For Lease

RIPCO
RETAIL LEASING

The Lirio
806 Ninth Avenue

Southeast Corner of West
54th Street and Ninth Avenue

Hell's Kitchen
Manhattan, NY



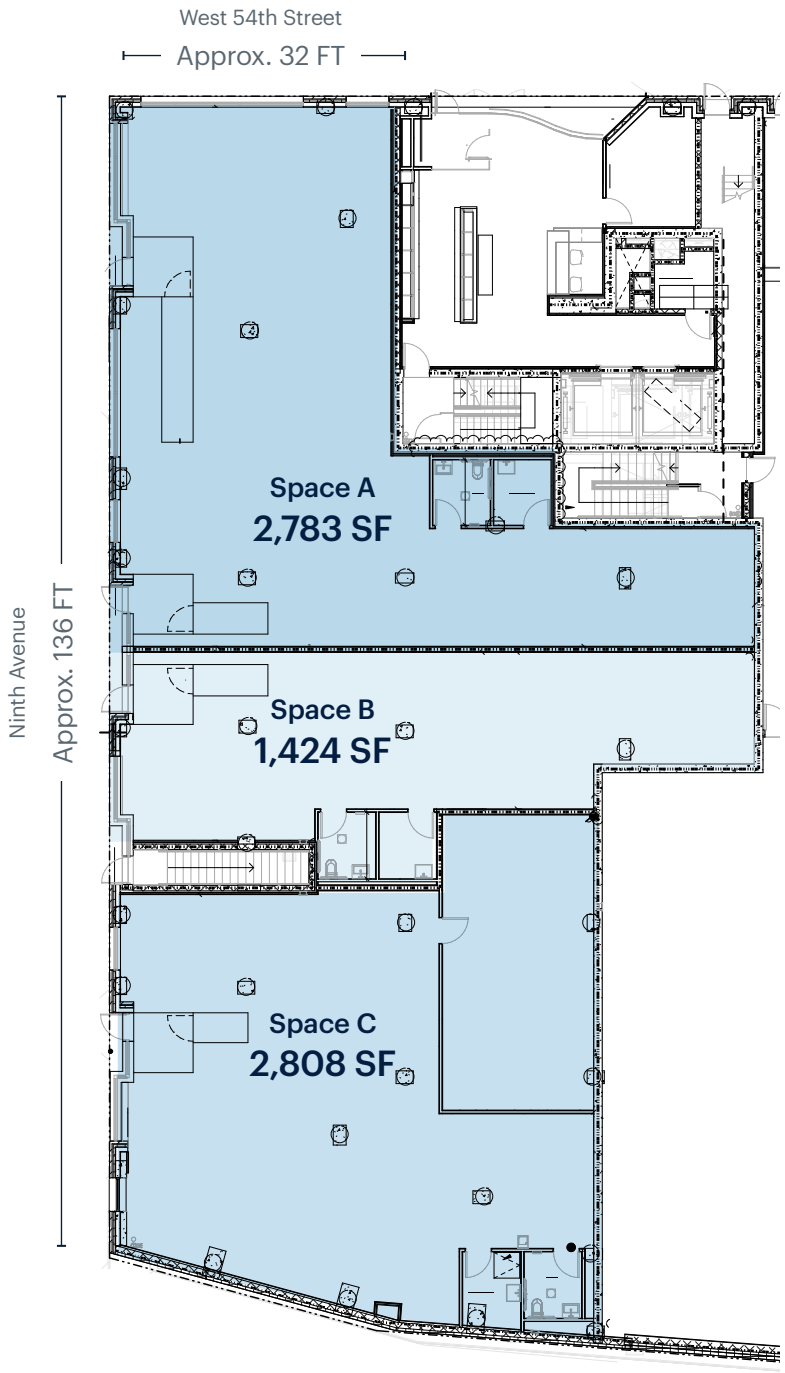
7,015 SF Ground Floor

Retail/new development/grocer space

Conceptual Rendering

Contact
Exclusive Agent

Geoff Bailey
gbailey@ripcony.com | 718.233.6565



Space Details

Location	Southeast Corner of West 54th Street and Ninth Avenue
Size	Ground Floor (divisions and combinations possible) Space A 2,783 SF Space B 1,424 SF Space C 2,808 SF Total Approx. 7,015 SF
Frontage	Approx. 136 FT on Ninth Avenue Approx. 32 FT on West 54th Street
Possession	Immediate
Ceiling Heights	14 FT 1 IN
Rent	Upon request
Neighbors	Westville, Coffee Project, La Moderna Taqueria, The Soiree, Tacuba, Norma, and Valhalla
Comments	The Retail at the Lirio is a one of a kind opportunity in the heart of the Hells Kitchen Ninth Avenue corridor for a 7,000+ SF corner space With venting and gas service, it is ideal for a restaurant, grocer or other suitable use The newly constructed space has 14 FT ceilings and will be delivered in white box condition Spaces can be combined or divided to suit Largest retail footprint available on Ninth Avenue between Columbus Circle and 42nd Street Over 13,000 households with an average household income of $162,151 within 1/4 mile

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Information is from sources deemed reliable; however, accuracy is not guaranteed. Square footage is approximate; Buyer must independently verify and assumes risk for inaccuracies.

Transportation

2026 Ridership Report

B D E	**7th Avenue Station**	Annual Weekday Weekend	4,486,760 14,302 15,399
A C E	**50th Street Station**	Annual Weekday Weekend	5,823,868 17,288 26,007
1	**50th Street Station**	Annual Weekday Weekend	6,486,476 11,580 28,348
N Q R W	**57th Street Station**	Annual Weekday Weekend	8,709,553 26,008 38,340
A C B D 1	**59th Street - Columbus Circle Station**	Annual Weekday Weekend	17,215,905 52,575 70,381

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Additional Photos









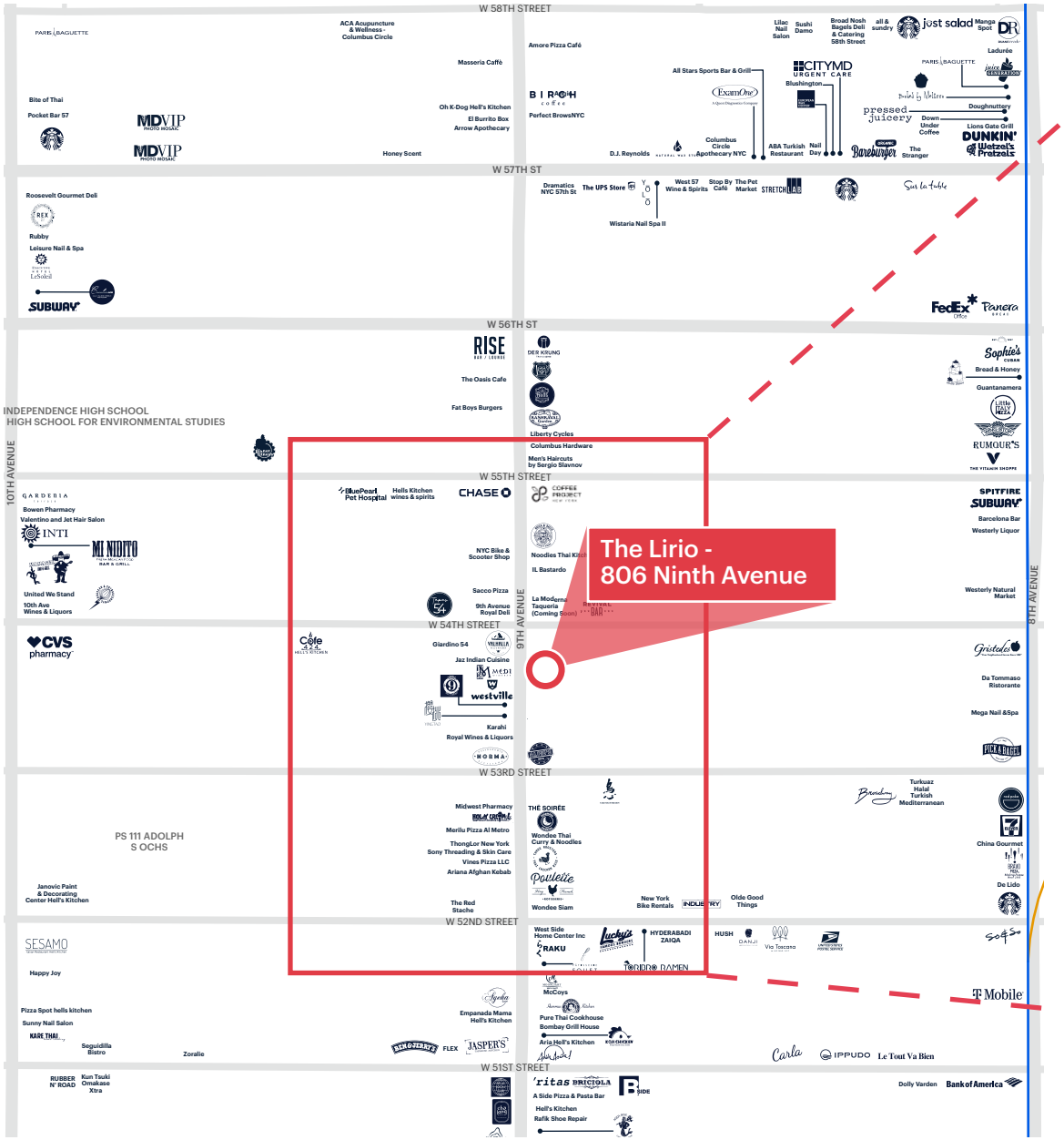
Digitally Enhanced

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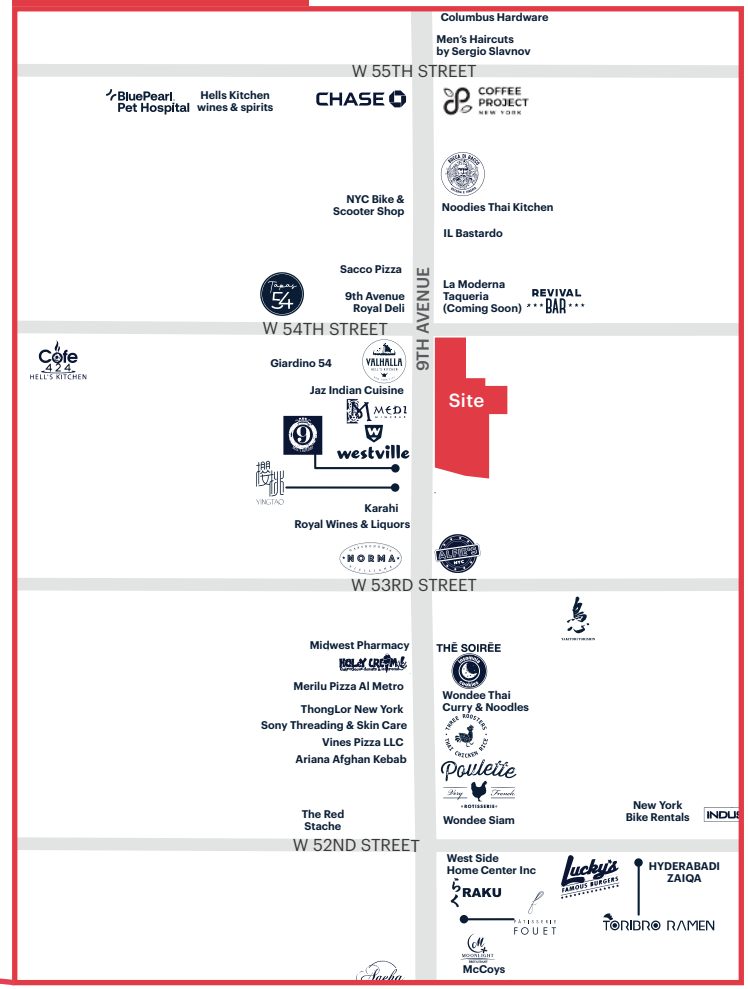
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Area Retail



Zoomed-in Retail Map



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