

# 219 EAST 23<sup>RD</sup> ST

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RETAIL SPACE FOR LEASE

BETWEEN SECOND & THIRD  
AVENUES GRAMERCY, NYC



**TAHARI**  
REALTY

# 219 EAST 23<sup>RD</sup> STREET

**RETAIL SPACE FOR LEASE**

## CONTACT

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## OVERVIEW

A rare turnkey restaurant opportunity in one of Manhattan's most habit driven, high loyalty neighborhoods.

Gramercy customers don't "visit" the neighborhood — they live inside it. This block captures a true mix of daytime density and repeat evening residential spend — hospital systems, education clusters, office, tech and luxury multi-family all sit within a hyper tight radius. Operators here get long tail repeat, not transient tourist spike. This is a neighborhood of regulars — where the right concept becomes their place.

## HIGHLIGHTS

- Approx. 1,000 SF Ground Floor
- Approx. 500 SF Usable Basement
- Approx. 500 SF Private Backyard
- 12 FT Frontage
- Immediate Possession
- Asking Rent: Upon Request
- Term Negotiable
- Vented former restaurant with full kitchen infrastructure in place
- HVAC + grease trap installed
- Walk-in boxes in basement
- Fast path to operate vs raw conversion

## OPERATOR FIT

Ideal for chef driven restaurant, craft beverage program, intimate tasting room, high quality cafe/ bakery, elevated fast casual, wine / cocktail forward bar, or specialty category F&B.

Regional + national tenants welcome — but space favors founder led authenticity.

## WHY GRAMERCY

- Gramercy is an identity neighborhood — culturally aware, high income, brand loyal
  - Residents prefer local independent concepts and adopt them long term
  - Over indexed food delivery + dine-in spend relative to Manhattan avg
  - The trade area pays for quality, craft, small batch, authenticity
  - 23rd Street tier 1 east side corridor — but still intimate neighborhood grid
- This is where restaurant concepts become embedded in daily life — not just discovered.



RETAIL MAP



# PROPERTY PHOTOS



# 219 EAST 23<sup>RD</sup> STREET

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**FOR MORE DETAILS CONTACT US**

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