



240 PARK
AVENUE SOUTH

GRAMERCY-FLATIRON
RETAIL OPPORTUNITY

Key Highlights



High foot traffic location in the heart of the Gramercy–Flatiron corridor, surrounded by residential buildings, creative offices, and destination dining.

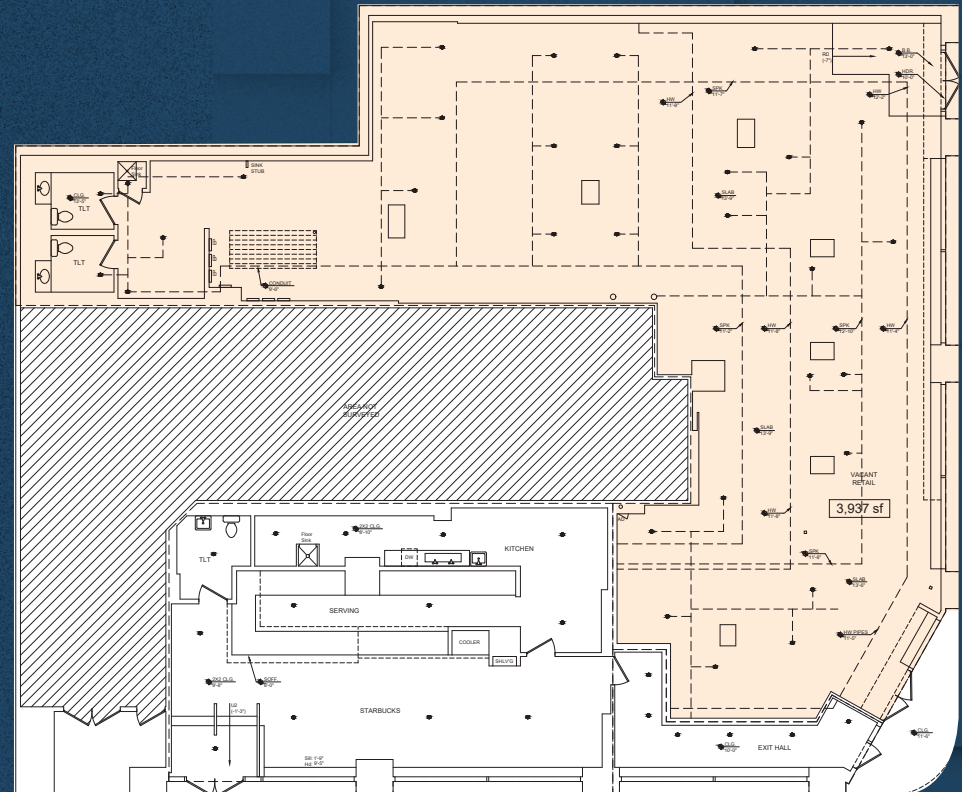


Wide glass frontage along Park Avenue South offers excellent branding visibility and natural light.



Steps from Union Square and Madison Square Park, with easy access to the 4/5/6, N/Q/R/W, and L subway lines.

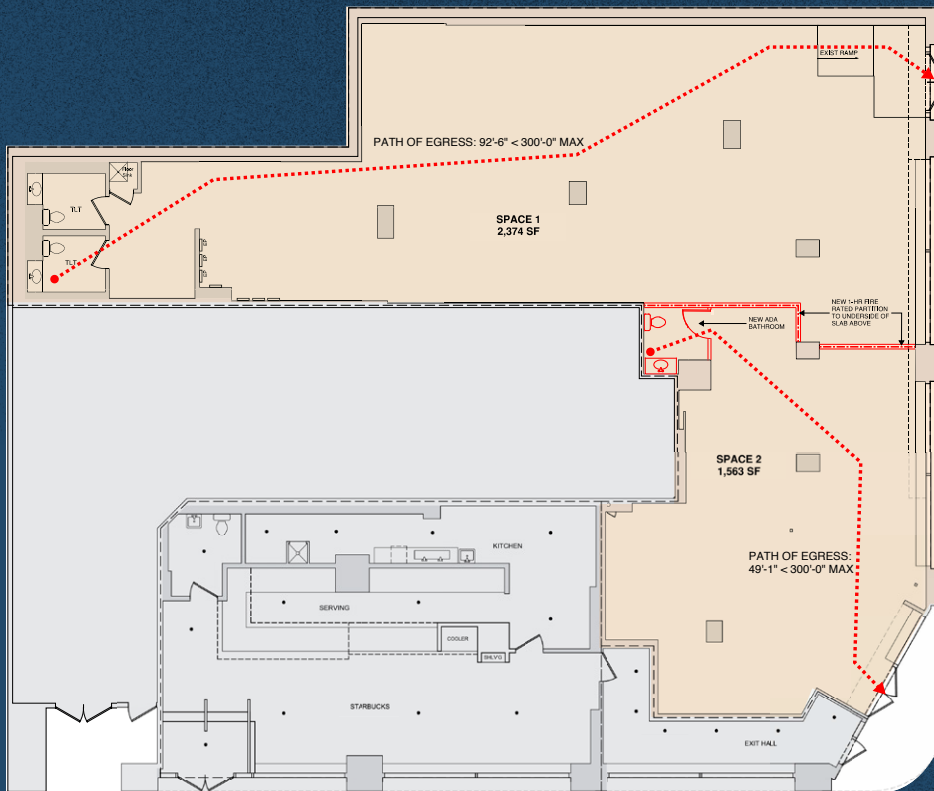
+/- 3,997 SF Ground Floor
+/- 13.9 FT Ceiling Height



Possible Divisions

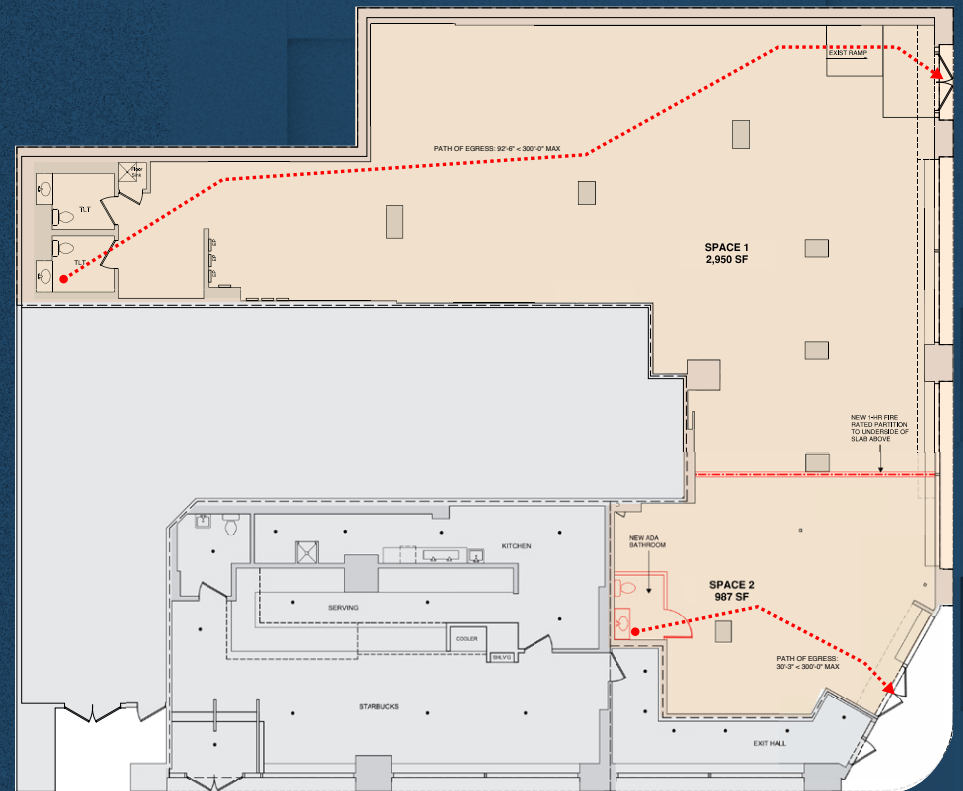
Option 1:

Space 1: 2,374 SF | Space 2: 1,583 SF



Option 2:

Space 1: 2,950 SF | Space 2: 987 SF



23RD STREET

Bath & Body Works®



22ND STREET

MORTON WILLIAMS
REPUBLIC OF GUATEMALA
CONSULATE GENERAL

21ST STREET

MORTON WILLIAMS WINE & SPIRITS

SPA FORÉ

20TH STREET

BARBOUNIA
LIGNE ROSET
(RE-OPENING SPRING 2025)

240 PARK AVENUE SOUTH



PARK AVENUE

19TH STREET

CHASE 

ROTHMAN'S

18TH STREET

TO BE LA TAZZA D'ORO

TO BE STK STEAKHOUSE

17TH STREET

5TH AVE DRY CLEANERS

ONGI GRILL

EUROPEAN
WAX
CENTER

EYES ON PARK
LEPARC COWORKING OFFICES

CALVARY CHURCH

TO BE MAHARAM
BRAVO PIZZA
BLUE BOTTLE COFFEE

HERMAN MILLER

L'EXPRESS
ISABELLE'S OSTERIA
WHISKEY ROXX
MOMO SUSHI

UNION SQUARE CAFÉ

OCEANS

BOUCHERIE

FLUSHING
Bank



HOTELS
SEAHORSE OYSTER BAR

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