

430 EAST 9TH STREET, NEW YORK, NY 10009

FOR SUBLEASE

APPROX. 600 SF ICONIC EAST VILLAGE RESTAURANT INCUBATOR ON 9TH STREET

Between 1st Avenue & Avenue A



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TRI STATE COMMERCIAL®

PROPERTY SUMMARY

LOCATION

Located in the East Village neighborhood of Manhattan.




HIGHLIGHTS

- Iconic East Village “Launchpad” for Widely Acclaimed, Fan-Favorite Restaurant Concepts
- Prime Park-Block Location Just off Tompkins Square Park with Strong 7-Day Food-Motivated Foot Traffic
- Situated on the Established East 9th Street Food Corridor, Surrounded by Chef-Driven Operators
- Original Pre-War Storefront Character with High Ceilings and Strong Glass Frontage for Branding and Visibility
- Compact, Efficient Floor Plate Suited to High-Volume Grab-and-Go, Slice, or Counter-Service Concepts
- Existing Second-Generation Restaurant Infrastructure from Prior Food Operators, Supporting Faster Time-to-Open

SPACE DETAILS

- Approx. 600 SF First Floor & Basement Access for Storage
- Built Out QSR
- Liquor License
- Ceiling Height: 10 FT
- Frontage: 10 FT
- Move-In Ready Condition
- Glass Storefront
- Signage Opportunity
- Turnkey
- 2nd Generation Restaurant
- Commercial Range
- Undercounter Refrigeration
- Display Refrigerators / Grab & Go Coolers
- Grease Trap

TRANSPORTATION

-  Train at 1st Avenue
-   Trains at 2nd Avenue

NEIGHBORS

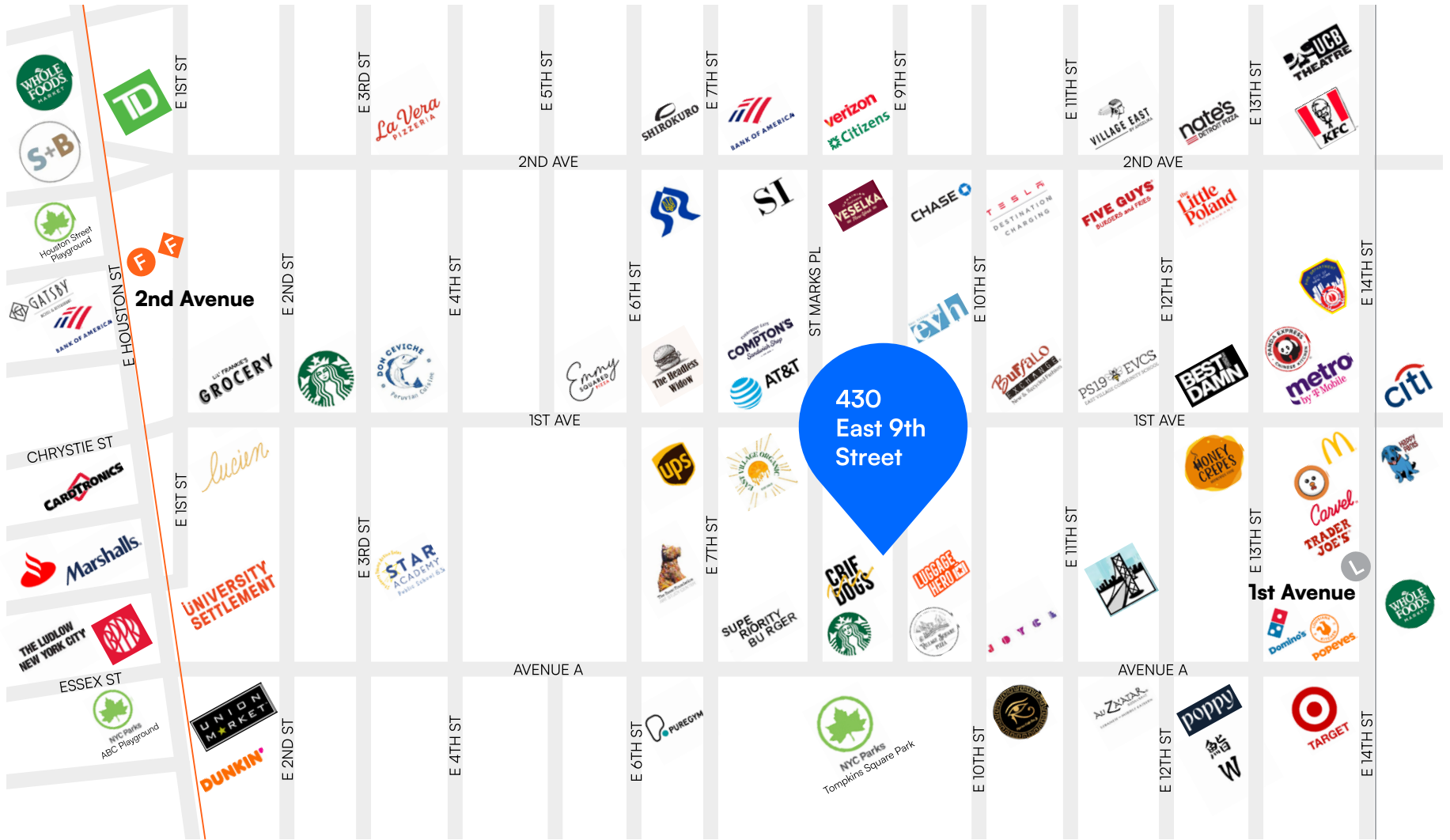
Whole Foods, Marshalls, Union Market, Target, Trader Joe’s, The Ludlow New York City, Citi, Starbucks, La Vera Pizzeria, Superior Burger, Five Guys, Little Poland, Grif Dogs, Compton’s, Lucien, Nate’s, Village East, Honey Peele, Best Damn, Poppy, TD Bank, Bank of America, Chase, Citizens, Santander, and more!



PROPERTY PHOTOS



RETAIL MAP



LOCATION SUMMARY

Located in the heart of the **East Village within Manhattan**, 430 East 9th Street sits in one of New York City's most character-rich and consistently active neighborhoods. **Known for its creative energy, historic walk-ups, independent retailers, and eclectic food scene**, the East Village blends old New York authenticity with a steady influx of young residents and visitors.

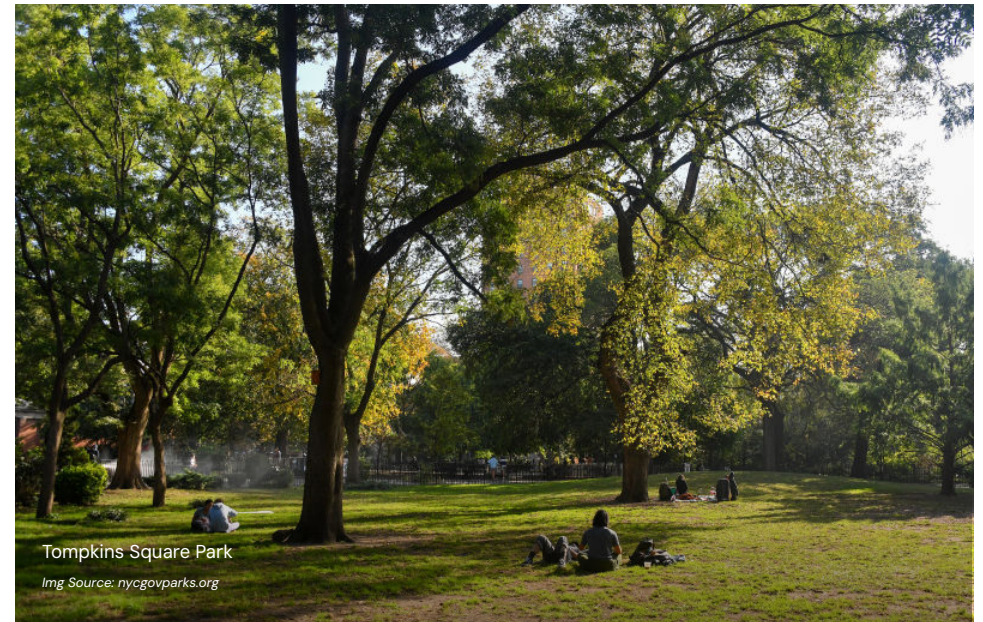
Just **steps from Tompkins Square Park** and surrounded by lively storefronts, cafés, bars, and boutiques, the area benefits from continuous pedestrian flow throughout the day and night. Excellent access to multiple subway lines and major avenues further enhances connectivity, making this location highly attractive for retail, food and beverage, and experiential uses seeking visibility within a dense, built-in customer base.

LOCATION HIGHLIGHTS

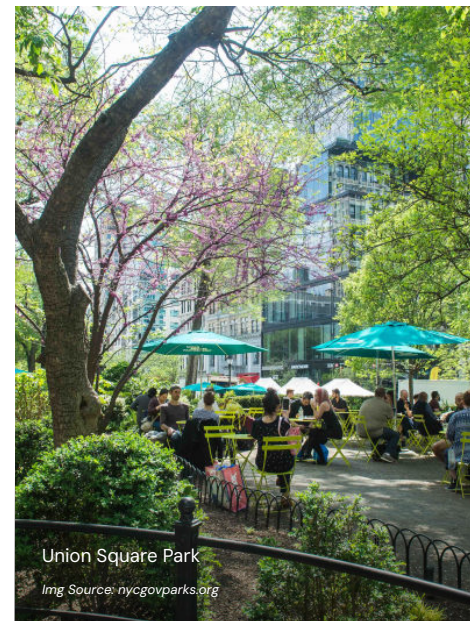
- Walkable Area With Vibrant Street Life
- Vibrant Nightlife and Dining Scene Nearby
- Dense Residential Population Nearby
- High Foot Traffic Location
- High Pedestrian Traffic Area
- Close Proximity to Public Transit / Subway

POINTS OF INTEREST

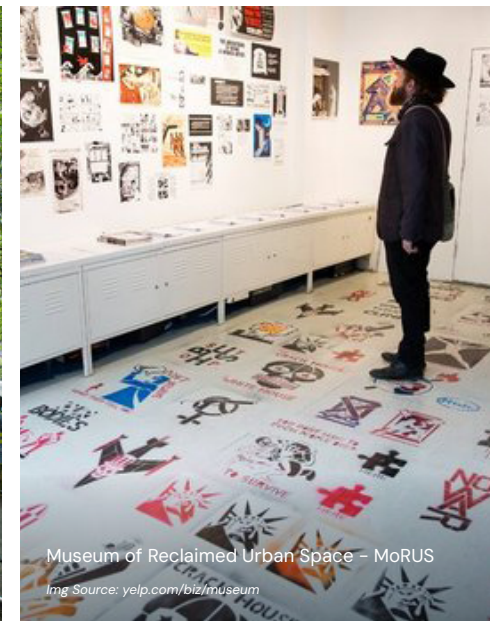
- Tompkins Square Park
- First Street Green Cultural Park
- Union Square Park
- Museum of Reclaimed Urban Space – MoRUS
- Merchant's House Museum



Tompkins Square Park
 Img Source: nycgovparks.org



Union Square Park
 Img Source: nycgovparks.org



Museum of Reclaimed Urban Space – MoRUS
 Img Source: yelp.com/biz/museum

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