

SRG

SAFDIE
REALTY
GROUP

RETAIL SPACE FOR LEASE

LOWER EAST SIDE · MANHATTAN

85 DELANCEY STREET

New York, NY 10002 · Between Orchard St & Ludlow St

30^{FT}

DELANCEY ST FRONTAGE

1,600^{SF}

GROUND FLOOR RETAIL

FULL

BASEMENT INCLUDED

11^{FT}

CEILING HEIGHT

1 MIN

TO ESSEX ST SUBWAY

SPACE SPECIFICATIONS

1,600 SF

GROUND FLOOR

BASEMENT

ADDITIONAL SPACE

30 FT

FRONTAGE

11 FT

CEILINGS

UPON REQUEST

ASKING RENT

PROPERTY HIGHLIGHTS

SPACE	1,600 SF ground floor retail plus basement
FRONTAGE	30 ft of frontage on Delancey Street
CEILINGS	11 ft ceiling height
SYSTEMS	Central AC and heat
BUILD-OUT	Office space in place
CO-TENANCY	CVS, Shake Shack, McDonald's, T-Mobile, Trader Joe's nearby
TRANSIT	Delancey St–Essex St complex one block · 7.1M annual riders
ESSEX CROSSING	\$1.1B, 1.9M SF mixed-use development steps away
POSSESSION	Immediate

TRANSPORTATION

- F

J

M

Z

Essex Street
- F

Delancey Street
- J

M

Z

Bowery
- B

D

Grand Street
- F

East Broadway

- 1 min walk
- 2 min walk
- 4 min walk
- 5 min walk
- 7 min walk

IDEAL FOR

- Café & Bakery
- Quick-Service F&B
- Beauty & Wellness
- Boutique Retail
- Medical / Dental
- Showroom

The Space

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85 DELANCEY STREET — GROUND-FLOOR RETAIL, OUTLINED

Green outline indicates the approximate demised premises. Shown in existing condition.

WHY THIS SPACE

Prime Retail on Delancey Street

- 30 ft of Delancey St frontage
- 11 ft ceilings, full-height glass
- Basement for storage or prep
- Central AC and heat in place
- Office space already built
- Major national co-tenancy
- One block to Essex St subway
- Immediate possession

ASKING RENT

Upon Request

The Corner & Corridor

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Retail Map



AREA DEMOGRAPHICS

82,155

ZIP 10002 POPULATION

7.1M

ANNUAL RIDERS · DELANCEY / ESSEX

91K

RESIDENTS PER SQUARE MILE

36,733

TOTAL HOUSEHOLDS

#27

BUSIEST OF 423 NYC STATIONS

\$1.1B

ESSEX CROSSING INVESTMENT

NEIGHBORHOOD COMPOSITION

40.8%

Asian

27.9%

White

24.5%

Hispanic

6.8%

Other

One of the densest ZIP codes in the country, on top of a top-30 subway station and the \$1.1B Essex Crossing development.

Population and composition are U.S. Census / ACS 5-year estimates for ZIP 10002. Ridership is MTA 2024 annual entries for the Delancey St–Essex St complex. Estimates vary by source and vintage. Directional only.

WHY THE NUMBERS MATTER

Extreme density

82,155 residents inside a single square-mile ZIP code

Transit-fed traffic

Top-30 station in the system, one block from the door

Still investing

Essex Crossing added 1.9M SF of housing, retail and office

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SAFDIE REALTY GROUP

1,600 SF GROUND FLOOR PLUS BASEMENT · 30 FT FRONTAGE

RETAIL SPACE FOR LEASE

**85 DELANCEY ST
LOWER EAST SIDE · NEW YORK, NY 10002**

Asking Rent Upon Request | (917) 792-1262

JOSEPH KAFIF

www.safdierealtygroup.com

joeyk@safdierealtygroup.com

(917) 792-1262