

133 Norfolk Street

MSNYC RETAIL



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About the Property

Currently Outfitted with Modern Finishes as Tech Office, this unique space can be rented to 2 tenants - each with 2500SF - or 1 tenant taking the entire 5000SF -- If rented separately, BOTH would have individual Storefronts on Norfolk St

For Food & Beverage or Entertainment Tenants:

- 2 Floors of 2500SF each Use Group 6 Space (Basement C of O already reflects F & B)
- Can be Combined for 5000SF for Restaurant / Bar, Nightclub, Speakeasy, etc.
- Cellar Space Carries Highly Sought After "Eating and Drinking Establishment" Certificate of Occupancy
- Mechanicals Include 400amp - 3 phase electric, 2.5 inch gas line, ventilation/exhaust ready in alley way, multiple bathrooms, HVAC, high ceilings in basement and 2 means of egress

For Office Tenants:

- Up to 5000SF -- can be split into two 2500SF spaces
- Can be delivered partially furnished
- Office kitchen build in
- Mechanicals Include 400amp - 3 phase electric (IT quality), multiple bathrooms, HVAC, high ceilings in basement and 2 means of egress

133 Norfolk St is at the cross roads of the Lower East Side and East Village. This location provides tremendous train accessibility with the F-J-M-Z-B-D lines

Within a few blocks from neighborhood favorites Beauty & Essex, Ludlow House, Clinton St Baking Co and countless others

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Rental Rate:	Negotiable
Building Size:	13,000 SF
Space Available:	5,000 SF
Min. Divisible:	2,500 SF
Year Built:	1900
Property Type:	Retail
Property Sub-type:	Street Retail
Additional Space Types:	Retail (Other) Restaurant Creative/Loft
Lease Type:	Other
Date Available:	November 2017



About the Neighborhood

Once a notoriously overcrowded and unsanitary slum, the Lower East Side is now one of Manhattan's most fashionable neighborhoods. Most of the bargain-clothing stores and pickle vendors have given way to indie boutiques and some of the best restaurants in NYC, though there are a few cherished survivors of the former Jewish stronghold, including venerable smoked-fish purveyors Russ & Daughters and pastrami legend Katz's Delicatessen. The Tenement Museum keeps the neighborhood's history alive in a series of restored apartments visited via themed guided tours, but most of the area's cultural draws are contemporary including the numerous art galleries on the LES.



Population Demographics

Total Population	80,885
Male Population	38,280
Female Population	42,606
Percent Change Since 2000	-5.7 %
Percent Change Since 2010	-0.8 %
Median Age	39.13

Marital Status

Never Married	27,848
Married	20,921
Separated	5,167
Widowed	1,037
Divorced	3,485

Average Income

Median Income Under 25	\$ 40,333
Median Income 25-44	\$ 53,174
Median Income 45-64	\$ 34,500
Median Income Over 65	\$ 23,391

Trains

2nd Avenue Station	F M
Delancey Street - Essex Street	J M Z F
East Broadway Station	F

Restaurants

1. Balvanera
2. Essex
3. The Meatball Shop
4. Contra
5. Sweet Chick
6. Casa Mezcal
7. An Choi
8. Patacon Pisao
9. Dirty French
10. Pig and Khao

Bars

11. No Fun
12. Piano's
13. Local 138
14. Hair of the Dog
15. Nitecap
16. Hotel Chantelle
17. The Whiskey Ward
18. Garfunkel's
19. Hill & Dale
20. Two-Bit's Retro Arcade

Coffee Shops

21. Koneko
22. El Rey
23. Cafe Vita
24. Roasting Plant
25. Pause Cafe
26. Whynot Coffee
27. Konditori
28. Ludlow Coffee Supply
29. Black Cat LES
30. Irving Farm Coffee R.

Retail

31. Yokkoyama Hat Market
32. Only NY Store
33. Refromation
34. Commend
35. Self-Edge
36. The Rising States NYC

Arts And Entertainment

37. Tenement Museum
38. Pierogi
39. Richard Taittinger Gallery
40. Chesterfield Gallery

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- SpaceGround: 2,200 sqft
- Lower Level: 2,200 sqft
- Frontage: 25 ft
- Ceiling Height: 12 ft



Retail Sales Volume

* Data taken from loopnet.com

	1-mi.	3-mi.	5-mi.
2015 Childrens/Infants clothing stores	\$28,417,166	\$144,968,582	\$338,603,958
2015 Jewelry stores	\$11,406,507	\$60,275,303	\$136,260,087
2015 Mens clothing stores	\$34,323,620	\$176,760,787	\$408,541,227
2015 Shoe stores	\$34,365,981	\$176,622,457	\$409,437,225
2015 Womens clothing stores	\$57,930,458	\$298,127,034	\$687,268,330
2015 Automobile dealers	\$446,283,345	\$2,345,798,246	\$5,385,757,472
2015 Automotive parts and accessories stores	\$85,515,816	\$439,459,508	\$1,019,043,780
2015 Other motor vehicle dealers	\$11,380,344	\$56,171,304	\$132,376,387
2015 Tire dealers	\$38,189,531	\$196,329,811	\$455,202,652
2015 Hardware stores	\$1,732,018	\$9,387,150	\$21,358,256
2015 Home centers	\$17,638,548	\$94,792,560	\$216,165,043
2015 Nursery and garden centers	\$22,417,696	\$120,894,172	\$272,855,581
2015 Outdoor power equipment stores	\$9,196,612	\$48,064,809	\$111,762,596
2015 Paint andwallpaper stores	\$1,919,603	\$10,098,565	\$23,355,881
2015 Appliance, television, and other electronics stores	\$59,439,739	\$312,006,327	\$716,191,792
2015 Camera andphotographic supplies stores	\$4,784,311	\$25,718,720	\$58,034,571
2015 Computer andsoftware stores	\$162,279,973	\$821,588,688	\$1,911,646,636
2015 Beer, wine, and liquor stores	\$29,586,239	\$153,477,379	\$351,674,656
2015 Convenience stores	\$129,874,000	\$662,957,532	\$1,537,119,330
2015 Restaurant Expenditures	\$120,082,462	\$624,152,402	\$1,435,183,500
2015 Supermarkets and other grocery (except convenience) stores	\$458,074,641	\$2,304,656,573	\$5,388,788,013
2015 Furniture stores	\$43,740,284	\$230,631,325	\$526,607,660
2015 Home furnishings stores	\$145,055,450	\$748,735,546	\$1,731,024,355
2015 General merchandise stores	\$773,009,274	\$4,037,063,519	\$9,274,594,260
2015 Gasoline stations with convenience stores	\$390,911,627	\$1,986,921,645	\$4,635,362,815
2015 Other gasoline stations	\$276,247,679	\$1,400,292,327	\$3,276,878,573
2015 Department stores (excl leased depts)	\$761,602,767	\$3,976,788,216	\$9,138,334,173
2015 General merchandise stores	\$773,009,274	\$4,037,063,519	\$9,274,594,260
2015 Other health and personal care stores	\$30,520,095	\$158,963,093	\$364,567,047
2015 Pharmacies and drug stores	\$118,115,665	\$601,386,697	\$1,397,416,371
2015 Pet and pet supplies stores	\$30,977,680	\$157,823,954	\$367,997,114
2015 Book, periodical, and music stores	\$5,212,177	\$27,609,294	\$62,549,990
2015 Hobby, toy, and game stores	\$13,838,439	\$70,721,154	\$164,233,141
2015 Musical instrument and supplies stores	\$1,545,088	\$8,378,336	\$18,773,039
2015 Sewing, needlework, and piece goods stores	\$2,531,146	\$12,855,301	\$29,938,417
2015 Sporting goods stores	\$14,158,990	\$75,749,219	\$171,484,976

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