



HISTORIC FRONT STREET
RETAIL
OPPORTUNITIES



THE NEIGHBORHOOD



SOUTH STREET SEAPORT



27,715,365

Annual riders at Fulton Street Station



1,051,748

Annual ferry passengers at Wall Street terminal



22 Hotels / 3,470 Rooms

within a 5min walk



938 Residential Units

under construction
in seaport district

230,000 SF
of new office space under
construction in seaport district



2,991

Seaport district residents with an average HHI of \$205,86.
(Seaport District defined as eight blocks bound by
Dover Street & Peck Slip (N), Pearl and Front streets (W),
John Street (S), and East River (E).)



Major Seaport Office Tenants:

Nike, ESPN, Stripe, UNICEF, Health & Home Care,
Allied World Alliance, The Legal Aid Society



14 Million

Tourists expected to visit Lower Manhattan in 2023



56 Summer Concerts

at Pier 17 with 3,500 concert-goers each

THE NEIGHBORHOOD



36 PECK SLIP

(at Front Street)

Corner Restaurant/Retail
Space for Lease



36
**PECK SLIP
FACTS & FIGURES**

Total Area
2,132 sf

**Total
Frontage**
99'6"

**Ceiling
Height**
±9'

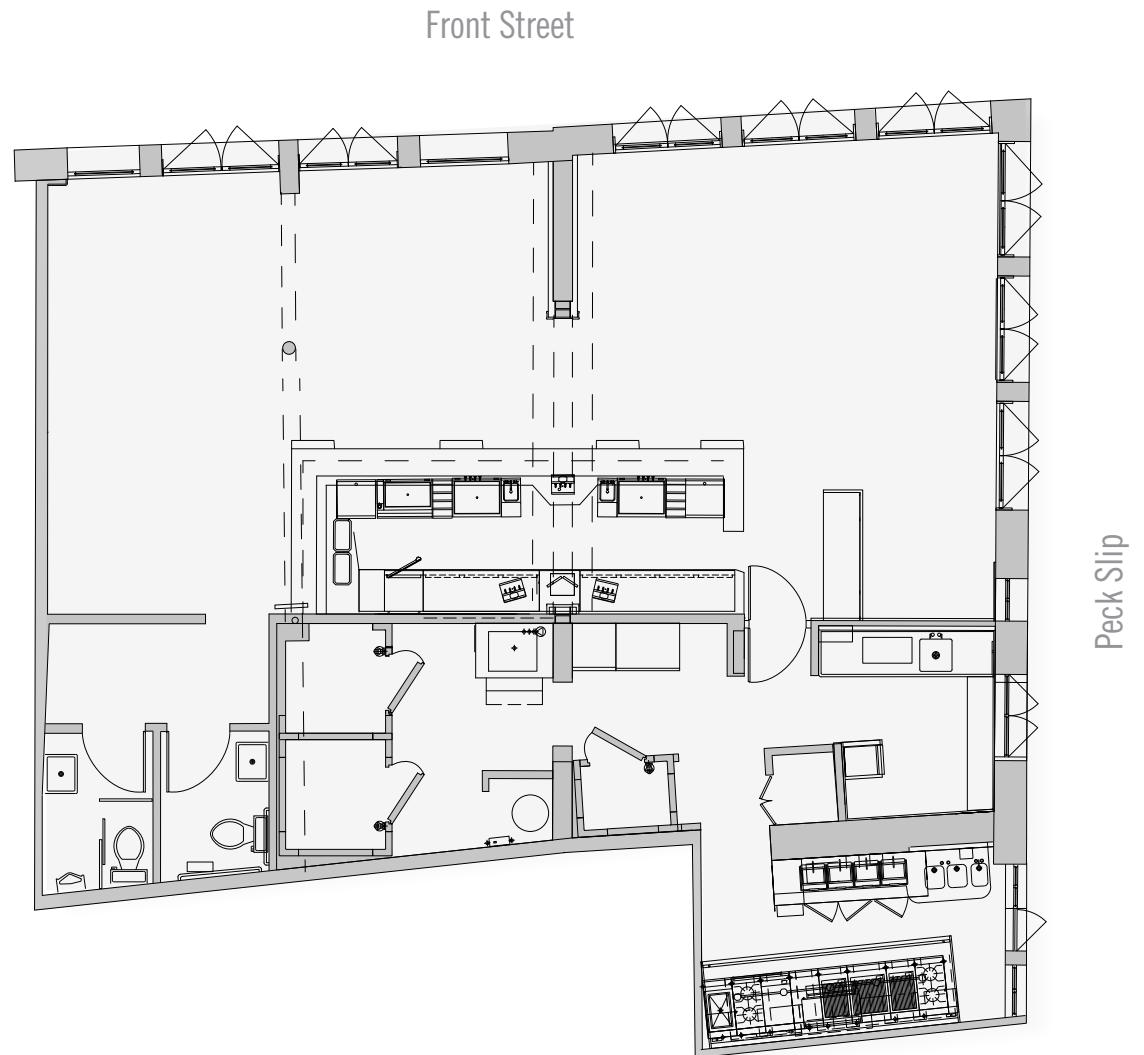
Possession
Immediate

Space Highlights

Prominent corner
retail currently built
as restaurant/bar

Fully windowed and
operable façade

Commercial kitchen with
walk-in refrigeration



The image shows the interior of a restaurant. The ceiling is a prominent feature, covered in a complex, three-dimensional geometric pattern of white, star-like or crystalline shapes. The walls are white, and the floor is a smooth, light-colored concrete. Large glass doors and windows line the perimeter, offering a view of the street outside. The doors are white with black handles. Small, warm-toned sconces are mounted on the walls between the doors. An 'EXIT' sign is visible above one of the doors on the right. The overall atmosphere is bright and modern, with a touch of industrial chic.

BISTRO CHIC

Awash in light and accented with Roaring 20's eclecticism, this generously scaled space presents superb visibility as well as sweeping views of the Brooklyn Bridge.



A prominent bar...

...meets with
decorative flair.



Conditions depicted are as of Q1 2023 and subject to change.



A bright
commercial kitchen...

...connects with prep
space and storage.



229 FRONT STREET

(between Peck Slip and Beekman St.)

Exceptional
Restaurant/Retail
Space for Lease



229
**FRONT STREET
FACTS & FIGURES**

Total Area
1,881 sf

**Total
Frontage**
27'

**Ceiling
Height**
Up to 13'

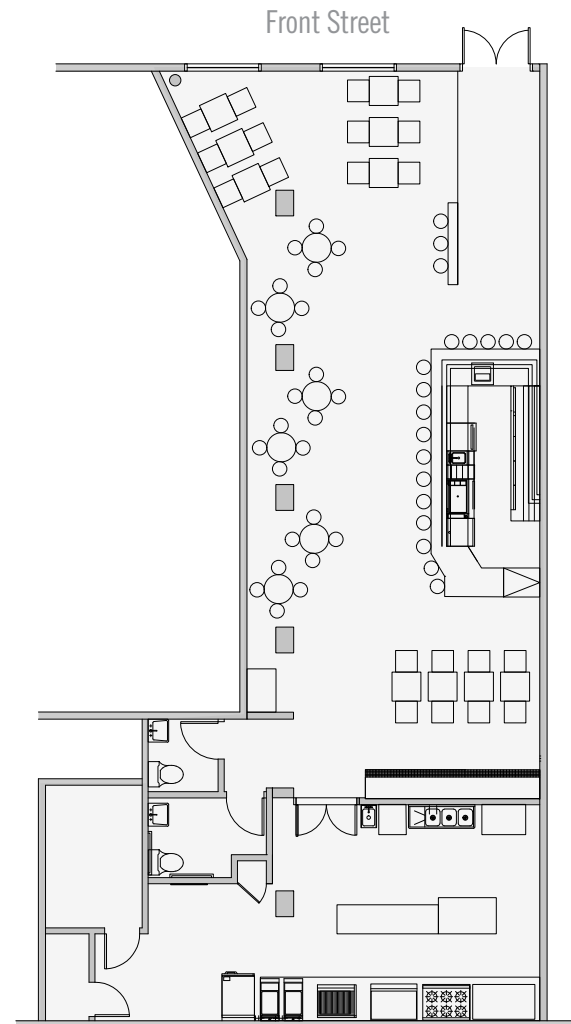
Possession
Q3 2023

Space Highlights

Opportunity for a superb
restaurant buildout

Fully equipped and vented
commercial kitchen

Currently planned with central
bar and peripheral dining





COASTAL MODERN

Blending seaside vibes with thoughtful nods to the neighborhood's nautical roots, this recently renovated space invites an upscale casual atmosphere.



Exposed concrete and original timbers...

...strike a welcome balance with natural light and white wood.



Conditions depicted are as of Q1 2023 and subject to change.

227
FRONT STREET

(between Peck Slip and Beekman St.)

Prime Restaurant/Retail
Space for Lease



227

FRONT STREET FACTS & FIGURES

Total Area
2,824 sf

**Ceiling
Height**
Up to 9'2"

**Front Street
Frontage**
52'

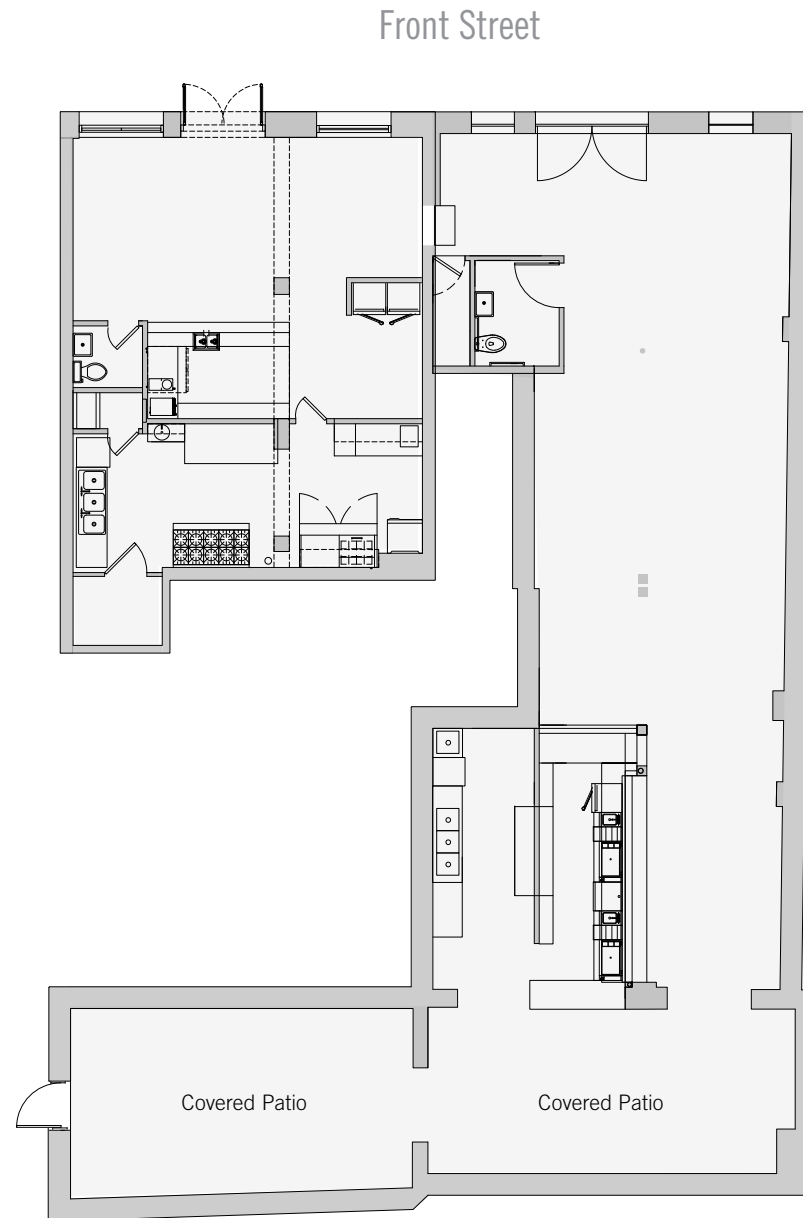
Possession
Q4 2023

Space Highlights

Fully built double
storefront restaurant

Dining, private dining,
enclosed patio, and
two bar spaces

Substantially equipped
commercial kitchen





REDEFINING RUSTIC ITALIAN

Exposed brick and live edge wood combine with wrought iron and concrete to create an intimate space perfectly suited to wining and fine dining...



Bright-yet-intimate
dining and bar areas...

...lead to an
unexpectedly airy
covered patio perfect
for private events.



Conditions depicted are as of Q1 2023 and subject to change.



220 FRONT STREET

(between Peck Slip and Beekman St.)

Boutique Retail
Space for Lease



220
**FRONT STREET
FACTS & FIGURES**

Total Area

800 sf

**Ceiling
Height**

16'

**Front Street
Frontage**

25'

Possession

Immediate

Space Highlights

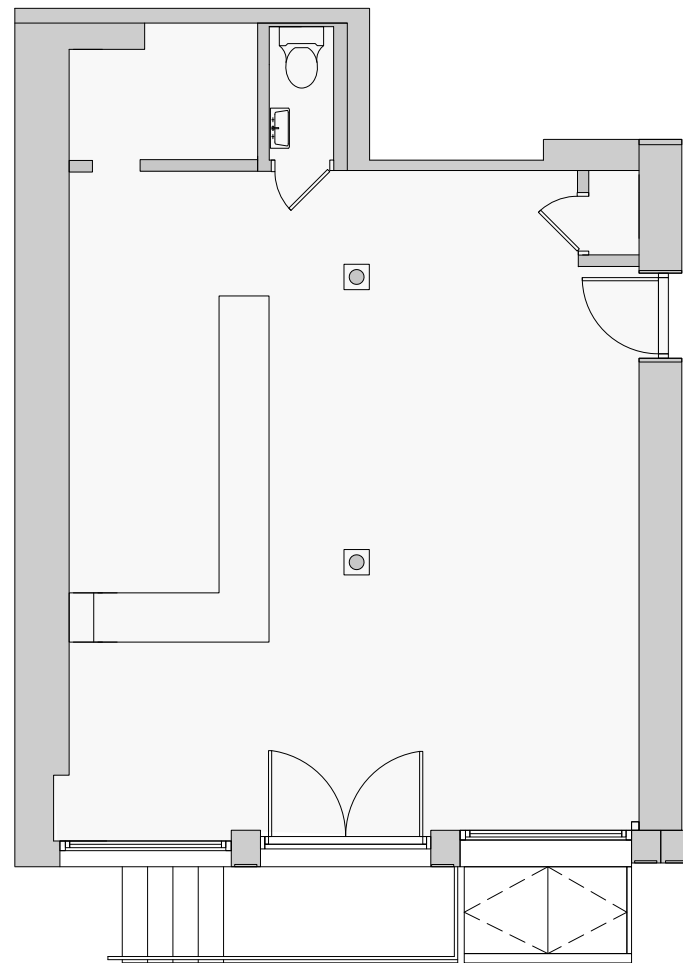
Turnkey winebar installation

Alternate dry good uses considered

All glass storefront

Four steps above grade

Interior accentuated with
historical detailing and materials



Front Street



DRINK IT IN

Soaring ceilings and historical detailing characterize this winebar-come-creative space. It's flexible open plan, glass storefront, and L-shape bar make it a unique opportunity.



Exposed brick and
wide plank floors...

...are showcased
through a classic
divided light storefront.



Conditions depicted are as of Q1 2023 and subject to change.

221
FRONT STREET

(between Peck Slip and Beekman St.)

Retail
Space for Lease

Aphrodite Cleaners

217-225



ORGANIC DRY CLEANING
EXPERT TAILORING
FREE PICK UP

WASH & FOLD
LAUNDRY SERVICE
FREE DELIVERY

221

FRONT STREET FACTS & FIGURES

Total Area

580 sf

Ceiling Height

13'

Front Street Frontage

16'6"

Possession

Arranged

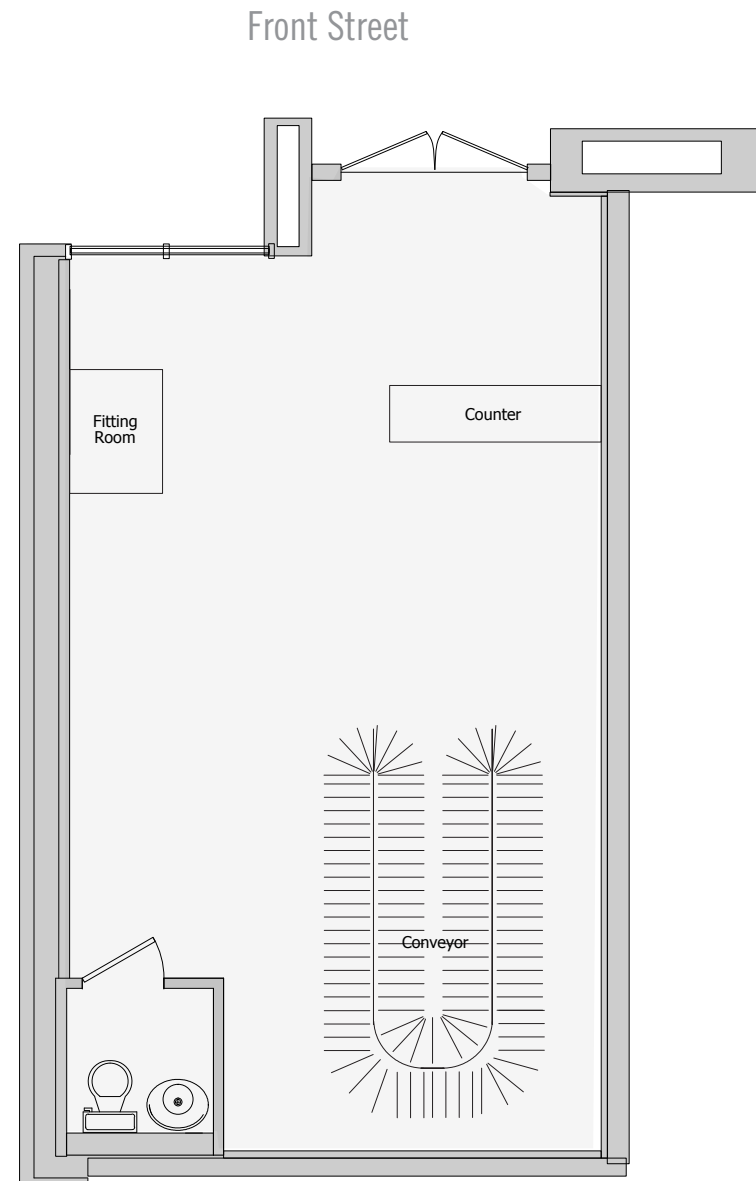
Space Highlights

Turnkey drycleaner installation

All glass facade

Established residential
customer base

Alternate uses considered





Efficient
and functional
installation...

...with excellent
street visibility.



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HISTORIC FRONT STREET RETAIL LEASING CONTACTS



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