

TAHARI
REALTY

**177 3RD AVENUE | RETAIL/RESTAURANT
SPACE FOR LEASE**



GRAMERCY PARK, NY

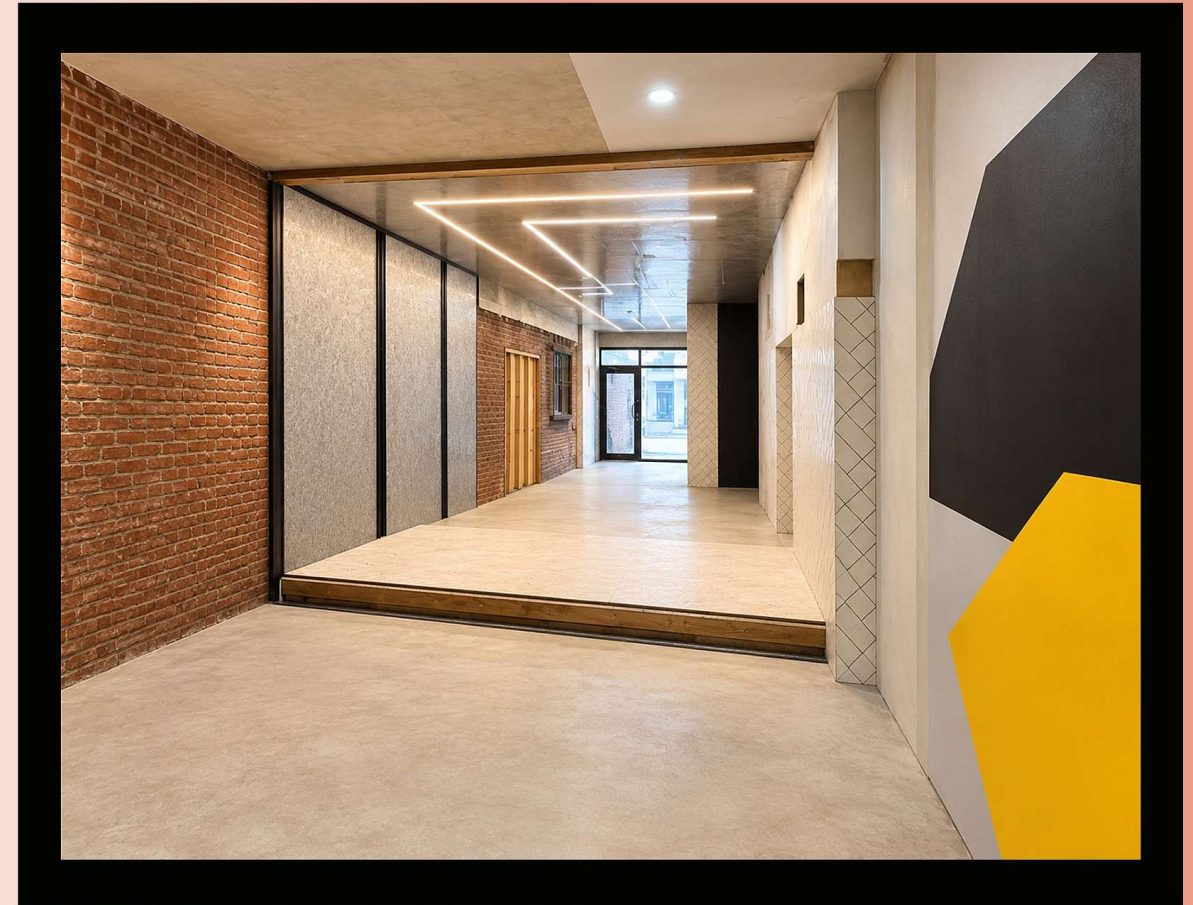
ASKING RENT: \$9,995 / MONTH

177 3RD AVENUE

RETAIL/RESTAURANT SPACE FOR LEASE

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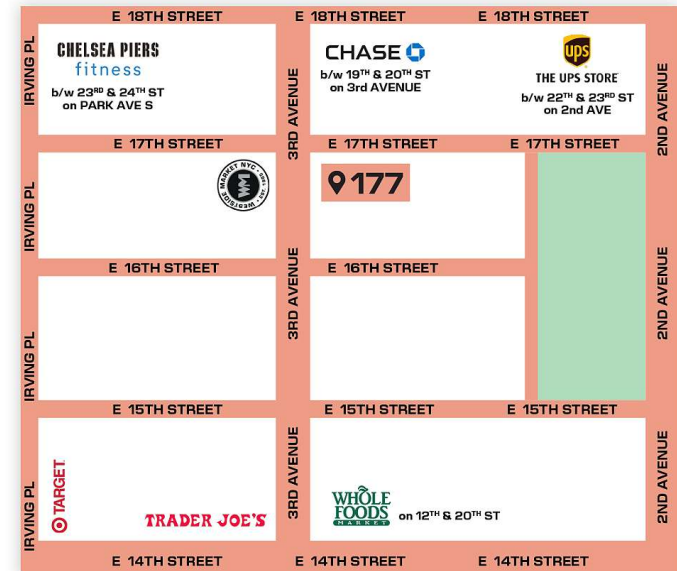
VENTED | 800 SF | 10' CEILINGS | 10' FRONTAGE

HIGHLIGHTS

- Approximately 800 SF ground-floor retail space.
- Venting in place.
- Approximately 10-foot ceilings.
- Approximately 10 feet of Third Avenue frontage.
- Asking rent: \$9,995 per month.
- Strong Third Avenue visibility.
- Located steps from Union Square.
- Surrounded by a dense residential population and established restaurant and retail operators.
- Excellent opportunity for restaurant, café, QSR, specialty food, wine bar, or other retail concepts.
- Highly walkable, high-traffic downtown Manhattan location.
- Immediate access to major subway and bus transportation.
- Direct lease opportunity.

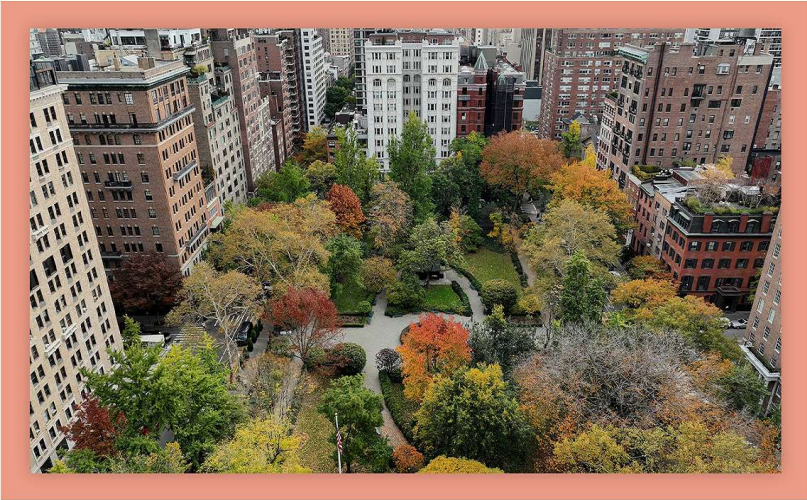
NEIGHBORS INCLUDE

- Westside Market
- Trader Joe's
- Target
- Whole Foods Market
- Chase Bank
- UPS Store
- Chelsea Piers Fitness



ABOUT THE NEIGHBORHOOD

Located along Third Avenue in the heart of the Gramercy Union Square corridor, 177 Third Avenue offers a prime location surrounded by restaurants, cafés, retailers, fitness concepts, and dense residential activity. Just blocks from Union Square, Gramercy Park, NYU, and the East Village, the area benefits from strong pedestrian traffic and excellent transportation access, making it ideal for restaurant, retail, and experiential concepts.



TRANSPORTATION

Transit/Subway	Walk	Distance
3 Avenue	02 mins	0.1 mi
14 St-Union Sq	06 mins	0.3 mi
1 Avenue	06 mins	0.3 mi
23 Street (4,6 Line)	10 mins	0.6 mi
Astor Place	(Drive) 04 mins	1.1 mi
Commuter Rail	Drive	Distance
14th Street	(Walk) 13 mins	0.7 mi
23rd Street	(Walk) 16 mins	0.9 mi
9th Street	(Walk) 17 mins	0.9 mi
Christopher Street	05 mins	1.5 mi
33rd Street	05 mins	1.5 mi
Airport	Drive	Distance
LaGuardia	20 mins	9.3 mi
Newark Liberty International	23 mins	13.4 mi



WALK SCORE
100%

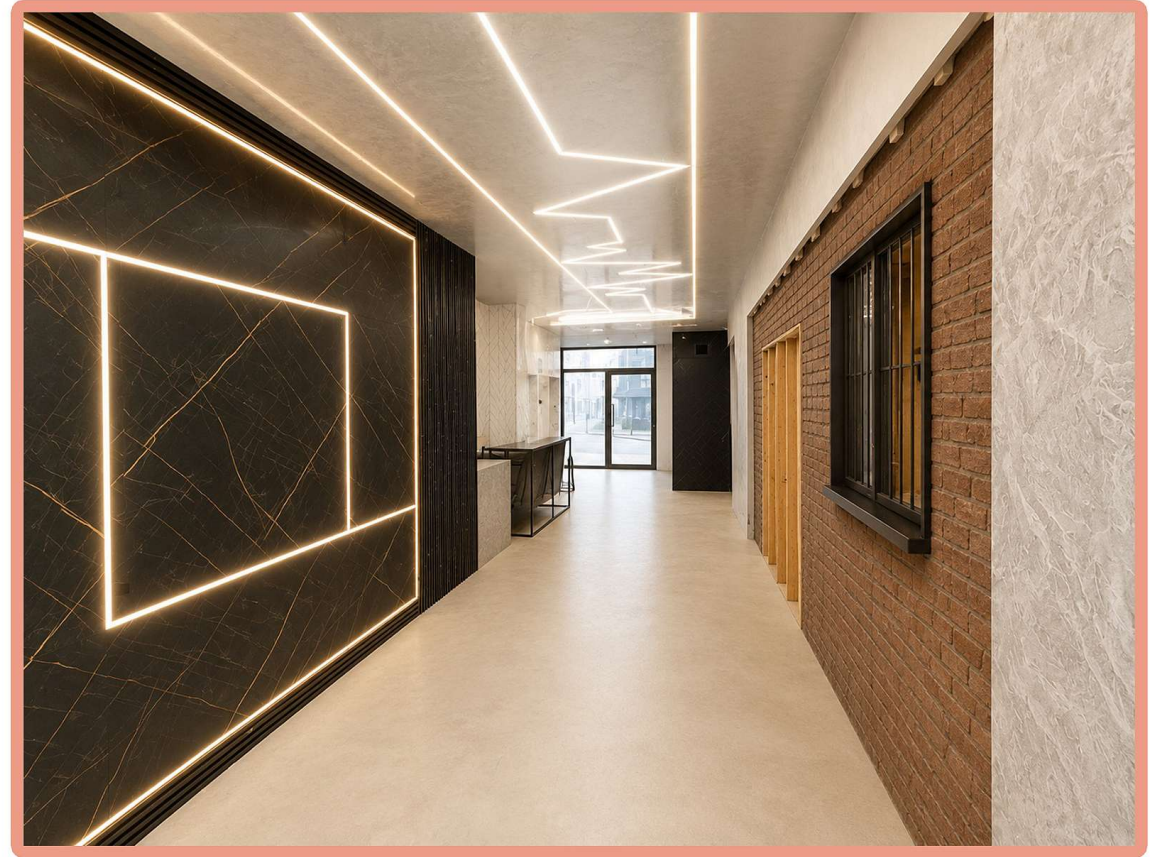
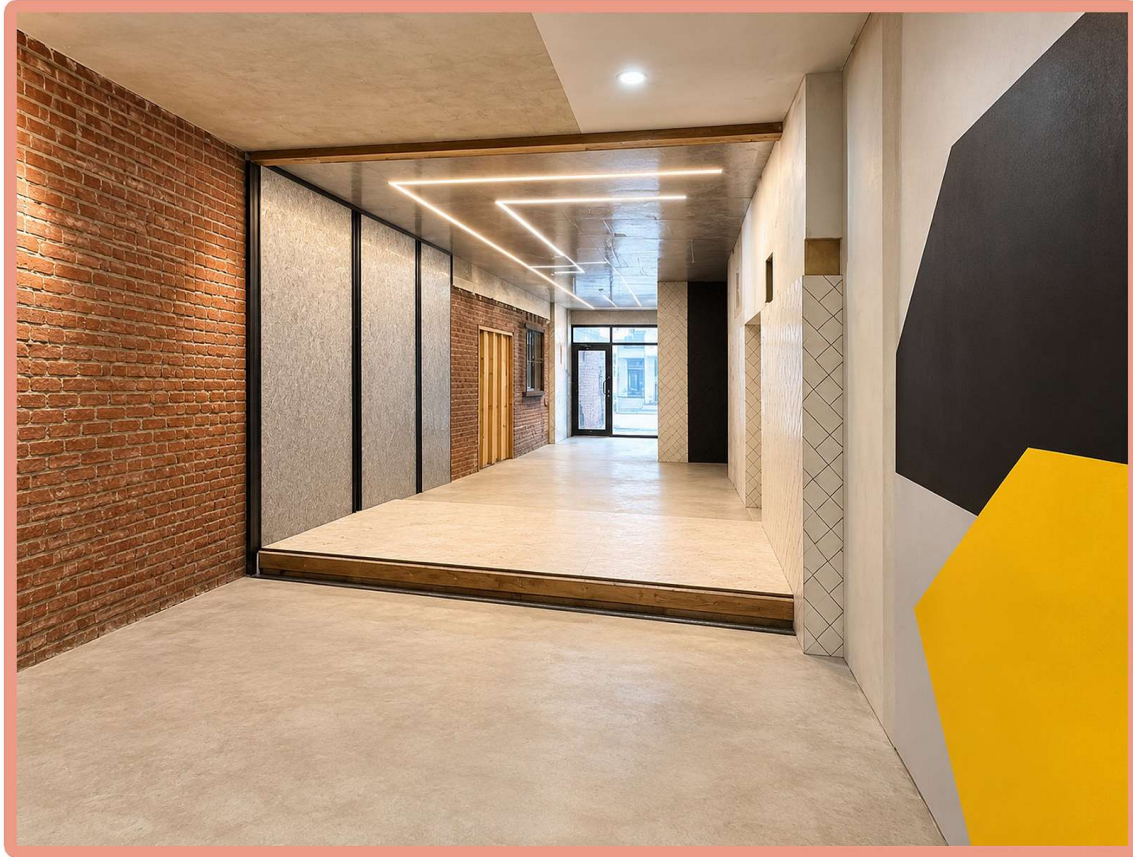


TRANSIT SCORE
100%



BIKE SCORE
90%

*Apartments.com



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FOR MORE DETAILS CONTACT US

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