323 Park Avenue South

RIPCO
RETAIL LEASING

Northeast Corner of East 24th Street
Flatiron District, Manhattan, NY

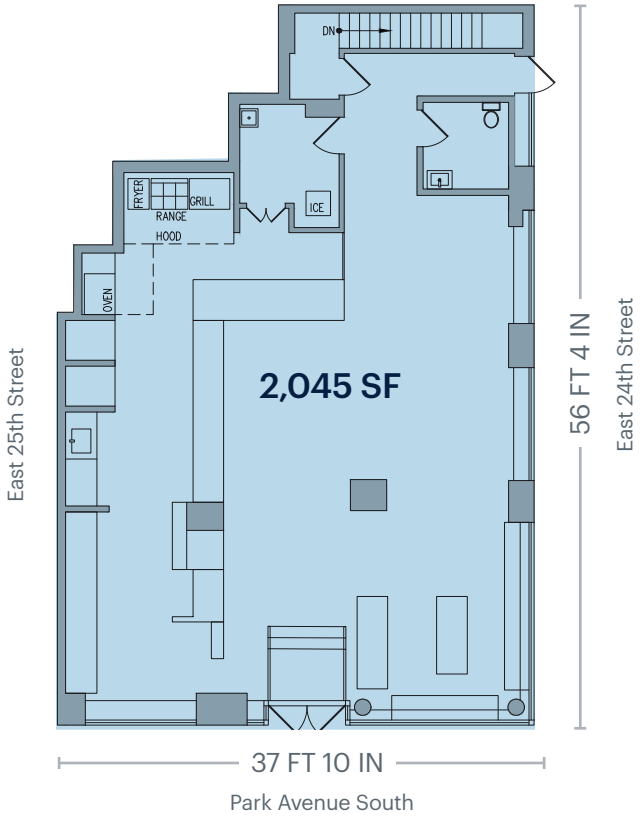


2,045 SF Ground Floor + 800 SF Basement Storage / Food Prep

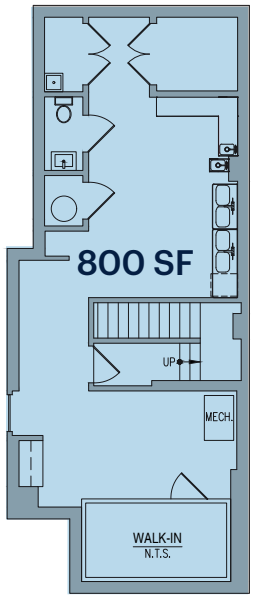
Fully Equipped Restaurant for Lease

Space Details

Ground Floor



Basement



Location	Northeast Corner of East 24th Street	
Size	Ground Floor	2,045 SF
	Basement Storage + Food Prep	800 SF
Frontage	37 FT 10 IN on Park Avenue South 56 FT 4 IN on East 24th Street	
Possession	March 2027	
Term	Long term	
Rent	Upon request	
Currently	CAVA	
Neighbors	Herman Miller, Ligne Roset, Duane Reade, CVS, Watch-House, Morton Williams, Matchaful, Upland, Equinox, Chelsea Piers Fitness, Eataly, Sarabeth's, Trader Joe's	
Comments	Retail opportunity at the intersection of tech, dining & luxury living High-visibility corner frontage Heavy commuter flow; located steps from the 23rd Street subway lines Consistent daily foot traffic	

Transportation

2025 Ridership Report

	Annual	Weekday	Weekend
East 23rd Street (6)	6,031,370	20,308	16,001
East 23rd Street (R W)	4,815,798	14,717	19,720

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RETAIL LEASING

150 East 58th Street, 15th Floor, New York, NY 10155 | 212.750.6565 | ripcony.com
Information is from sources deemed reliable; however, accuracy is not guaranteed. Square footage is approximate; Tenant or Buyer must independently verify and assumes risk for inaccuracies.

Area Retail



⊕Arriving Soon

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