

173

ORCHARD STREET LOWER EAST SIDE, NYC

Corner of Stanton & Orchard Streets

RESTAURANT FOR LEASE

APPROXIMATE SIZE

900 SF + Full Basement

RENT

\$15,900/Month
+ Key-Money

POSSESSION

Immediate

TERM

10 Years

FRONTAGE

40 FT Wraparound

COMMENTS

- Prime corner in the Lower East Side
- Turn-key pizzeria / Second Generation restaurant
- Fully vented with gas and an electric oven
- Beer and wine license in place
- 2 takeout windows
- Walk-in box and storage in lower level
- 10-year lease assignment with 3% annual rent increase
- Key-money upon request

NEIGHBORS

7th Street Burger • Mr. Purple • Russ & Daughters
• Katz's Delicatessen • Fools Gold • Shake Shack • Mercury Lounge • Equinox • Dirty French • Rumpus Room • Insomnia Cookies

TRANSPORTATION

B D F M J Z

JAMES FAMULARO
President

STEPHEN LIGAMBI
Associate
212.468.5985
sligambi@meridiancapital.com



 **MERIDIAN**
RETAIL LEASING

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.

173 ORCHARD STREET

LOWER EAST SIDE, NYC | Corner of Stanton and Orchard Streets

RESTAURANT FOR LEASE



INTERIOR

JAMES FAMULARO
President

STEPHEN LIGAMBI
Associate
212.468.5985
sligambi@meridiancapital.com



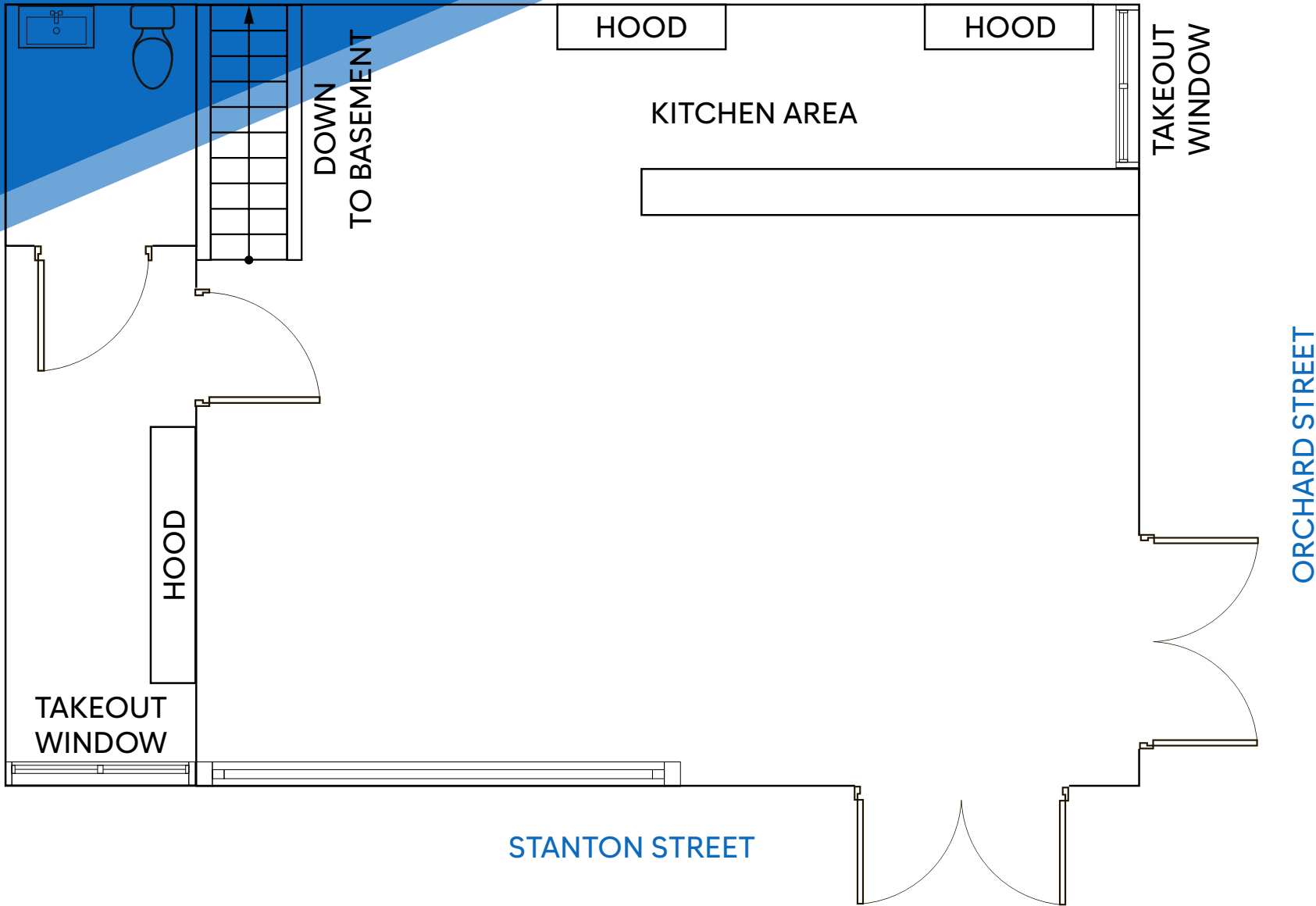
All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.

173 ORCHARD STREET

LOWER EAST SIDE, NYC | Corner of Stanton and Orchard Streets

RESTAURANT FOR LEASE

FLOOR PLAN



JAMES FAMULARO
President

STEPHEN LIGAMBI
Associate
212.468.5985
sligambi@meridiancapital.com



All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.

NEIGHBORS

JAMES FAMULARO
President

STEPHEN LIGAMBI
Associate
212.468.5985
sligambi@meridiancapital.com



All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.