

295 GREENWICH STREET

Tribeca • New York City • Northeast corner of Warren Street

RETAIL PROPERTY FOR LEASE



For more information:

Joshua J. Roth

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103 W. 55th Street // New York, NY 10019 // 212.408.0602

All information contained herein is from sources deemed reliable; however, no representation is made as to the accuracy thereof. All data is subject to change of price, errors, omissions, other conditions or withdrawal without notice. Any square foot dimensions set forth are approximate.

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OFFERING SUMMARY

Available SF:	+/- 2,215 sf - Ground Fl +/- 622 sf - Basement
Frontage:	+/- 65' of total wraparound frontage
Ceiling Height:	12'
Term:	Long Term
Asking Rent:	Upon Request
Possession:	Immediate

PROPERTY HIGHLIGHTS

- Formerly Gee Whiz Diner
- Fully equipped second generation restaurant space on one of Tribeca's strongest corners
- All uses considered
- Close proximity to the **1 2 3 A E** subway lines
- Neighboring tenants include: Whole Foods, TD Bank, Bluemercury, Joe & the Juice, Murray Cleaners, Kaffe Are, Verizon Wireless, P.S. 234 Independence School, Bondi Sushi, Juice Press, 16 Handles, Borough of Manhattan Community College, Medrite, Chipotle, Target, Bank of America, McDonald's

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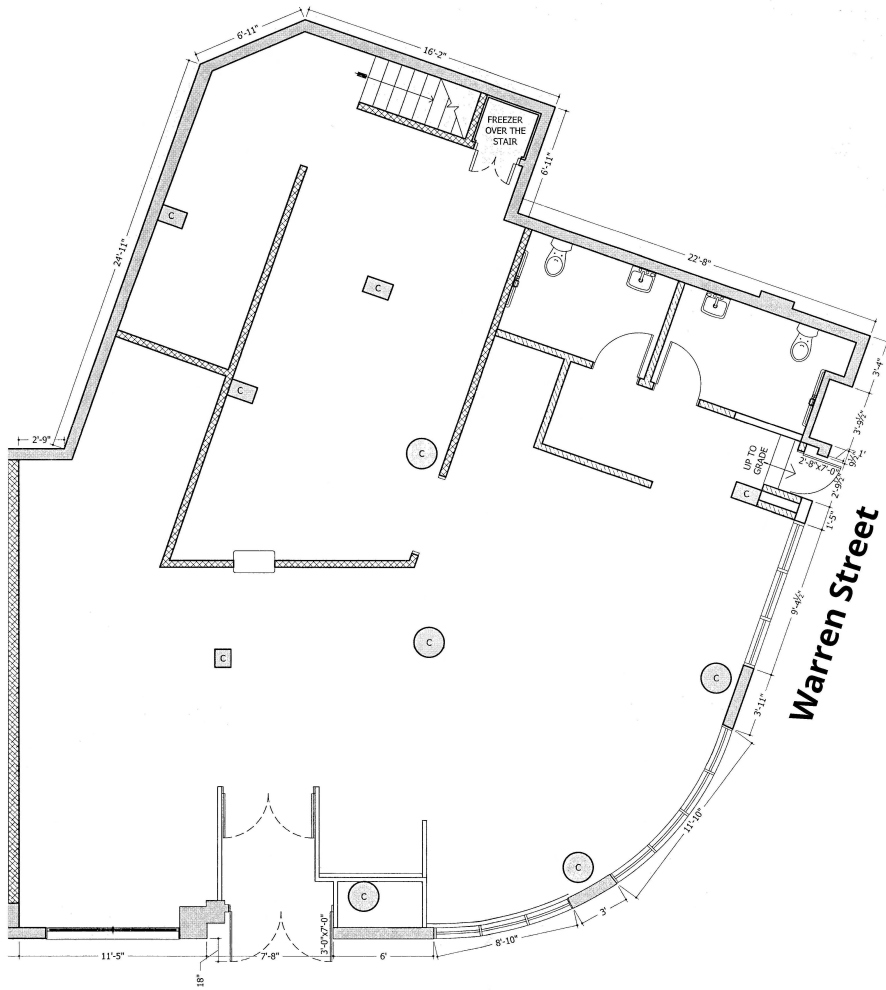


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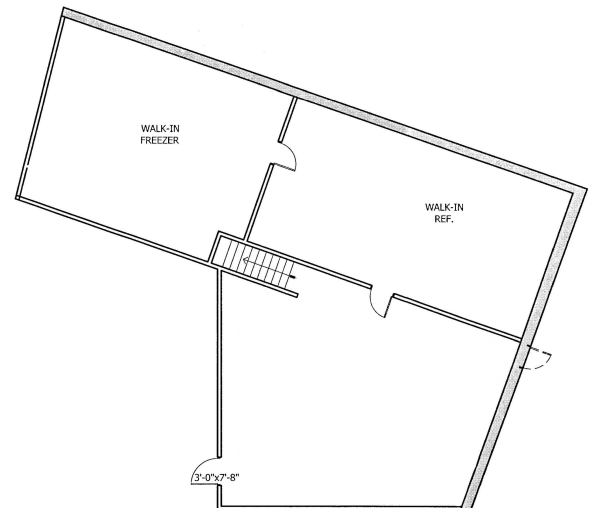
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Greenwich Street

Ground Floor



Basement

Floorplan is for illustrative purposes only, has not been verified, is not to scale and is subject to change.

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	6,478	22,986	87,769
Median age	35.3	34.6	35.9
Median age (Male)	35.0	34.3	35.7
Median age (Female)	35.1	34.3	35.8
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	3,031	10,769	40,140
# of persons per HH	2.1	2.1	2.2
Average HH income	\$307,386	\$250,537	\$175,736
Average house value	\$1,039,734	\$1,086,027	\$1,077,442

** Demographic data derived from 2020 ACS - US Census*

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