PROPERTIES

MANHATTAN COMMERCIAL LEASING

AVAILABLE



retail for lease

74 Fifth Avenue

GREENWICH VILLAGE

74 5th Avenue

01 Prime Retail Opportunity

Rare retail opportunity on Lower Fifth Avenue, directly across from The New School in the heart of Greenwich Village. This 2,720 SF space sits on one of downtown Manhattan's most consistently trafficked corridors, steps from Union Square, Washington Square Park, and the 14th Street subway hub (4/5/6, L, N/Q/R/W).

The block draws a dense, built-in daytime population — students, faculty, and staff from The New School's campus buildings directly across the street — layered on top of the steady residential, tourist, and commuter foot traffic that defines Lower Fifth Avenue. The corridor has become one of Manhattan's stronger-performing retail stretches, with sustained leasing momentum from fashion, food & beverage, and lifestyle tenants drawn to its architecture, scale, and walkability between Union Square and the Village.

Ideal for retail, food & beverage, or service-oriented concepts looking to capture a captive academic audience alongside neighborhood and destination shoppers.

HIGHLIGHTS

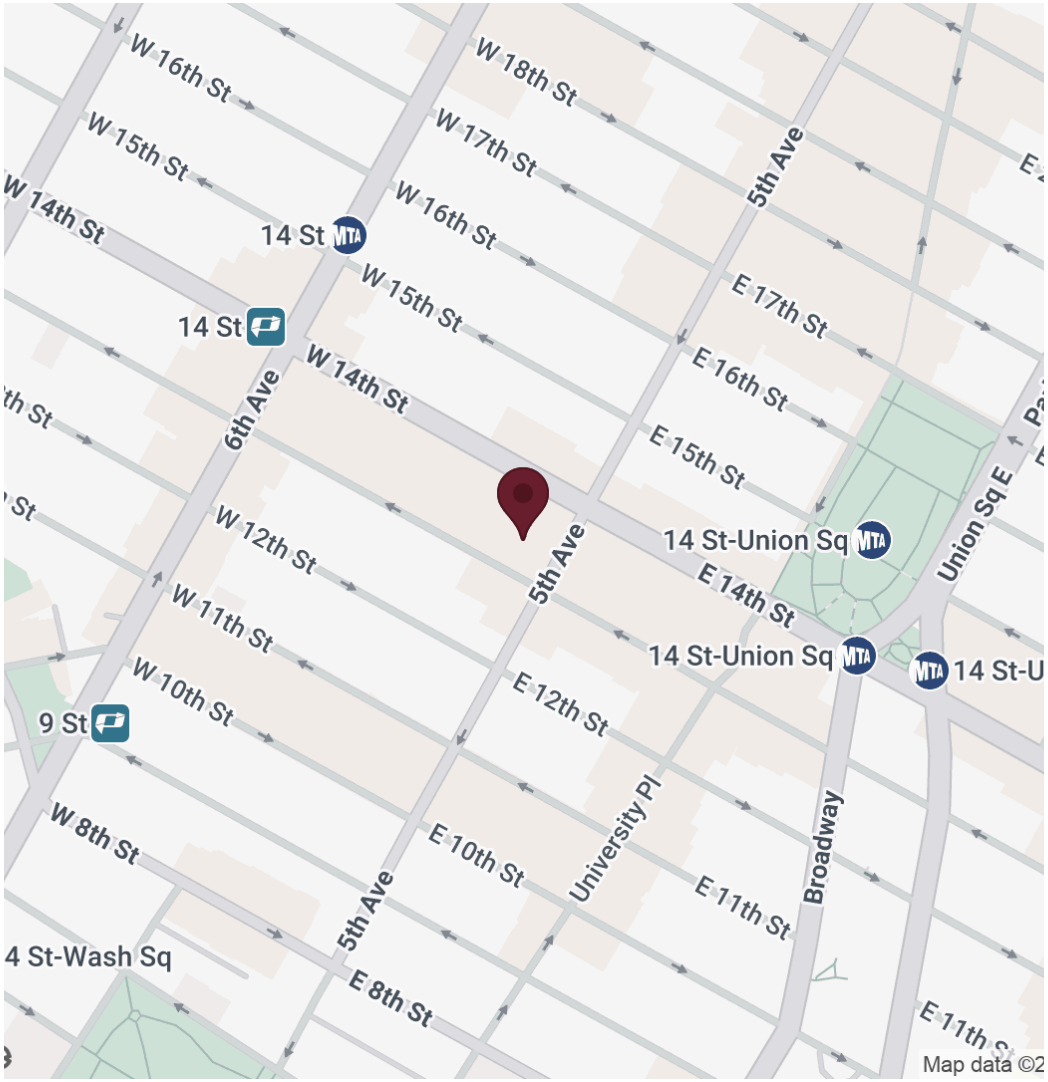
- METRICS & ACCESSIBILITY HIGHLIGHTS
- Walk Score: 100 | Transit Score: 100 (Walker's & Rider's Paradise) Estimated Weekly Pedestrian Traffic: 100,000+ counts along lower Fifth Avenue, Average Daily Vehicular Volume: ~12,000 AADT along 5th Avenue southbound corridor Subway Hub Proximity: 22.9M+ annual passengers at the nearby 14th St – Union Square station (Ranked 4th busiest in NYC)



PROPERTY OVERVIEW

Ground SF	1,790-2,720
basement	1,410
frontage	17'
ceiling height	17'
walk score	100
Transit score	100

LOCATION MAP



LOCATION HIGHLIGHTS | 74 FIFTH AVENUE

The Neighborhood: Prime Greenwich Village / Union Square border.
Immediate Academic Footprint:
The New School / Parsons School of Design (Immediate neighborhood anchor)
New York University (NYU)
Benjamin N. Cardozo School of Law
School of Visual Arts (SVA)
P.S. 41 Greenwich Village & Harvest Collegiate High School

Surrounding Retailers: Lululemon, Nike, Sephora, Zara, Trader Joe's, Whole Foods Market, Madewell, Paper Source.

Neighborhood Dining: Daily Provisions, Gramercy Tavern, Union Square Cafe, Loring Place, All'Antico Vinaio, Joe & The Juice.

Subway & Transit Lines:
14th St – Union Sq: (4, 5, 6, N, Q, R, W, L) – 2 min walk
14th St & 6th Ave: (1, 2, 3, F, M, L, PATH) – 3 min walk

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Contact Us

For more information · 74 5th Avenue

Elad Dror
PD PROPERTIES
elad@pdpropertiesnyc.com
+1.646.843.1700

Eitan Sulemanoff
PD PROPERTIES
eitan@pdpropertiesnyc.com
+1.646.457.7005

ABOUT PD PROPERTIES

PD Properties is a Manhattan real estate firm specializing in building management, operations and retail leasing across the city's core. We provide landlord-side advisory throughout Manhattan, connecting owners with brands entering New York.

42 West 28th Street, 4th Floor · New York, NY 10001
www.pdpropertiesnyc.com · @pdpropertiesnyc

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