

An aerial, high-angle view of a city street canyon, likely in New York City. The Chrysler Building is the central focus, with its iconic Art Deco spire and crown. The surrounding buildings are tall and densely packed, creating a deep perspective. The lighting is warm and golden, suggesting late afternoon or early morning. The overall tone is dramatic and urban.

50 ORCHARD

Retail condo

NEW YORK | NEW YORK



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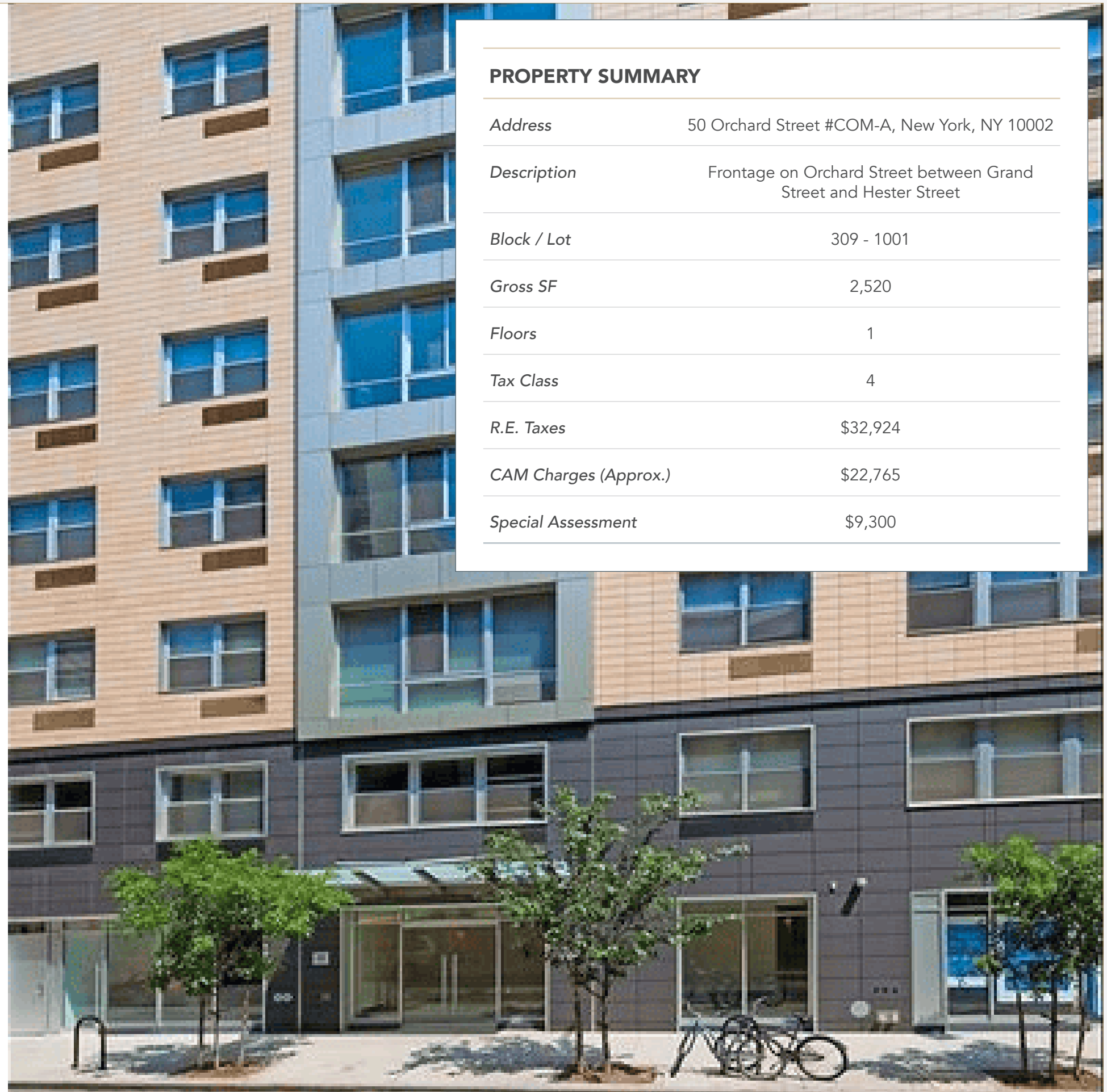
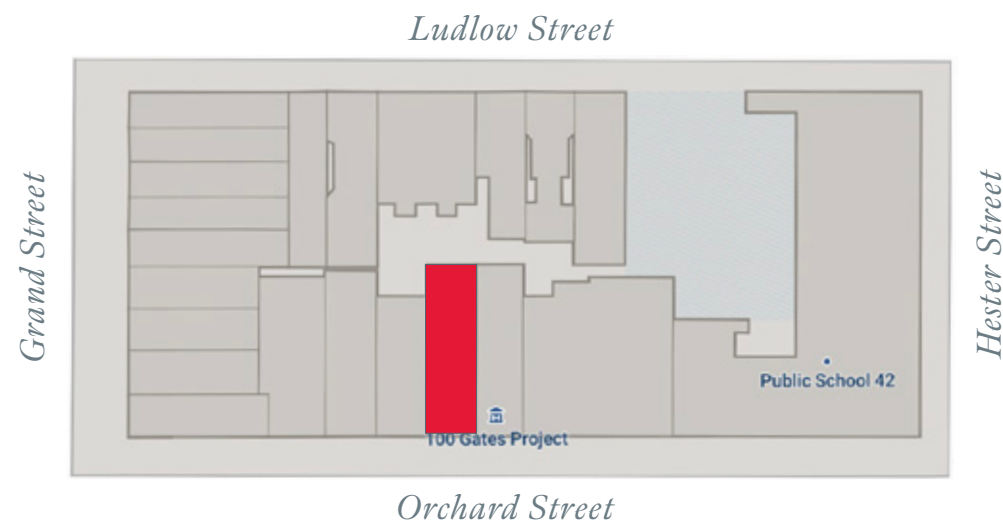
The terms and conditions set forth above apply to this Offering Memorandum in its entirety.

Executive SUMMARY

The Offering

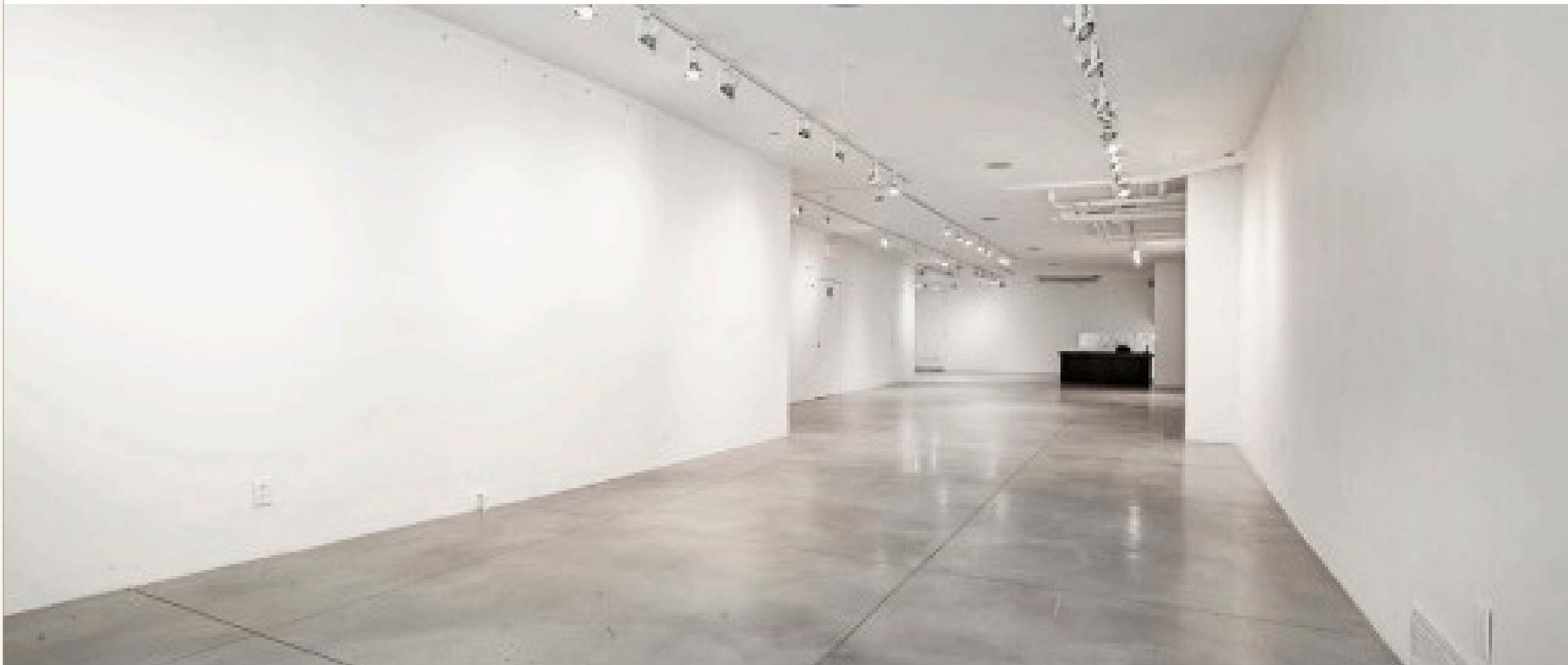
Lee & Associates NYC is pleased to present exclusively for sale the retail condominium unit located at 50 Orchard Street, New York, NY 10002 (the "Property" or the "Unit"). Located in the heart of the Lower East Side on Lower Orchard Street, the Property spans just under 2,000 square feet on-grade with an additional ~550 square feet of space below-grade. Currently configured as showroom space, the Unit will be delivered vacant allowing an investor to capitalize on the growth of Lower Orchard Street or a user to take advantage of owning their own space.

- » *Delivered vacant, ready for immediate occupancy*
- » *Subway service from both the Grand Street and Delancy/Essex street stations*
- » *Booming retail corridor surrounded by new developments including Essex Crossing*



PROPERTY SUMMARY

Address	50 Orchard Street #COM-A, New York, NY 10002
Description	Frontage on Orchard Street between Grand Street and Hester Street
Block / Lot	309 - 1001
Gross SF	2,520
Floors	1
Tax Class	4
R.E. Taxes	\$32,924
CAM Charges (Approx.)	\$22,765
Special Assessment	\$9,300



COMPARABLE

RETAIL LEASE

Address	Sign Date	Sq/Ft	\$ PSF	Tenancy
21 Essex Street	Q1 2025	700	\$103.00	Country Of
37 Orchard Street	Q2 2025	900	\$133.00	Restaurant Operator
242 Broome Street	Q2 2025	658	\$124.00	Que Linda
221 East Broadway	Q4 2023	575	\$92.00	Sweet Lift Coffee
205 Broome Street	Q4 2023	2,896	\$85.00	Spear Medical
59 Orchard Street	Q4 2023	1,200	\$115.00	Wythe

RETAIL SALE

Address	Sale Date	Price	Sq/Ft	\$/SF
328 Grand Street	1/6/26	\$1,300,000	1,256	\$1,035
316-318 Bowery	4/15/24	\$3,200,000	1,700	\$1,882
74 Orchard Street	2/15/24	\$4,400,000	4,600	\$957
157 Ludlow Street	10/31/23	\$2,100,000	1,888	\$1,112
145 Ludlow Street	9/28/23	\$2,950,000	2,175	\$1,356
84 Orchard Street	6/2/23	\$4,280,000	3,850	\$1,112
99 Stanton Street	2/27/23	\$5,000,000	4,950	\$1,010
32 Clinton Street	9/29/22	\$1,800,000	1,260	\$1,428

Min	\$1,300,000	\$957
Max	\$5,000,000	\$1,882
Average	\$3,128,750	\$1,237

DELANCEY STREET



Grey Lady
Urban Dessert Lab
Congee Village
Emma Peel Room

Dinner on Ludlow
Salads Here
THE YARD
Davidovich at Blue Moon
LEGACY CASINO NYC
UC Lounge
chloë 81
Little Mimi
MOSCOT
SAS
ending soon
Somm Time

CHASE
Citizens Bank
SGTs
HOTEL Chantelle
NEW YORK CITY
242 BROOME
242 Broome The Gutter
55 Units Bowling
icp International Center of Photography

THE ESSEX
125 Delancey St
195 Units
REGAL CINEMAS
TOP HOPS BEER
CAFE d'AVIGNON
ARTISTS ALLIANCE INC

ONE ESSEX
202 Broome St
83 Units
FORMAGGIO KITCHEN
sugar Sweet sunshine BAKERY

THE ARTISAN
180 Broome St
263 Units
VITAL coming soon

THE GOLDIN
175 Delancey St
55 Units
NYU Langone MEDICAL CENTER

THE MARKET LINE AND ESSEX STREET MARKET
1.9 MM Mixed Use Development Project

BROOME STREET

ESSEX CROSSING

ALLEN STREET

The Allen Hotel
DUDLEYS
KALLMEYER NEW YORK
Dirty Candy
Cafe Katja
Still Life
A.W.Kaufman
New York Ice Cream Gallery
TD Bank

ORCHARD STREET

Sunday To Sunday
Botanic Lab
Casa Mezcal
Artifact
Amaya
Las' Lap
LAAMS
The Cast
Pilgrim New York
Shin Gallery
Virgo
Zest Sushi
Barrio Chino
THE TEN BELLS
NATURAL WINE & TAPAS BAR
pilates on ludlow
SUBWAY

LUDLOW STREET

New Design High School
Essex Street Academy
M308 Arts Academy

ESSEX STREET

Angie's WeeCare
Scoops Park
NYC Housing Authority
Seward Park Extension
Community Center

NORFOLK STREET

Hong Ning Housing
156 Units
GRAND STREET PIZZA

SUFFOLK STREET

Public Park
THE ROLLINS
145 Clinton St
15 Story
211 Units
TARGET
TRADER JOE'S

CLINTON STREET

GRAND STREET

Laughing Buddha Comedy
Seven Wonders
Collective
New Era
Factory Outlet
Tilit
Foley Gallery
Title of Work
Ilana Kohn
Mckenzie Fine Art
Below Grand Gallery
FORMah Gallery
colbo
Throb
PINGPOD reception
Olympia Gallery
Chop Suey Club

AWAKE
Euromoda
Scaramouche Gallery
Martin Keehn

PAPA JOHN'S
Golden Forest
DUNKIN' DONUTS
I LOVE KICKBOXING
RABBIT HOUSE
HARLEY'S
Partybus Bakeshop
Creme
Casetta
L'estudio

DILLER
KOSSAR'S
Doughnut Plant
Steward Park



Market OVERVIEW

Essex Crossing

Located in the Lower East Side of Manhattan, Essex Crossing is a \$1.2 billion, 2,000,000 square foot, mixed-use development that consists of nine sites on six acres. The project is expected to create 1,000 housing units, 1,000 permanent jobs, and 5,000 construction jobs. The development, overseen by SHoP Architects and developer Delancey Street Associates (a joint venture of L+M Development Partners, BFC Partners, and Taconic Investment Partners), will build a 60/40 mix of residential and commercial space; create 500 units of permanently affordable housing for low, moderate, and middle-income households, and senior housing; and allocate 15,000 square feet of publicly accessible open space. Some notable tenants include the popular supermarket chain Trader Joe's, Target, & Essex Market.

Essex Market

Formerly known as Essex Street Market, is a food market with independent vendors at the intersection of Essex Street and Delancey Street in the Lower East Side of Manhattan, New York City. The market is known for its many local shops, including grocery stores, bakeries, butchers, seafood shops, coffee vendors, cheese shops, and spice shops. There are also small restaurants that serve meals in the market. The market opened in 1940, replacing an outdoor market that had operated since the 19th century. During the late 20th century, Essex Street Market began to see a decrease in customers, as supermarkets became increasingly popular. The market was turned over from the city to the individual vendors in 1966 and was taken over by the New York City Economic Development Corporation in 1995. As part of the Essex Crossing redevelopment project that commenced in 2013, Essex Street Market moved to a new location in 2019 and ebranded itself to Essex Market.



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