

325

EAST 21ST STREET
GRAMERCY, NYC

Between First & Second Avenues

RETAIL FOR LEASE

APPROXIMATE SIZE

550 SF

ASKING RENT

~~\$4,000/Month~~ Reduced
\$3,500/Month

POSSESSION

Immediate

TERM

10-15 Years

FRONTAGE

14 FT

COMMENTS

- White-box condition with new epoxy floors
- Bathroom in place
- Directly across from Simon Baruch Middle School
- Close proximity to Peter Cooper Village and Peter's Field
- All uses considered

NEIGHBORS

Ralph's Ices • Tal Bagels • Rosemary's •
D'Agnostino • Rolf's • Frank's Trattoria • Bon
Chon • Dunkin' • Morton Williams • 7-Eleven

TRANSPORTATION

4 5 6 L



PROPERTY INFORMATION

JAMES FAMULARO

President
646.658.7373
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COLE KLEPPINGER

Associate
212.468.5993
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MERIDIAN
RETAIL LEASING

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.



INTERIOR

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NEIGHBORS

Streets: THIRD AVENUE, SECOND AVENUE, FIRST AVENUE, E 23RD STREET, E 22ND STREET, E 21ST STREET, E 20TH STREET

Businesses and Landmarks:

- TAAL TIME** (E 23rd St)
- MORTON WILLIAMS THE FRESH MARKETPLACE** (E 23rd St)
- CHASE** (E 23rd St)
- Pick A Bagel**, **seven sins**, **SONR COACH**, **Sleep World**, **TACO BELL**, **OTTOI**, **MALII GRAMERCY**, **CLUB PILATES** (E 22nd St)
- ME Massage Envy**, **CVS pharmacy**, **McDonald's**, **M&T Bank**, **Liquor Up & Wine Down**, **Sigfrido's Barber Shops**, **MÖGE TEE**, **JUGOS**, **Starbucks** (E 22nd St)
- ROLF'S German Restaurant**, **Church of the Epiphany, Roman Catholic Archdiocese of New York**, **A Plus Jenny Dry Clean** (E 21st St)
- citibike**, **Ralph's**, **Mount Sinai**, **325 EAST 21ST STREET**, **Trattoria**, **Bon Bon ch**, **Nirvana Wellness NYC**, **DUNKIN'** (E 21st St)
- Bonfire Barbers**, **SN2**, **7 ELEVEN**, **LUNETTA PIZZA & RESTAURANT**, **POLICE DEPARTMENT NY**, **NYPD**, **LearningSpring School** (E 20th St)
- Simon Baruch MS 104**, **Tal Bagels**, **Proong Noodle Bar**, **DAG NYC**, **Bangkok 2 Thai**, **ROSEMA** (E 20th St)

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