

252

WEST 46TH STREET
TIMES SQUARE, NYC

Between Seventh & Eighth Avenues

RESTAURANT FOR LEASE

APPROXIMATE SIZE

1,425 SF + Lower Level

POSSESSION

Immediate

ASKING RENT

\$24,000/Month

\$325,000 Key-Money

FRONTAGE

15 FT

TERM

Through December 31st, 2038

COMMENTS

- Turn-key bar/restaurant in the heart of Times Square
- Vented with gas in place
- Large basement with an existing walk-in fridge
- Active 2AM liquor license
- Heavy foot traffic from Times Square
- Brand-new "Disney Hotel" being built next-door; set to open in 2027 with over 1,350 rooms

NEIGHBORS

Imperial Theater • Amorino • All'Antico Vinaio • Anita Gelato • Revel & Rye • Shubert Theatre • Brooklyn Chop House • The Lion King • Paramount • Disney Store • Olive Garden • Max Brenner • Juniors

TRANSPORTATION

1 2 3 B D F M N Q R W A C E 7 S



JAMES FAMULARO

President

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Senior Associate

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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.

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INTERIOR

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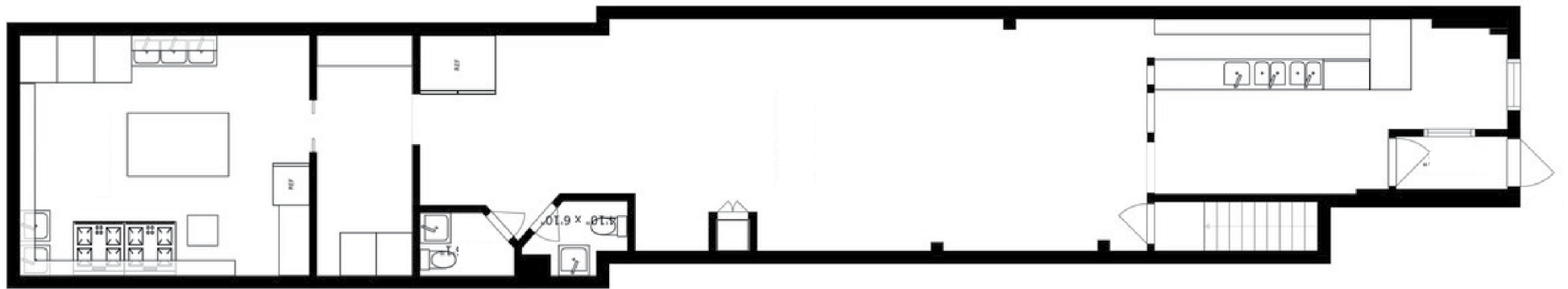


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GROUND FLOOR



LOWER LEVEL

FLOOR PLANS

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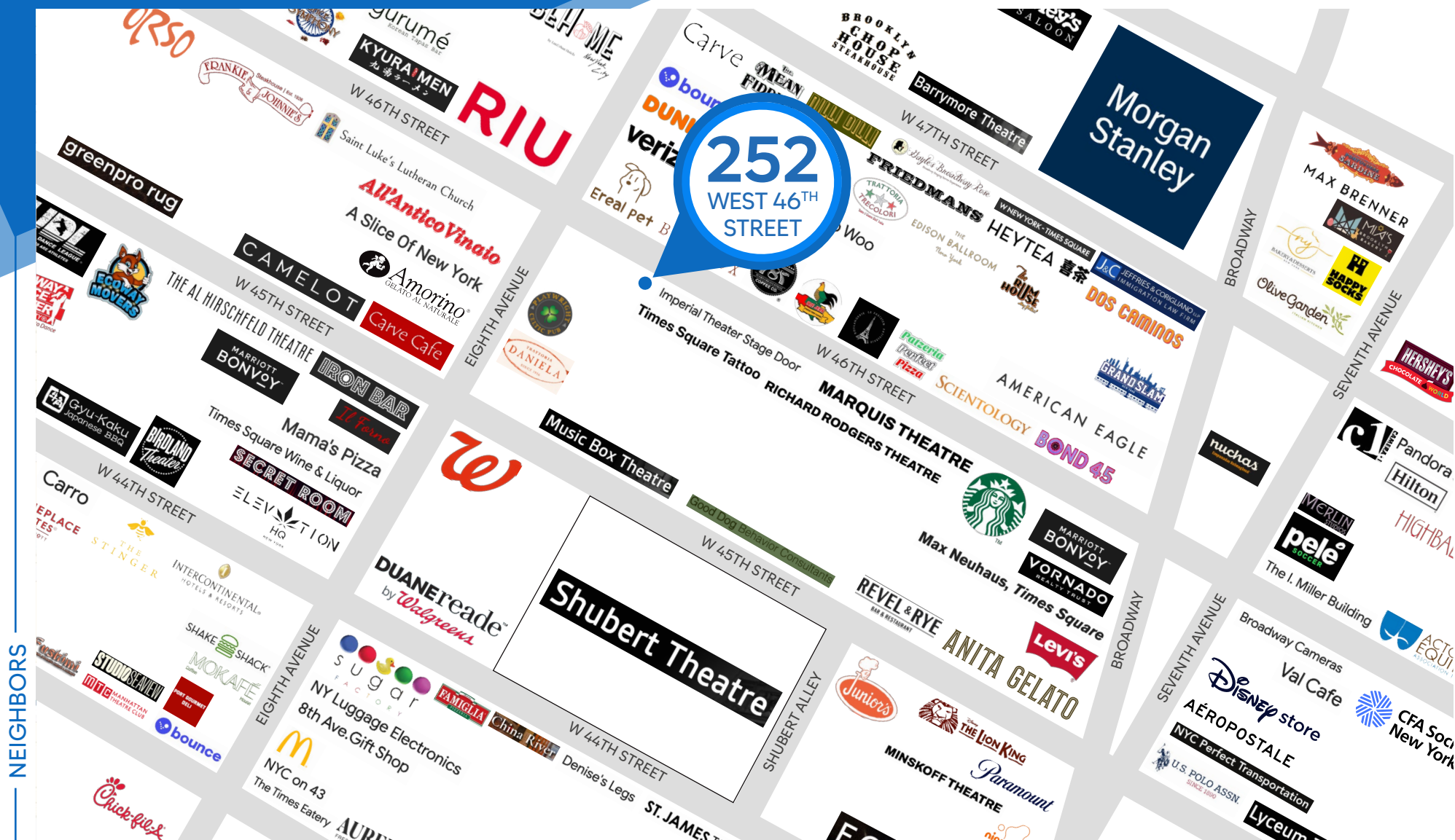


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