# 333 EAST 23RD STREET

KIPS BAY | NEW YORK CITY

# Second Generation Cafe

EAST 23RD STREET BETWEEN FIRST AND SECOND AVENUES

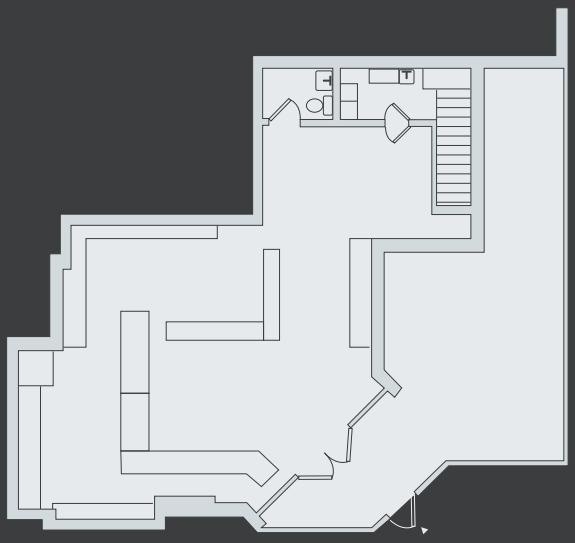



EXCLUSIVE BROKER

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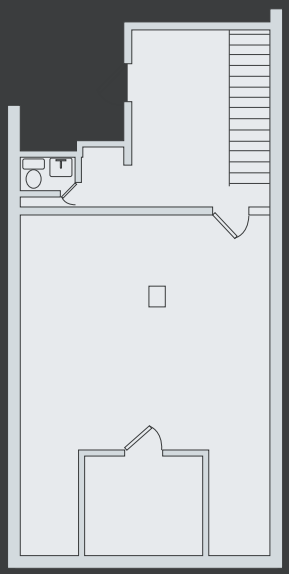
## GROUND FLOOR

1,500 SF



## LOWER LEVEL

1,000 SF



## COMMENTS

- Located in a densely populated residential neighborhood
- Strong mix of residential, office, and institutional demand
- Steps from NYU Langone's medical campus and surrounding healthcare facilities
- Surrounded by established restaurants, neighborhood retailers, and daily-needs businesses
- Consistent pedestrian activity from residents, employees, students, and visitors
- Convenient access to public transportation
- Ideal for a variety of retail, service, wellness, and food-related uses

**FRONTAGE:**
75 FT of wraparound frontage

**POSSESSION:**
Immediate

## NEARBY RETAILERS INCLUDE:

CVS

Chase Bank

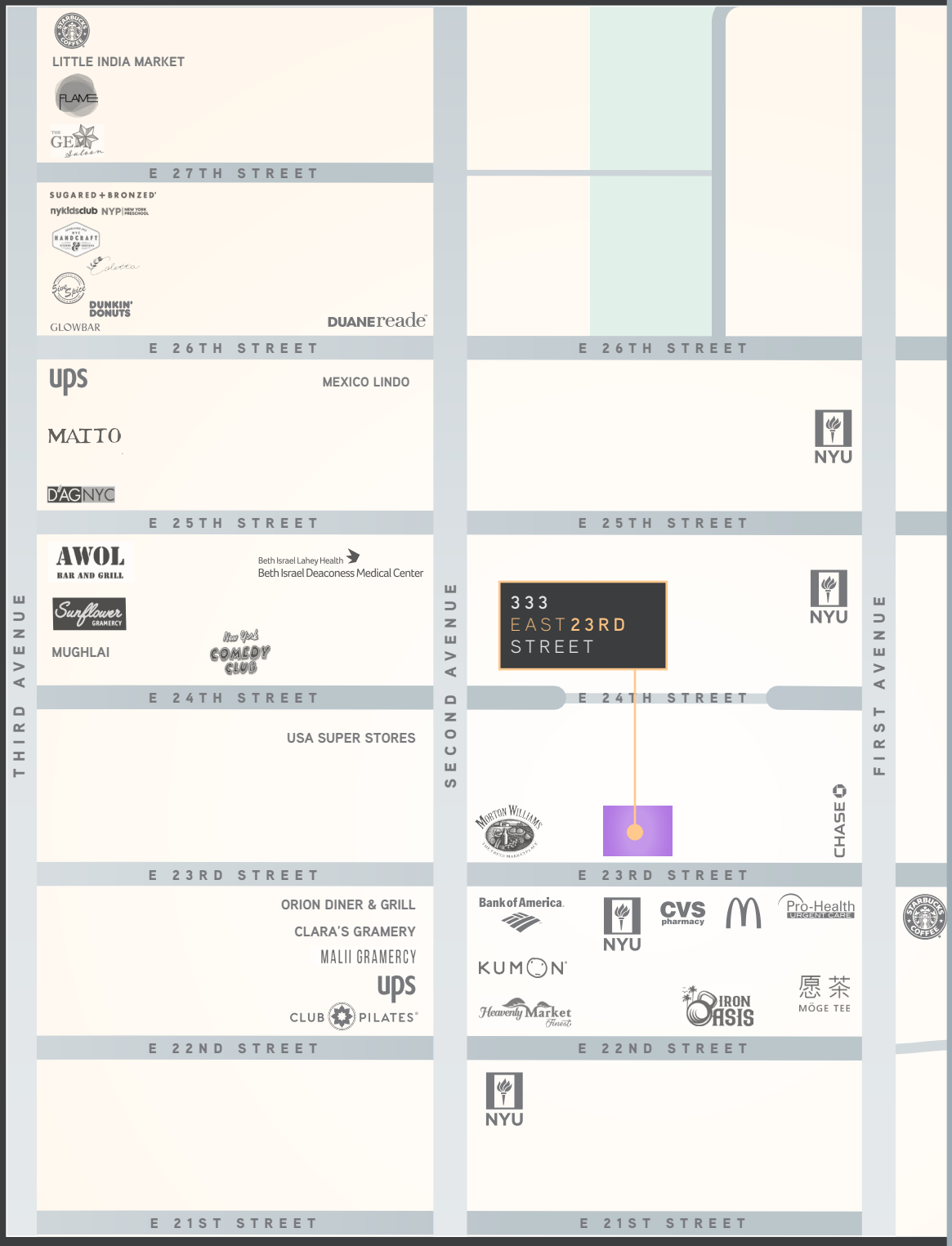
NYU

Starbucks

Morton Williams

Bank of America

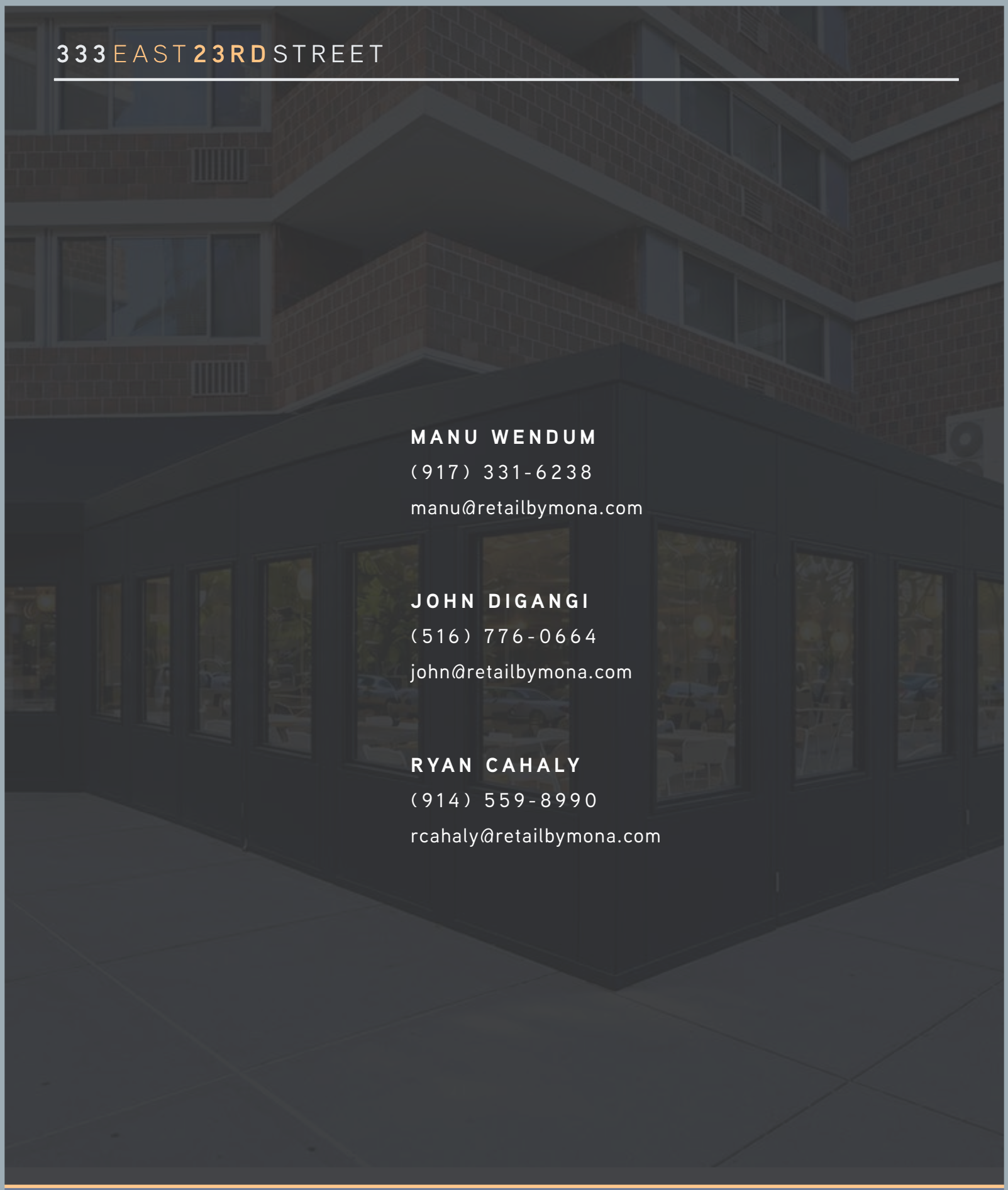
Pro Health Urgent Care




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