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).)
- **56 Summer Concerts** at Pier 17 with 3,500 concert-goers each
- **14 Million** Tourists expected to visit Lower Manhattan in 2023

Major Seaport Office Tenants:
- Nike, ESPN, Stripe, UNICEF, Health & Home Care, Allied World Alliance, The Legal Aid Society
THE NEIGHBORHOOD
36 PECK SLIP
(at Front Street)

Corner Restaurant/Retail
Space for Lease
**Space Highlights**

Prominent corner retail currently built as restaurant/bar

Fully windowed and operable façade

Commercial kitchen with walk-in refrigeration

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**Total Area**

2,132 sf

**Total Frontage**

99’6”

**Ceiling Height**

±9’

**Possession**

Immediate

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**36 PECK SLIP**

**FACTS & FIGURES**

The Durst Organization

One Bryant Park

New York, NY 10036

212.257.6600
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.
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
**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.
...strike a welcome balance with natural light and white wood.

Exposed concrete and original timbers...
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...
...lead to an unexpectedly airy covered patio perfect for private events.

Bright-yet-intimate dining and bar areas...
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
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.
...are showcased through a classic divided light storefront. Exposed brick and wide plank floors...
FRONT STREET
(between Peck Slip and Beekman St.)
Retail
Space for Lease

Aphrodite Cleaners
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.
HISTORIC FRONT STREET
RETAIL LEASING CONTACTS

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