

EXTELL | AKSR

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



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GROUND FLOOR:	8,029 SF
USEABLE LOWER LEVEL:	7,091 SF
FRONTAGE:	Approximately 220’ wraparound
CEILING HEIGHTS:	Ground Floor: 21’7” | Lower Level: 15’3”
POSSESSION:	Immediate
TRANSPORTATION:	F

HIGHLIGHTS:

- **Rare opportunity at the base of a luxury residential tower with over 800 units**
- **Open to all uses - Perfect for entertainment, hospitality, fitness, medical, and many more!**
- **High ceilings**
- **Great natural light & wraparound frontage**
- **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*

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Area Overview:



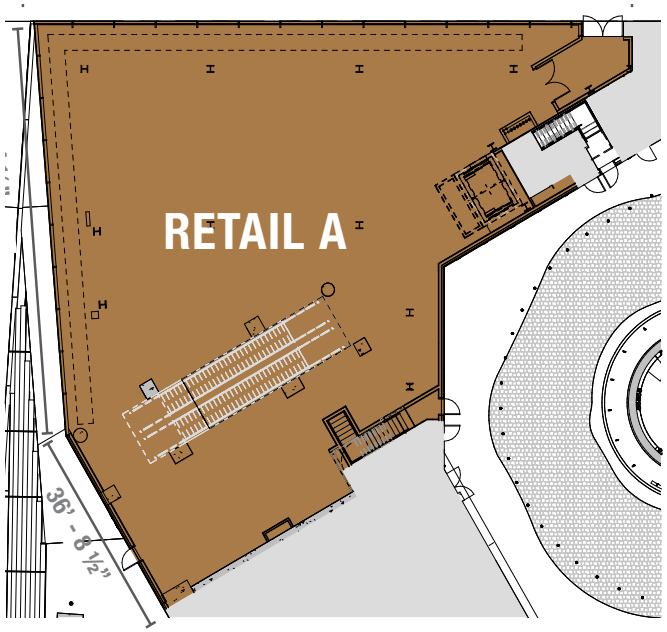
Strategic Lower Manhattan Location

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.

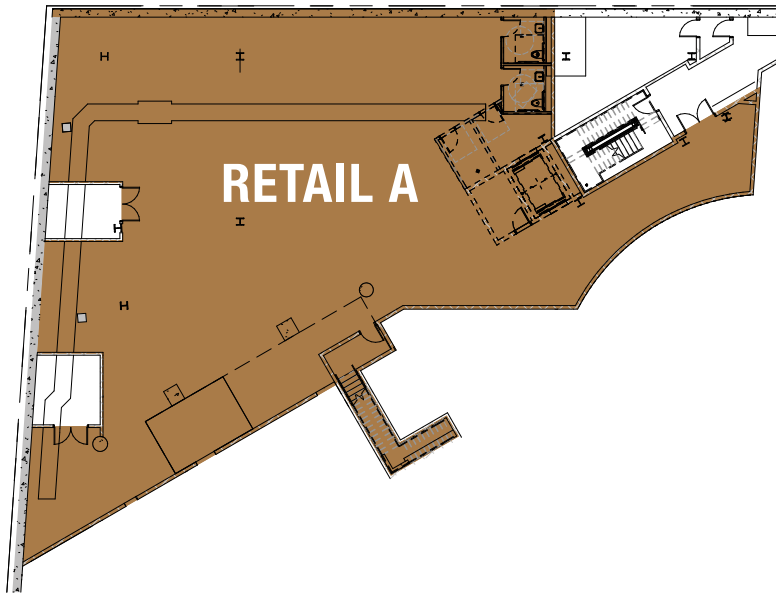
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Floor Plans:

Ground Floor - 8,029 SF



Lower Level - 7,091 SF

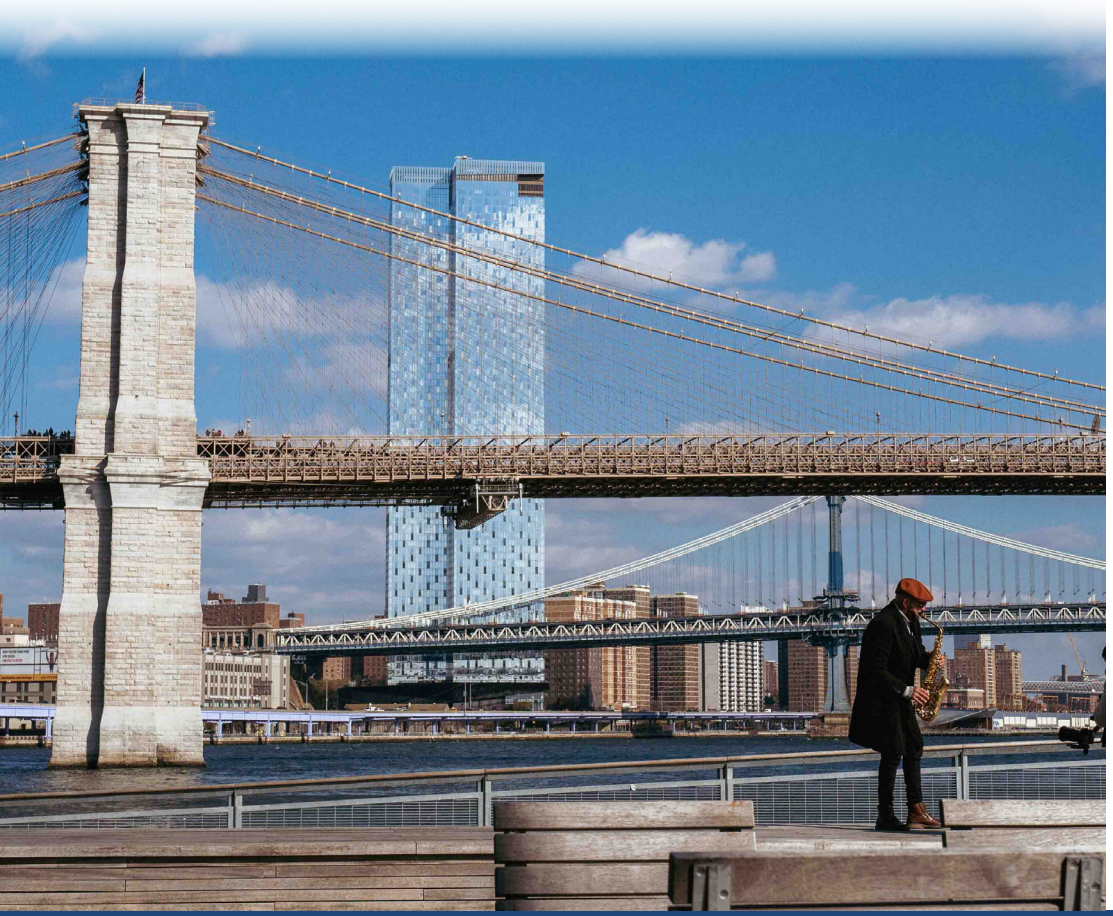




190,000+
RESIDENTS
WITHIN 1 MILE

500,000+
DAYTIME POPULATION
EMPLOYEES & VISITORS

$165,000+
AVERAGE HOUSEHOLD
INCOME



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.

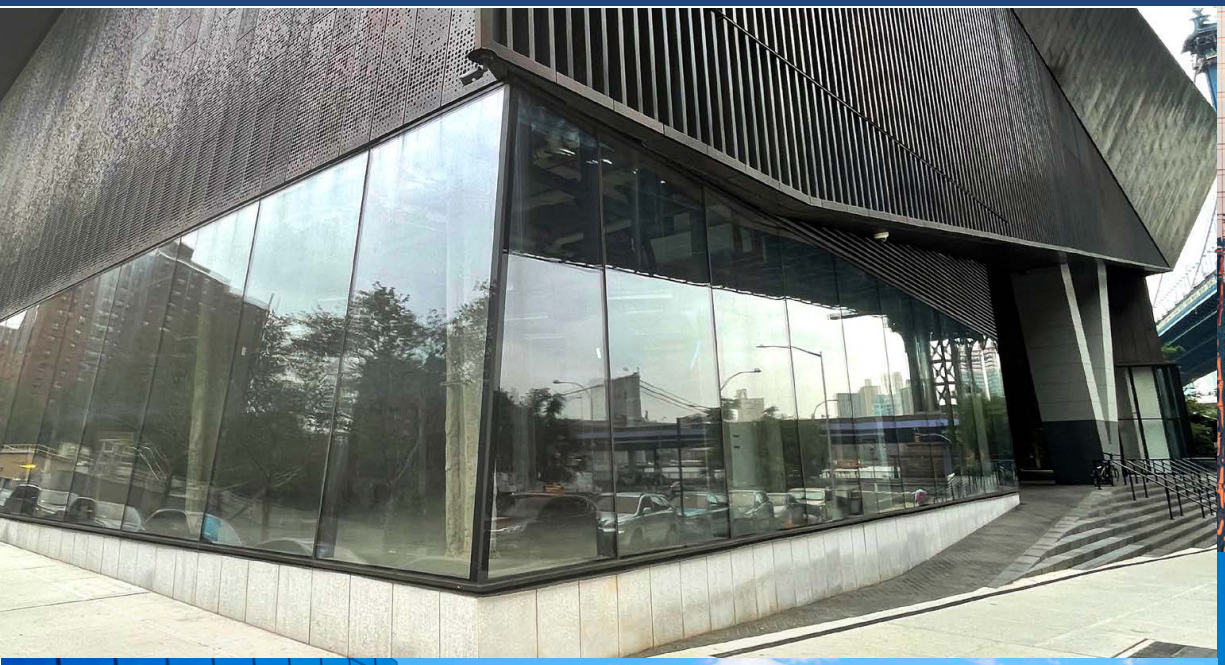
Lifestyle & Connectivity

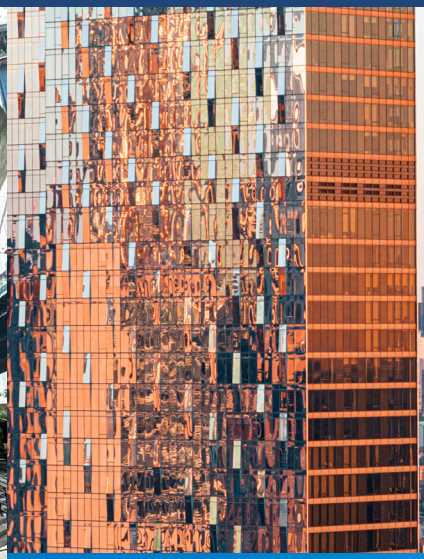
- Convenient access to the Lower East Side, Chinatown, Seaport District, and Downtown Manhattan.
- Well connected by the F, J, M, Z, B, D, and 6 subway lines, as well as nearby East River ferry service and major roadways.
- Surrounded by waterfront parks, schools, community amenities, dining, and cultural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

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FOR MORE INFORMATION,
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