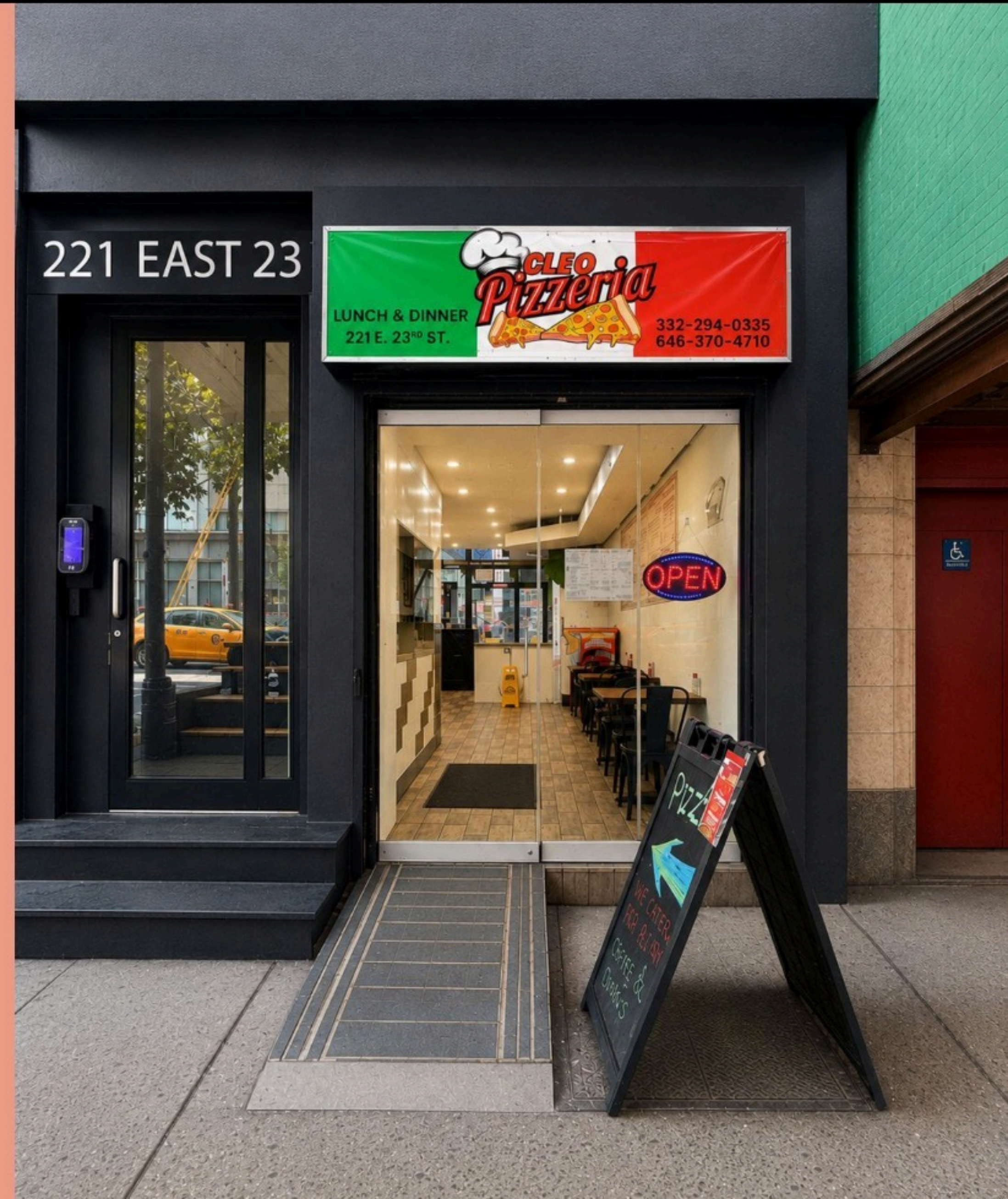


221 EAST 23RD STREET

RARE TURNKEY PIZZA SHOP FOR LEASE

GRAMERCY, NYC



221 EAST 23RD ST

RARE TURNKEY PIZZA SHOP FOR LEASE

TABLE OF CONTENTS

Property Description	2
About The Neighborhood	3
Transportation	4
Property Photos	5

INQUIRE FOR PRICE



OVERVIEW

A rare turnkey pizza shop opportunity in one of Manhattan's most habit-driven, high-loyalty neighborhoods.

Gramercy customers don't "visit" the neighborhood — they live inside it. This block captures a true mix of daytime density and repeat evening residential spend — hospital systems, education clusters, office, tech, and luxury multi family all sit within a hyper tight radius. Operators here get long-tail repeat, not transient tourist spike. This is a neighborhood of regulars where the right concept becomes their place.

221 East 23rd Street is an existing turnkey pizza shop with restaurant infrastructure already in place, offering a fast path to operation for an experienced pizza operator, quick service food concept, or neighborhood-driven F&B tenant.

Ideal for an experienced pizza operator, fast-casual food concept, grab-and-go operator, high-quality café / bakery, sandwich shop, or specialty F&B tenant.

Regional + national tenants welcome — but space favors founder-led authenticity.

HIGHLIGHTS

- Approx. 1,000 SF Ground Floor
- Approx. 500 SF Usable Basement
- Approx. 500 SF Private Backyard
- 12 FT Frontage
- Immediate Possession
- Asking Rent Upon Request
- Term Negotiable
- Existing turnkey pizza shop
- Full kitchen / food-service infrastructure in place
- Strong pickup, delivery, and dine-in potential
- Fast path to operate with significantly reduced buildout time
- OPERATOR FIT

ABOUT THE NEIGHBORHOOD

Gramercy is an identity neighborhood — culturally aware, high income, brand loyal Residents prefer local independent concepts and adopt them long term Over-indexed food delivery + dine-in spend relative to Manhattan average The trade area pays for quality, craft, small batch, authenticity 23rd Street tier 1 east side corridor — but still intimate neighborhood grid

This is where restaurant concepts become embedded in daily life — not just discovered.



TRANSPORTATION

Transit/Subway	Walk	Distance
23 Street (4,6 Line)	05 mins	0.3 mi
23 Street	08 mins	0.4 mi
28 Street (4,6 Line)	09 mins	0.5 mi
3 Avenue	10 mins	0.5 mi
14 St-Union Sq	13 mins	0.7 mi

Commuter Rail	Drive	Distance
23 St (Path)	(Walk) 12 mins	0.7 mi
14 St (Path)	(Walk) 20 mins	1.1 mi
33 St (Path)	04 mins	1.1 mi
9 St (Path)	04 mins	1.3 mi
New York Penn Station (Njt)	04 mins	1.4 mi

Airport	Drive	Distance
LaGuardia	18 mins	8.9 mi
Newark Liberty International	23 mins	15.5 mi



WALK SCORE
100%



TRANSIT SCORE
100%



BIKE SCORE
90%

*Apartments.com



221 EAST 23RD STREET

FOR MORE DETAILS CONTACT

MARK GOLBERG

917-331-1898

mg@taharirealty.com

TAHARI
REALTY

www.taharirealty.com

393 Lafayette St, Fl 2
New York, NY, 10003