

322 EAST 6TH STREET, NEW YORK, NY 10003

EXCLUSIVE RETAIL LEASE



IPRG



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## EXECUTIVE SUMMARY

322 EAST 6TH STREET







## Neighbors:

San Marzano, Mister Paradise, Marafuku Ramen, Bar Primi, Sushi by M, 7th St Burger, 787 Coffee, Aura Bar, Van Leeuwen, Beetle House, Izakaya NYC, Frank, Sidney's Five, MayaMezcal, Tamam, Duo Café, Souen, Risotteria Melotti NYC, Panna II Garden Indian Restaurant





ASK

**\$6,800/Month**

### LEASE HIGHLIGHTS

1,200 SF w/ Full Basement  
Size

Immediate  
Possession

16'  
Frontage

7'  
Ceiling Heights

4, 5, 6, N, Q, R, W, B, D, F, M, L  
Transportation

### COMMENTS

- Fully Vented & Gas Line in Place
- Brand New Whitebox Renovation with 2 New Bathrooms
- Previously an Established Indian Restaurant for over 20 years
- Prime East Village Food & Beverage / Dry Space with Great Foot and Driving Traffic



**ADDITIONAL SPACE PHOTOS**



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## NEIGHBORHOOD OVERVIEW

322 EAST 6TH STREET





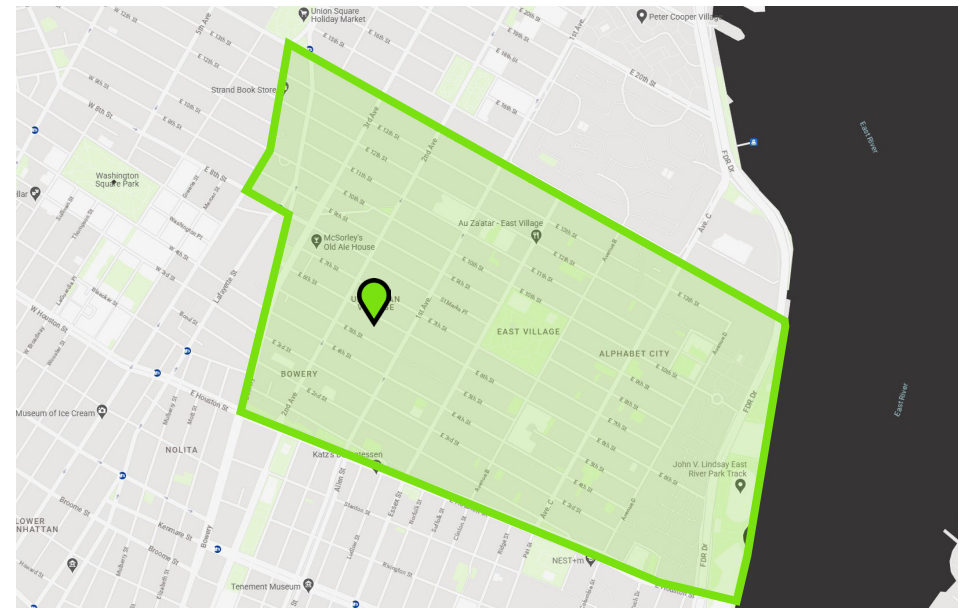
# EAST VILLAGE

The East Village is one of New York City's most eclectic and culturally rich neighborhoods, known for its vibrant energy, artistic spirit, and deep-rooted history. A hub for creativity, the area is home to a diverse mix of restaurants, nightlife, independent boutiques, and iconic institutions like Tompkins Square Park, Webster Hall, and The Public Theater. With a steady influx of residents, NYU students, and visitors, the East Village boasts an ever-present flow of foot traffic, making it a prime location for retail and dining.

Renowned for its blend of historic charm and modern appeal, the East Village offers an unmatched mix of old-school New York character and cutting-edge trends. Its streets are lined with a dynamic range of dining options, from beloved neighborhood staples to innovative culinary hotspots. The area's connectivity, with multiple subway lines and Citi Bike stations, ensures seamless accessibility. With its unique atmosphere and strong community presence, the East Village remains one of the most sought-after destinations for both locals and tourists looking to experience authentic downtown New York.

## DEMOGRAPHICS/ANALYTICS

- Total Population: **58,418**
- Median Age: **38.2**
- Median Household Income: **\$83,344**
- Number of Households: **29,670**
- Nearby 58-72 Avenue A, luxury 90-unit residential building.
- Surrounded by NYU and Cooper Union.





Thompkins Square Park



Webster Hall



Mc-Sorleys







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