

2024 Q4 RETAIL SNAPSHOT



BREAK OUT THE BUBBLY

From bubble waffles to bubble tea, a fun and flavorful trend has arrived in the district, with new storefronts contributing to the area's growing mix of casual eateries. This aligns with broader trends highlighted in the Village Alliance's recent Village Market Report, which notes a steady rise in food and service-based businesses over the past decade. As consumers increasingly shop online for traditional retail goods, brick-and-mortar businesses in the district have adapted by focusing on services and novel retail concepts that cannot be digitally replicated.

On East 8th Street, the newly opened Mr. Bubbly tempts diners with crispy-on-the-outside, fluffy-on-the-inside bubble waffles, offered in both sweet and savory flavors. A few doors down, the recently launched Jooy Tea Shoppe attracts visitors with an eclectic menu of boba milk teas, fruit teas, snacks, and even burgers. Soon to join them is He He Cha Bubble Tea, opening on University Place, which will feature specialty and DIY boba drinks.

These new businesses reflect the district's adaptive retail landscape, prioritizing unique and in-person experiences that continue to enhance its appeal as a destination for innovative dining and shopping.



Pictured: the Trio Bubble Stick from Mr. Bubbly

FEATURED NEW BUSINESSES



MR BUBBLY

52 E 8th Street

Enjoy sweet and savory bubble-shaped waffles.



JOOY TEA SHOPPE

46 E 8th Street

Serving a variety of drinks snacks, burgers, and more.



HE HE CHA BUBBLE TEA

42 University Place

Bubble Tea shop with speciality and DIY drinks.

Have a listing to share? Email
taylor@greenwichvillage.nyc

RETAIL LEASE OPPORTUNITIES

8,000 to 4,000 sf

- 1 757-769 Broadway, 19,000 sf
Daniel Kestenbaum, KSR
347-204-4935
- 2 20 University Pl, 9,600 sf
Gene Spiegelman, RIPCO
212-750-6565
- 3 20 Astor Pl LL, 8,000 sf
Will Chaplain, Newmark
212-351-9352
- 4 770 Broadway, 7,700 sf
Edward Hogan, Vornado
212-894-7988
- 5 20 University Pl, 6,200 sf
Gene Spiegelman, RIPCO
212-750-6565
- 6 774 Broadway, 5,300 sf
Mark Tergesen, ABS
212-400-9528

4,000 to 2,000 sf

- 7 21 University Pl, 4,000 sf
Daniel Kestenbaum, KSR
347-204-4935
- 8 45-47 E. 8th St, 3,900 sf
Daniel Kestenbaum, KSR
347-204-4935
- 9 752 Broadway, 3,800 sf
Gary Alterman, Newmark
212-916-3367

- 10 750 Broadway, 3,800 sf
Gary Alterman, Newmark
212-916-3367
- 11 347 Sixth Avenue, 3,500 sf
Jeffery Roseman, Newmark
212-372-2430
- 12 405 Sixth Ave, 3,200 sf
Elijah Mehl, JLL
973-917-9061
- 13 785 Broadway, 3,100 sf
Daniel Kestenbaum, KSR
347-204-4935
- 14 4 St. Marks Pl, 2,500 sf
John Roesch, Meridan
212-468-5971
- 15 80 University Pl, 2,400 sf
Jeffery Roseman, Newmark
212-372-2430
- 16 116 University Pl, 2,300 sf
John Elrc, Christian
212-239-1300
- 17 401 Sixth Ave, 2,200 sf
Danielle Lapidus, Winick
212-792-2601
- 18 475 Sixth Ave, 2,100 sf
Annette Healey, CBRE
212-984-7119

2,000 to 1,000 sf

- 19 740 Broadway, 2,000 sf
Ross Kaplan, Newmark
212-850-5418

- 20 490 Sixth Ave, 900 sf
James Anararo, Meridian
646-658-7373
- 21 740 Broadway, 800 sf
Ross Kaplan, Newmark
212-850-5418
- 22 19 St. Marks Pl, 1,800 sf
Jason Pennington, RIPCO
212-468-5971
- 23 84 University Pl, 1,700 sf
Freddy Souid, KSR
917-968-0329
- 24 432 Sixth Ave, 1,700 sf
Nicholas Forelli, SOLIL
212-506-0448
- 25 10 Fifth Ave, 1,500 sf
Maddy Soffer, KSR
347-752-3350
- 26 378 Sixth Ave, 1,400 sf
Nick Masson, SCG
646-664-0427
- 27 61 E. 8th St, 1,400 sf
Daniel Kestenbaum, KSR
347-204-4935
- 28 2 Astor Pl, 1,300 sf
Ross Kaplan, Newmark
212-850-5418
- 29 747 Broadway, 1,300 sf
Daniel Kestenbaum, KSR
347-204-4935

1,000 sf and below

- 30 755 Broadway, 1,000 sf
Daniel Kestenbaum, KSR
347-204-4935
- 31 26 W. 8th St, 1,000 sf
William Abramson, Buchbinder & Warren
646-637-9062
- 32 20 University Pl, 900 sf
Gene Spiegelman, RIPCO
212-750-6565
- 33 404 Sixth Ave (2FL), 800 sf
Jon Spadafino, SRS
212-710-5257
- 34 20 Astor Pl, 750 sf
Ross Kaplan, Newmark
212-850-5418
- 35 58 W. 8th St, 600 sf
William Abramson, Buchbinder & Warren
646-637-9062 (two units)
- 36 65 W. 8th St, 600 sf
Nicholas Forelli, SOLIL
212-506-0448
- 37 65 W. 8th St, 600 sf
Nicholas Forelli, SOLIL
212-506-0448
- 38 488 Sixth Ave, 500 sf
James Anararo, Meridian
646-658-7373
- 39 31 St. Marks Pl (2FL), 500 sf
David Green KSR
516-320-0260 (two units)
- 40 31 St. Marks Pl (2FL), 500 sf
David Green KSR
516-320-0260 (two units)