SRG SAFDIE REALTY GROUP

RETAIL SPACE FOR LEASE

LOWER EAST SIDE · MANHATTAN

85 DELANCEY STREET

New York, NY 10002 · Between Ludlow & Orchard

1,984 SF
GROUND FLOOR

~30'
FRONTAGE

13'
CEILING HEIGHT

F M J Z

SPACE SPECIFICATIONS

LOWER EAST SIDE · MANHATTAN
New York, NY 10002 · Between Ludlow & Orchard

1,984 SF
TOTAL SPACE · GROUND FLOOR

~30'
FRONTAGE

13'
CEILING HEIGHT

ASAP
POSSESSION

UPON REQUEST
ASKING RENT

SRG
SAFDIE REALTY GROUP

Abraham Haddad
abe@safdierealtygroup.com · 646.228.2973

Joseph Kafif
joeyk@safdierealtygroup.com · (917) 792-1262

PROPERTY HIGHLIGHTS

- **TOTAL SPACE** 1,984 SF ground floor
- **FRONTAGE** Approx. 30 ft on Delancey Street
- **CEILINGS** 13 ft clear height
- **LOCATION** Just off the corner of Delancey & Orchard St
- **ACCESS** Williamsburg Bridge, FDR Drive & F M J Z trains
- **CONDITION** Delivered as-is · includes bathroom
- **POSSESSION** ASAP
- **CO-TENANCY** Starbucks, Wingstop, Duane Reade, McDonald's

TRANSPORTATION

F M J Z	Delancey St–Essex St	**0.1 mi**
J Z	Bowery	**0.4 mi**
B D	Grand St	**0.5 mi**
F	2 Av	**0.5 mi**

Walking distances approximate.

IDEAL FOR

Food & Beverage | Café & Bakery | Boutique Retail
Beauty & Wellness | Fitness Studio | Showroom

Co-Tenancy & Retail Corridor

Neighborhood Retail Map

The property sits on Delancey Street, the Lower East Side's main east–west artery and the Manhattan landing of the Williamsburg Bridge — surrounded by national retail, nightlife, and Essex Crossing, one of Manhattan's largest mixed-use developments.

NATIONAL RETAIL

- Starbucks
- McDonald's
- Wingstop
- Duane Reade
- Popeyes
- Dunkin' · Burger King
- CVS · Marshalls

BANKING & SERVICE

- Chase
- Bank of America
- TD Bank
- Banco Popular
- CityMD
- T-Mobile

DINING & NIGHTLIFE

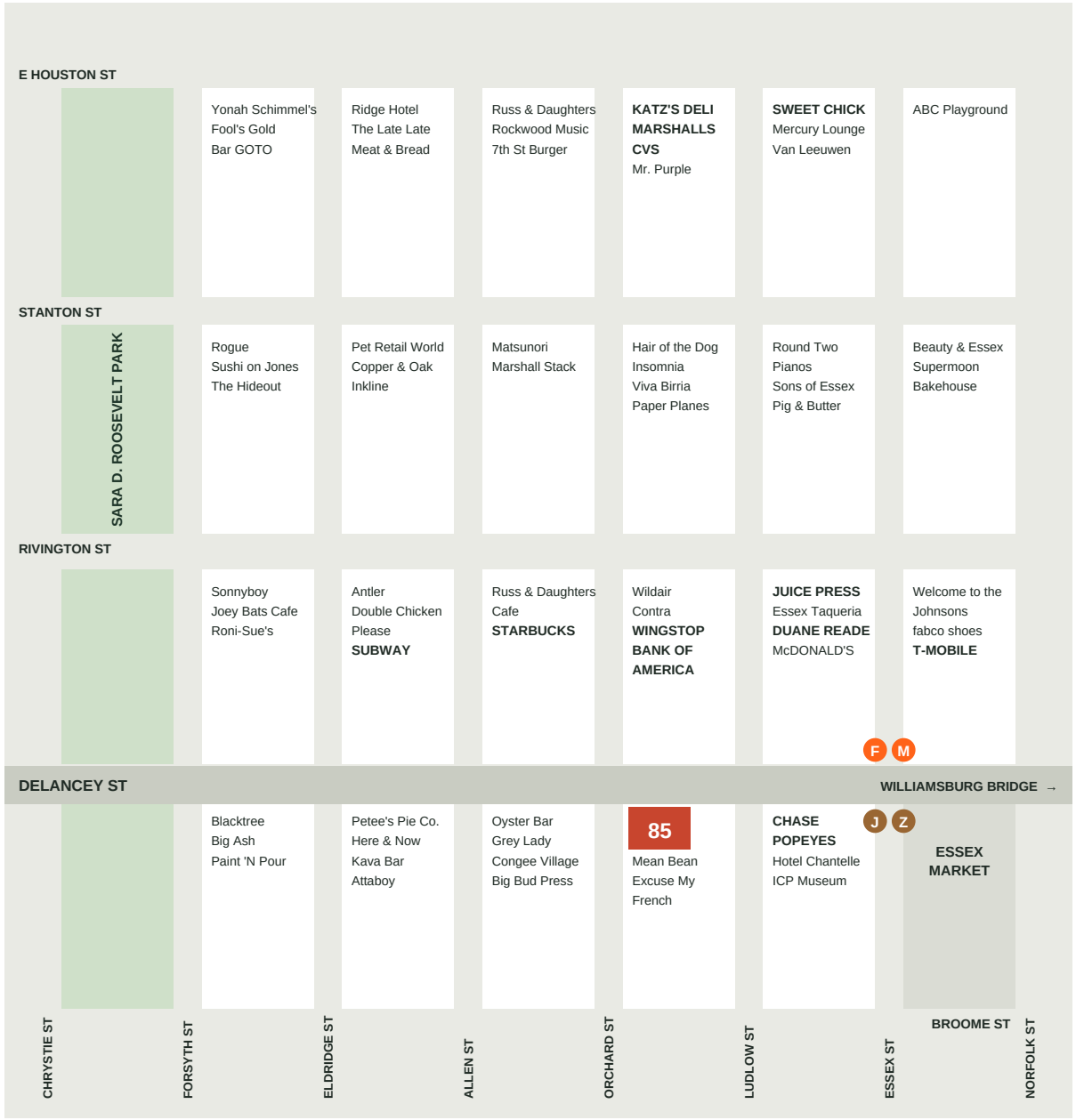
- Katz's Delicatessen
- Russ & Daughters
- Wildair · Contra
- Dirty Candy
- Attaboy
- Double Chicken Please
- Sweet Chick

CULTURE & HOSPITALITY

- Essex Market
- International Center of Photography
- Hotel Chantelle
- Tenement Museum
- Metrograph
- The Ludlow Hotel

REGIONAL DRAWS WITHIN MINUTES

- Essex Crossing / The Market Line
- Williamsburg Bridge
- Sara D. Roosevelt Park
- Trader Joe's
- New Museum
- Soho House · Ludlow House



Map is schematic and not to scale. Tenant mix subject to change.

AREA DEMOGRAPHICS

76,873
NEIGHBORHOOD POPULATION

100
WALK SCORE · WALKER'S PARADISE

43.2
MEDIAN AGE

Figures: U.S. Census Bureau, ACS 2020–2024 5-year estimates for ZIP 10002 (via Census Reporter); scores from Walk Score®. Estimates vary by source and vintage. Directional only.

MARKET PROFILE

76,873 NEIGHBORHOOD POPULATION	**36,556** TOTAL HOUSEHOLDS	**43.2** MEDIAN AGE
100 WALK SCORE	**100** TRANSIT SCORE	**97** BIKE SCORE

THE CATCHMENT

One of Manhattan's densest and most walkable neighborhoods. ZIP 10002 is home to nearly 77,000 residents across more than 36,000 households, with a perfect Walk Score and Transit Score at the property. Delancey Street carries Williamsburg Bridge traffic into Manhattan, while the F, M, J and Z trains meet one block east at Delancey–Essex — delivering steady pedestrian volume day and night.

TRADE AREA HIGHLIGHTS

- F · M · J · Z at Delancey–Essex
- Essex Crossing & The Market Line
- Hotels: Ludlow, Hotel Chantelle
- Williamsburg Bridge & FDR access
- Destination dining & nightlife
- Dense residential base

PROPERTY & AREA

The Space · The Neighborhood

STOREFRONT — 85 DELANCEY STREET

ESSEX CROSSING — THE MARKET LINE

NEW DEVELOPMENT ALONG DELANCEY

ESSEX CROSSING — DELANCEY STREET

LOWER EAST SIDE SKYLINE

Storefront shown in existing as-is condition. Development images are renderings of nearby projects.

SRG

SAFDIE REALTY GROUP

1,984 SF

RETAIL SPACE FOR LEASE

85 DELANCEY STREET
LOWER EAST SIDE · NEW YORK, NY 10002

Asking Rent Upon Request | (917) 792-1262

ABRAHAM HADDAD
www.safdierealtygroup.com
abe@safdierealtygroup.com
646.228.2973

JOSEPH KAFIF
www.safdierealtygroup.com
joeyk@safdierealtygroup.com
(917) 792-1262