



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

For Lease



# Former Sandwich Shop For Lease

830 SF

73 Catherine Street • New York • NY

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

**Shlomi Bagdadi**  
☎ 718.437.6100  
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**Chandler Slate**  
☎ 718.437.6100 x108  
ChandlerS@TriStateCR.com



## 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 Gallery, Golden Diner, Mr. Fongs, Banh by Lauren, That Witch Ales You, and more!

## Main Highlights

- ▶ Formerly a sandwich shop
- ▶ There are waterlines and sinks in place that make it an easy plug-and-play coffee shop, ice cream shop, sandwich shop, or other non-vented food concept.



**1,396,625 SF**  
Total Building Size



**216,905 SF**  
Lot Size



**R7-2, C1-5**  
Zoning

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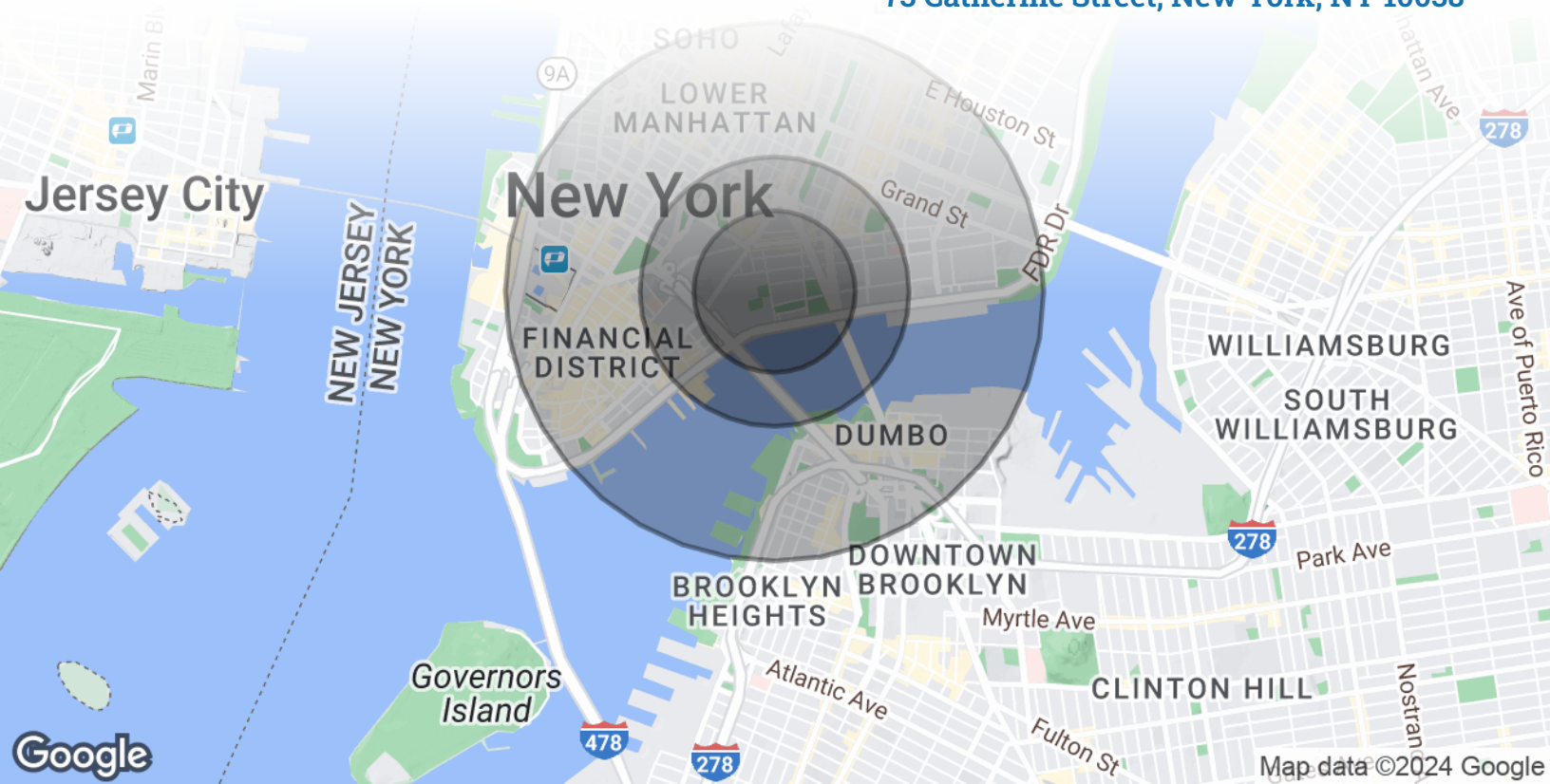
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	17,473	49,478	168,804
Average Age	48	46	41
Average Age (Male)	46	44	40
Average Age (Female)	51	47	42
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	7,600	21,815	78,587
# of Persons per HH	2.3	2.3	2.1
Average HH Income	\$54,897	\$85,611	\$161,179
Average House Value	\$605,748	\$864,463	\$1,191,920



**168,804**

People within 1 Mile



**\$161,179**

Avg Household Income

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