

An aerial photograph of the One Manhattan Square skyscraper at dusk. The building's glass facade reflects the city lights and the sky. To the left, the Manhattan Bridge is visible, spanning the East River. The surrounding area includes other city buildings, a baseball field, and a highway. The water of the East River is visible to the right.

EXTELL | **ksr**

PRESENT

ONE MANHATTAN SQUARE

AKA 225 CHERRY STREET

NEW YORK, NY 10002

LUXURY RETAIL DESTINATION
ANCHORING THE LOWER EAST SIDE'S
PREMIER LUXURY WATERFRONT DISTRICT

ONE MANHATTAN SQUARE

LOWER EAST SIDE



SIZE: Ground Floor - 565 SF

FRONTAGE: 53' wraparound

CEILING HEIGHTS: 21'

POSSESSION: Immediate

TRANSPORTATION: 

HIGHLIGHTS:

- **Rare opportunity featuring outdoor seating potential at the base of a luxury residential tower with over 800 units**
- **Open to all uses - Perfect for Café, Juice Bar, Beauty, Wellness and more!**
- **Adjacent to Brooklyn Fare and Moments from the East River Waterfront**
- **Located Within Manhattan's Rapidly Growing Two Bridges Luxury Residential District**
- **Excellent Visibility at the Base of One of Downtown Manhattan's Most Recognizable Residential Towers**
- **Neighboring tenants:** *Brooklyn Fare, Trader Joe's, Target, CVS Pharmacy, Essex Market, The Market Line, Regal Essex Crossing, Metrograph, Katz's Delicatessen, Russ & Daughters, Doughnut Plant, Scarr's Pizza, Nom Wah Tea Parlor, Joe's Shanghai, The Pickle Guys*

AREA OVERVIEW:



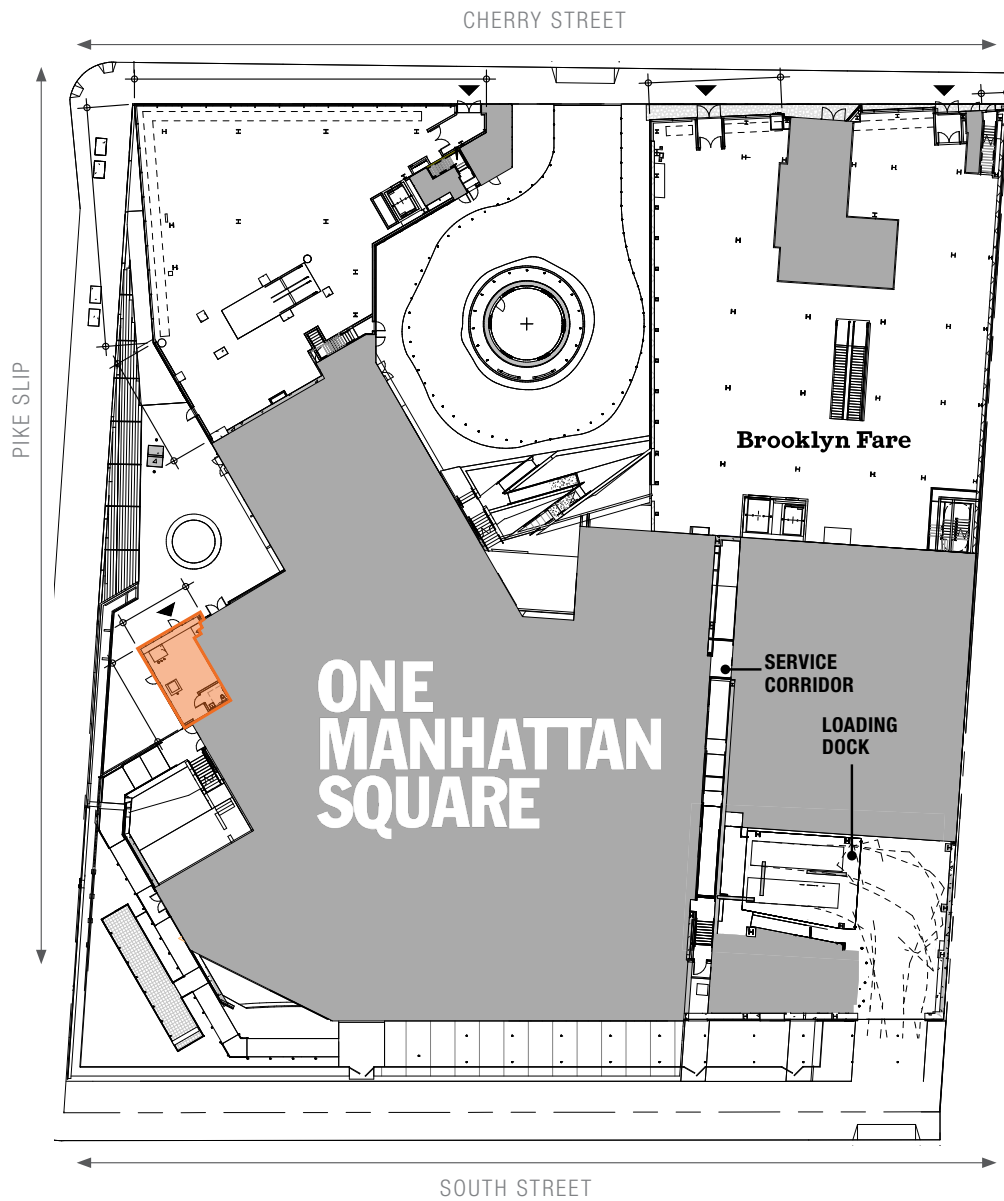
Strategic Lower Manhattan Location

One Manhattan Square occupies a premier waterfront location in Manhattan's Lower East Side, at the crossroads of several of New York City's most vibrant neighborhoods. Anchored by a rapidly expanding residential community and exceptional transit access, the property offers retailers exposure to a diverse customer base in one of Downtown Manhattan's strongest long-term growth corridors.

ONE MANHATTAN SQUARE

FLOOR PLANS:

GROUND FLOOR - 565 SF





The Neighborhood

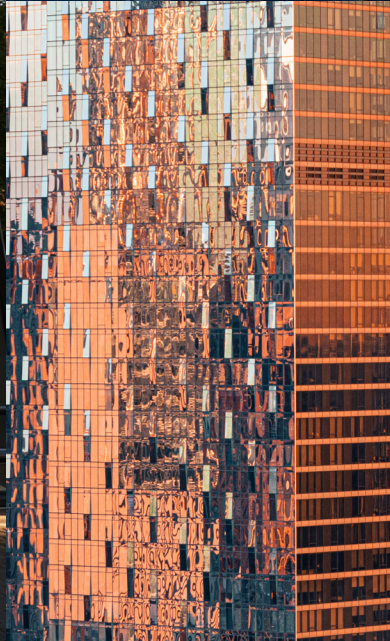
- Approximately 4,000 existing residential units within the immediate walkable area, anchored by Knickerbocker Village, Rutgers Houses, Two Bridges Houses, Two Bridges Tower, and numerous surrounding multifamily buildings.
- Diverse mix of market-rate, affordable, and public housing creates a broad and consistent residential customer base.
- Established neighborhood with a strong daily population and growing demand for neighborhood-serving retail and services.

Lifestyle & Connectivity

- Convenient access to the Lower East Side, Chinatown, Seaport District, and Downtown Manhattan.
- Well connected by the F, J, M, Z, B, D, and 6 subway lines, as well as nearby East River ferry service and major roadways.
- Surrounded by waterfront parks, schools, community amenities, dining, and cultural destinations that support an active, walkable lifestyle.

Growth & Opportunity

- More than 3,000–3,500 new residential units are planned across the Two Bridges development pipeline, increasing the immediate residential ecosystem to 7,000+ units over time
- Major projects are expected to deliver in phases between 2029–2035, driving long-term population growth and consumer spending.
- The neighborhood remains underserved by retail relative to its existing and future density, presenting a compelling opportunity for food & beverage, fitness, medical, grocery, and neighborhood service tenants to establish an early presence ahead of the area's next phase of growth.



ONE MANHATTAN SQUARE

FOR MORE INFORMATION,
PLEASE CONTACT:

FREDDY SOUID

917.968.0329 | FSouid@ksrny.com

JACK HAMADANI

718.415.0095 | JHamadani@ksrny.com



All information supplied in this marketing presentation and/or flyer is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of listings from sale/lease and to any listing condition. Any square footage, dimensions, floor plans and/or technical data set forth are approximations and are subject to further elaboration/confirmation.