

Q2 2022 UNION SQUARE BIZ + BROKER QUARTERLY REPORT

UNION
SQUARE
PARTNERSHIP

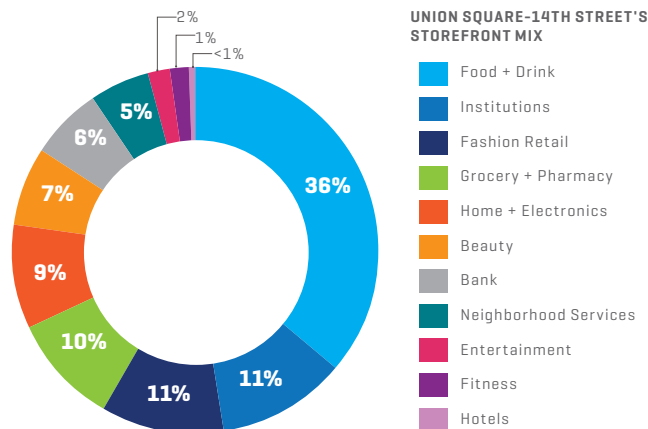
Welcome to the Union Square Partnership's **Q2 Biz + Broker Quarterly Report**, which highlights Union Square-14th Street's resilience, with a range of new businesses opening across the district and foot traffic on the rise. This report includes 33 ground-floor retail spaces, ranging from 250 to 10,000 square feet. Each offers a terrific opportunity to take advantage of the district's prime location and the rich amenities that make it one of the most desirable neighborhoods in NYC.

RETAIL DRIVING FOOT TRAFFIC

Retail leasing in Union Square-14th Street has shown increased momentum over the past few quarters, with the total leases since the start of the pandemic reaching over 80K sf. According to The Real Deal, Union Square/Flatiron earned the number two rank of most active neighborhoods in Manhattan for Q1 2022, with Petco's 30K sf lease at 44 Union Square topping the list.

Of the 78 businesses that have opened in Union Square since January 2020, over half are food establishments, including fast-casual newcomers PLNT Burger, Beyond Wok, and Mad for Chicken, 15% offer beauty and wellness services, including Modern Age, Stretch Zone, and Summit Health, and 11% are apparel stores, including Allbirds, Rookie, and Crossroads Trading. To learn more about the latest new businesses, visit bit.ly/3MZPZys.

An exciting roster of new retailers, rising foot traffic, and positive spending trends are promising economic indicators leading into Union Square's busy summer season when outdoor events offer even more reasons to spend time in the district.



Union Square-14th Street is home to 204 active storefronts, including over 70 food + drink options, healthcare + academic institutions, a variety of retail, and so much more.



USP's upgraded seating area in Triangle Park introduces the ideal spot for take-out: With its central location at the meeting point of 14th Street, Fourth Avenue, Broadway, and Union Square East, there is a robust selection of quick-service eateries just steps away.

INVESTING IN THE PUBLIC REALM

As advocates for Union Square-14th Street, the Union Square Partnership maintains a strong commitment to our core services to keep the district safe and clean, which have roots in the organization's early efforts to revitalize the neighborhood during times of fiscal crisis. USP is doubling down on this work to address neighborhood conditions effectively along with our street teams and outside partners.

Entering into the summer months, USP is ready to welcome visitors, employees, and all who come to eat, shop, and spend time in our park and public spaces. USP is introducing exciting new amenities and public realm enhancements to keep the district active and vibrant, including a new seating area in Triangle Park, enriched landscaping, the second annual street mural along the 14th Street Busway, and other streetscape improvements. These initiatives are part of USP's larger District Vision Plan, which proposes world-class design upgrades for Union Square's streets and public spaces in the near term and into the coming decades.

GROUND FLOOR RETAIL AVAILABILITY



5,300 - 10,200 SF			2,700 - 5,000 SF		
1.	200 Park Avenue South, 10,200 SF* ABS Mark Tergesen, 212-792-2636	10.	31 Union Square West, 4,700 SF* MONA Brandon L. Singer, 888-421-6662	19.	33 Union Square East, 3,300 SF UALNY Jack A. Laboz, 212-431-7500
2.	4 Union Square, 8,979 SF Vornado Jason Morrison, 212-894-7946	11.	19 Union Square West, 4,629 SF ABS Mark Tergesen, 212-792-2636	20.	10 Union Square East, 3,084 SF Empire State Realty Trust Fred C. Posniak, 212-850-2618
3.	44 Union Square East, 8,460 SF* Newmark Jeffrey D. Roseman, 212-372-2430	12.	48-50 West 14th Street, 4,500 SF* CBRE Michael Kadosh, 212-984-7113	21.	510 Sixth Avenue, 3,026 SF CBRE Jordan Kaplan, 212-984-6576
4.	510 Sixth Avenue, 8,000 SF* CBRE Jordan Kaplan, 212-984-6576	13.	100 Fifth Avenue, 4,400* Newmark Gary Alterman, 212-916-3367	22.	38 East 14th Street, 3,014 SF* Ripco Richard Skulnik, 212-750-0756
5.	145 4th Avenue, 6,935 SF* JLL Michael Riley, 646-386-1181	14.	37 Union Square West, 4,200 SF* IRG Louis Franco, 212-689-1646	23.	7 East 14th Street, 2,902 SF Ripco Brian Von Schmid, 516-933-8880
6.	10 Union Square East, 4,705 SF Empire State Realty Trust Fred C. Posniak, 212-850-2618	15.	36 Union Square East, 4,100 SF* Compass Howard Aaron, 646-893-2539	24.	123 Third Avenue, 3,000 SF Newmark Barry Fishbach, 212-331-0115
7.	31 East 17th Street, 7,000 SF* ABS Mark Tergesen, 212-792-2636	16.	5 East 16th Street, 4,000 SF* Newmark Jeffrey D. Roseman, 212-372-2430	25.	41 Union Square West, 2,800 SF Newmark Jeffrey D. Roseman, 212-372-2430
8.	135 Third Avenue, 6,526 SF* CBRE Andrew Goldberg, 212-984-8155	17.	20 West 14th Street, 3,500 SF KSR Solomon Sharaby, 718-986-7149	26.	35 West 14th Street, 2,700 SF* KSR Dorel Melloul, 347-922-4563
9.	30 West 14th Street, 5,350 SF* Ripco Alex Beard, 718-233-6565	18.	12 East 14th Street, 3,300 SF* NYC Homes LLC John King, 917-929-0749	27.	78 Fifth Avenue, 2,700* Newmark Gary Alterman, 212-916-3367

*additional lower level, basement, or mezzanine square footage available

GROUND FLOOR RETAIL AVAILABILITY

0 - 2,500 SF

28. 31 West 14th Street, 2,500 SF* Newmark Marc Leber, 212-372-2432	37. 27 Union Square West, 1,777 SF* GFP Real Estate Barbara Yagoda, 212-372-2168	46. 238-240 East 14th, 858 SF Friedman-Roth Realty Anthony Rosato, 516-924-0507
29. 200 Park Avenue South, 2,500 SF* ABS Mark Tergesen, 212-792-2636	38. 15 Union Square West, 1,730 SF* Winick Steven E. Baker, 212-792-2636	47. 330 East 14th Street, 825 SF Alpha Properties Sunny Zachy, 917-553-6587
30. 25 Union Square West, 2,500 SF Colliers Jake Horowitz, 212-716-3798	39. 39 West 14th Street, 1,700 SF* KSR Jack Khasi, 917-355-0559	48. 246 East 14th, 800 SF JBA Harry Safter, 917-991-6560
31. 54 West 14th Street, 2,500 SF* Newmark Michael Paster, 212-351-9345	40. 237 First Avenue, 1,576 SF Colliers Jake Horowitz, 212-716-3798	49. 47 West 13th Street, 700 SF* Winick Ross Burack, 212-792-2624
32. 233 East 14th Street, 2,500 SF Stender Realty Herbert Stender, 212-334-8033	41. 853 Broadway, 1,535 SF* Cushman & Wakefield Taylor Reynolds, 212-841-5920	50. 338 East 14th Street, 600 SF KSR Joshua Berkun, 516-459-9251
33. 239 East 14th Street, 2,250 SF* Citadel Michael Crespo, 646-654-0722	42. 4 Union Square, 1,461 SF Vornado Jason Morrison, 212-894-7946	51. 223 East 14th Street, 600 SF Flatiron Real Estate Advisors Robert Ancona, 917-539-8414
34. 47 West 14th Street, 2,200 SF* Century 21 Mizrahi Realty Samuel Mizrahi, 718-998-5700	43. 55-57 West 14th Street, 1,250 SF* MBRE Gere Ricker, 212-350-2338	52. 313 East 14th Street, 500 SF* By Owner Danny Zada, 516-441-5115
35. 218 East 14th Street, 2,034 SF* FlagshipEra Harris Bulow, 646-209-9777	44. 244 East 14th Street, 1,200 SF JBA Harry Safter, 917-991-6560	53. 225 East 14th Street, 500 SF Meridian Retail Leasing James Famularo, 646-658-7373
36. 870 Broadway, 2,000 SF* Cushman & Wakefield Alan Napack, 212-841-5057	45. 226 East 14th, 900 SF Joe Strasser, 646-220-7040	54. 209 East 14th Street, 250 SF KSR Dorel Melloul, 347-922-4563

*additional lower level, basement, or mezzanine square footage available

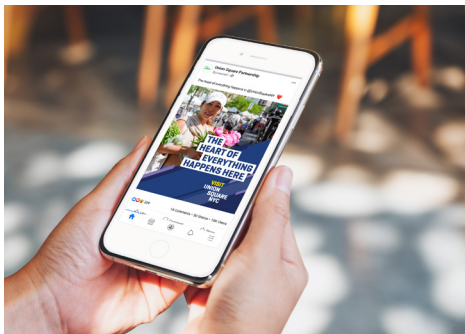


Image Credits: Liz Ligon, Jane Kratochvil

SHARE YOUR NEWS

Have news about ground-floor spaces that you would like to feature in the next Biz + Broker Quarterly Report? We love to hear about the latest retail opportunities as well as new tenants that are joining our district! Reach out to us at info@unionsquarenyc.org.

CONNECT WITH US

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The Union Square Partnership works to ensure the community's continued growth and success by providing sanitation, public safety, economic development, and marketing services, and by investing in the beautification of Union Square Park. For more information visit unionsquarenyc.org.

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