



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



Former Dry Cleaners Perfect For Non-vented Food Users For Lease

1,200 SF

34A Monroe Street • New York • NY

For Pricing **Call: 718-437-6100**

Shlomi Bagdadi
📞 718.437.6100
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Chandler Slate
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Location Overview

Located in the Two Bridges neighborhood on the Lower East Side of Manhattan, New York City. It's well-served by several subway lines and bus lines. The space is at the base of the 1590-unit Knickerbocker Village.

Nearest Transit: F train at East Broadway and the B/D trains at Grand St and the M15, M22, SIM3, SIM11, SIM31, SIM6, M9, & M103 bus lines.

Nearby tenants include the Downtown Music Gallery, Minimotors NYC, Hwa Yuan Szechuan, Dim Sum Go Go, Golden Unicorn, Golden Diner, Mei Lai Wah, Museum at Eldridge Street, Dynasty Weddings, Happy Medium, Madison LES Hotel, K&K Food Deli, Madison Wine & Liquor, Famous Calabria Pizza, Madison Bagel & Grill, Super fresh Supermarkets, Starbucks, Frosch & Co, Ghostmachine Gallery, IRL Gallery, Lyles & King

Main Highlights

- ▶ Former dry cleaners
- ▶ Space of a the bottom of 1,590 Unit residential development
- ▶ The last tenant maintained their business here for over 20 years.
- ▶ Perfect location for a tutoring center, after school program, fitness, flower shop, or non-vented food use



1,396,625 SF
Total Building Size



216,905 SF
Lot Size



R7-2, C1-5
Zoning

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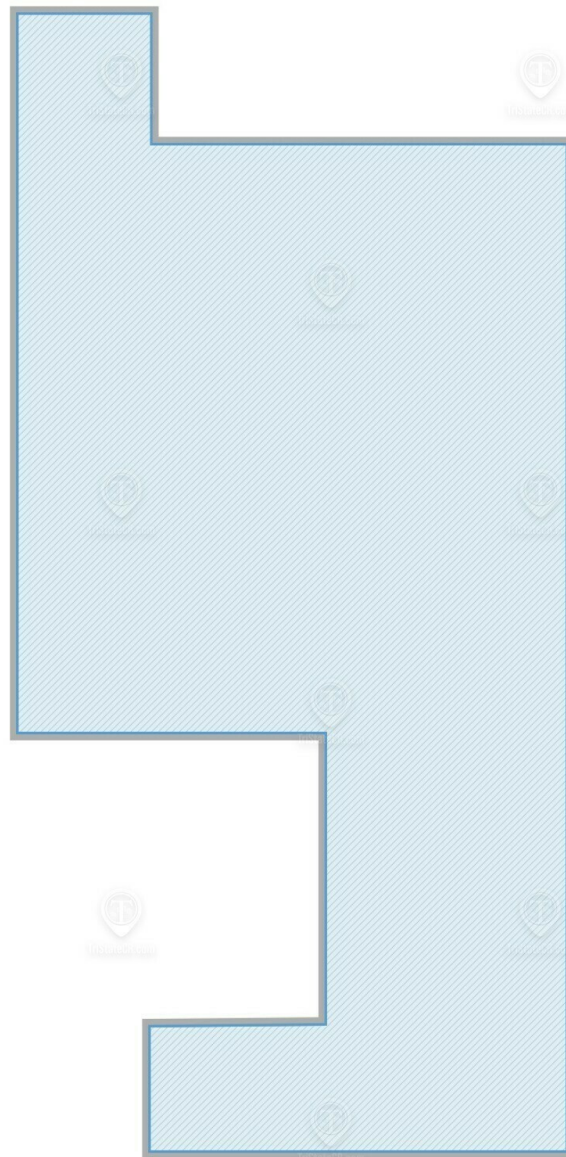
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34 MONROE STREET
TOTAL AVAILABLE SPACE: 1,200 SF

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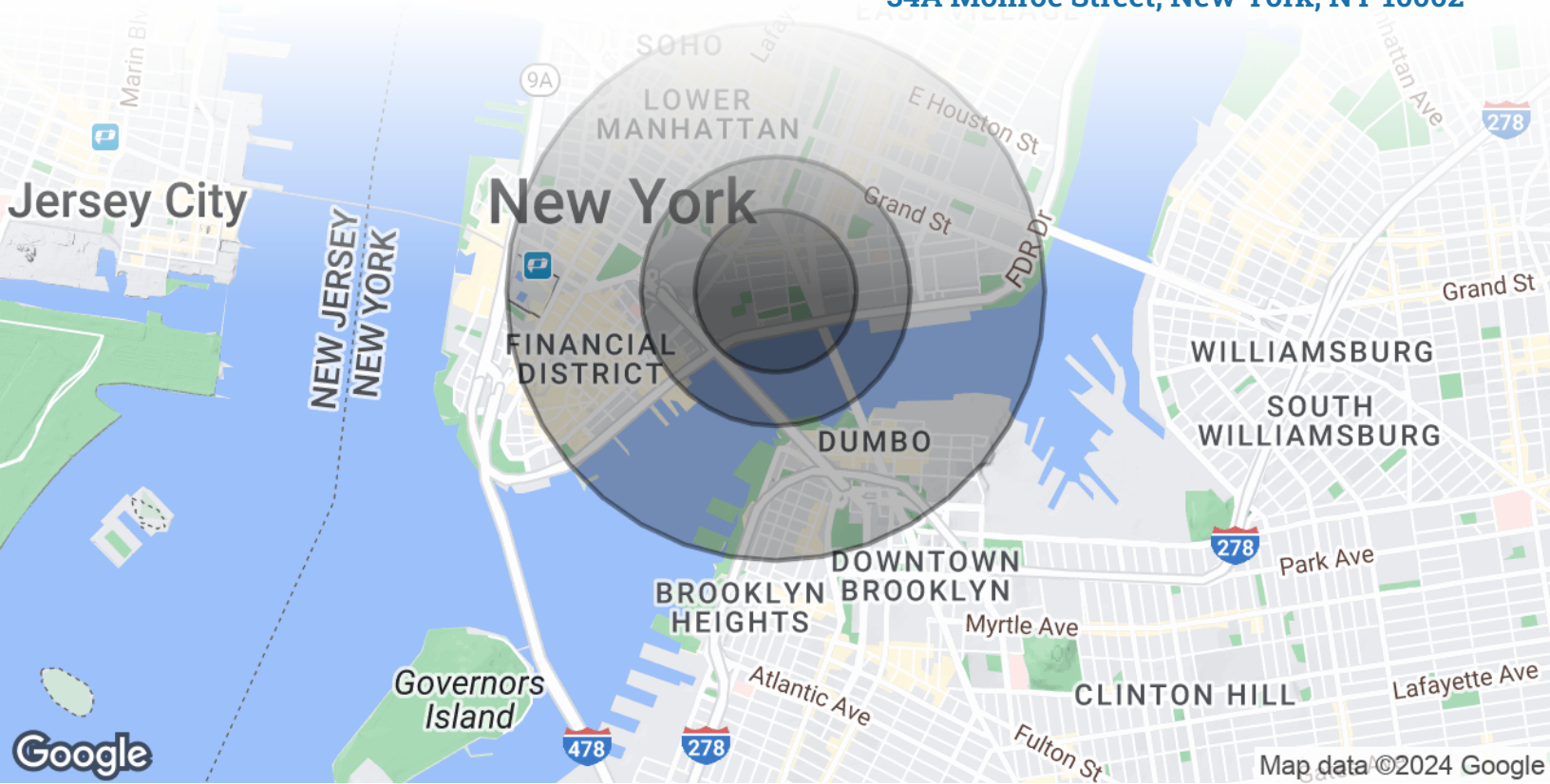
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	25,806	50,597	170,270
Average Age	47	47	41
Average Age (Male)	45	45	40
Average Age (Female)	49	49	42
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	11,129	22,298	79,090
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$54,543	\$70,695	\$154,828
Average House Value	\$700,078	\$840,345	\$1,171,633



170,270

People within 1 Mile



\$154,828

Avg Household Income

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SITE SOURCE
RETAIL BROKER NETWORK