small Door Veterinary       |
| 2. Green Castle Deli & Juice Bar | 9. Patrizia's of Manhattan | 16. New York Comedy Club    | 23. The UPS Store        | 30. Ralph's Famous Italian Ices |
| 3. Icon Parking                  | 10. Apotheco Pharmacy      | 17. Greenhill Café          | 24. ProHealth Pharmacy   | 31. Malt & Mold                 |
| 4. Villainy Records              | 11. Dunkin'                | 18. Empire Cleaners & Dyers | 25. Kumon                | 32. Massage Envy                |
| 5. Morton Williams Market        | 12. Crowning Laundromat    | 19. Fly Wing E-Bike         | 26. Heavenly Market Cafe | 33. Nirvana Wellness            |
| 6. Mr. Locks                     | 13. Flavor House           | 20. Taco Bell               | 27. Club Pilates         | 34. Royal Orthodontics          |
| 7. Empire Gourmet Deli           | 14. Barbers on 25th        | 21. Malii Gramercy          | 28. PetStar Dog Grooming |                                 |

## Schools

1. School of Visual Arts
2. The Epiphany School
3. J.H.S. 104 Simon Baruch
4. NYU College of Dentistry
5. M347 - The 47 American Sign Language & English Lower School
6. Acorn School
7. NYU Rory Meyers College of Nursing



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