



Rendering

**205 THIRD AVENUE** – Northeast Corner of East 18th Street

GRAMERCY PARK RETAIL/MEDICAL SPACE FROM 1,820 SF TO 2,323 SF

LOCATED IN PROXIMITY OF UNION SQUARE, STUYTOWN & MAJOR HEALTHCARE FACILITIES

## Square Footage

Retail A (corner): 1,820 sf  
Retail B (inline): 503 sf  
Total: 2,323 sf

## Frontage on 3rd Avenue

Retail A: 26 ft.  
Retail B: 18 ft.

Possession: Immediate  
Rent: Upon request

## Comments

- All dry and non-vented food uses considered
- Ideal for medical/wellness, dental, hair/nail salon, boutique fitness, beauty/cosmetics
- Located in dense residential area at the base of 326-unit co-op building and two blocks from new 52-unit condominium currently under construction
- 8 Minute walk from the  trains at Union Square and 5 minute walk from 3rd Avenue  station at 14th Street
- Close proximity to NYU College of Dentistry, Memorial Sloan-Kettering, Stuyvesant Town/Peter Cooper Village, New York Eye & Ear, The Police Academy
- Area retail includes Chase Bank, Jetset Pilates, Gramercy Bagels, Cleo Nail Salon, Winsome Wines, MHMY Vision, Janovic Hardware, Westside Market, Starbucks, Gramercy Kitchen, Imagine Smile Design, Gramercy Pediatric Dentistry, Sunny's Wine & Spirits, Royal Window Treatments

## By the Numbers

Retail Businesses

**4,127**

1 Mile Radius

Households

**135,285**

2024 Estimate

Avg. Household Income

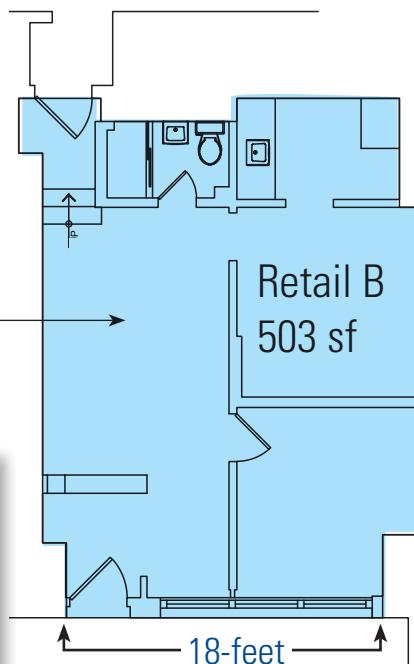
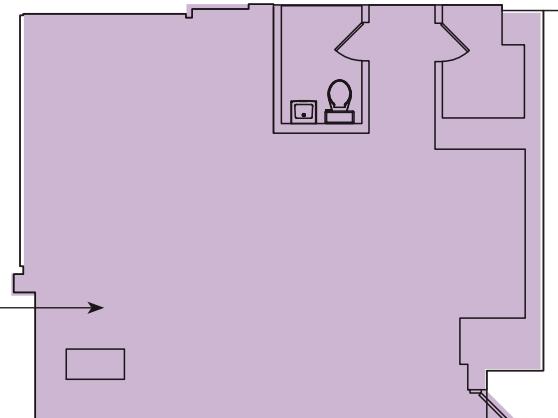
**\$148,415**

2024 Average

Subway Ridership

**21,527,757**

2023 Annual - Union Square Station



3rd Avenue

E 22nd Street



E 21st Street



Barfly

200 E 20th St - 52-unit Condo  
(under construction)



Nuza



First Century Real Estate



Nuza

E 19th Street

Spoiled Diva Nail Bar



11 Sathi

GREEN GENIUS  
DISPENSARY

Balayage Bliss Hair Salon



HMY  
Vision

5 Seasons Deli



3rd Avenue



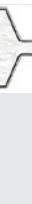
UNITED  
DIAGNOSTICS

IMAGINE  
Smile design



GRAMERCY  
DIAGNOSTICS

® Plastic Dentistry



FOLLIA



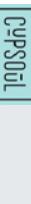
THAI DELIGHT

ONIGIRI TANAKAWA

CHITO GVRITO



JOE JR.



CUPSOUL

ALL DAY CAFE

Sunny's Wine & Spirits

1'S Cleaners

For U

Golden Tree Nails & Spa

E 15th Street



E 14th Street





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