

# 530

NINTH AVENUE  
HELL'S KITCHEN, NYC

Between West 39<sup>th</sup> & 40<sup>th</sup> Streets

RETAIL FOR LEASE

### APPROXIMATE SIZE

Ground Floor: 900 SF  
Basement: 500 SF

### ASKING RENT

~~\$7,850/Month~~ Reduced  
\$6,500/Month

### POSSESSION

Immediate

### TERM

5-10 Years

### FRONTAGE

15 FT

### COMMENTS

*In the midst of Hudson Yards, the Port Authority, and Times Square, 530 Ninth Avenue is in the heart of a transient area with significant upside for users seeking to capitalize on a broad 24/7 target audience*

- Former Vietnamese QSR, in current white-box condition
- High-pressure gas meter in place
- Sidewalk hatch for direct deliveries to basement space (also an internal stair)
- **Space is below market rent; corridor rents have doubled in the last 10 years and are projected to rise even further**

### NEIGHBORS

Taqueria Diana • Plo Bagel • 2 Bros Pizza • Arlo Midtown • Café Aroma • Jersey Mike's • Double Tree by Hilton • Arby's • Upside Pizza • Steak Frites Bistro • Dear Irving

### TRANSPORTATION

A C E N Q R W 7 1 2 3



CONCEPTUAL RENDERING

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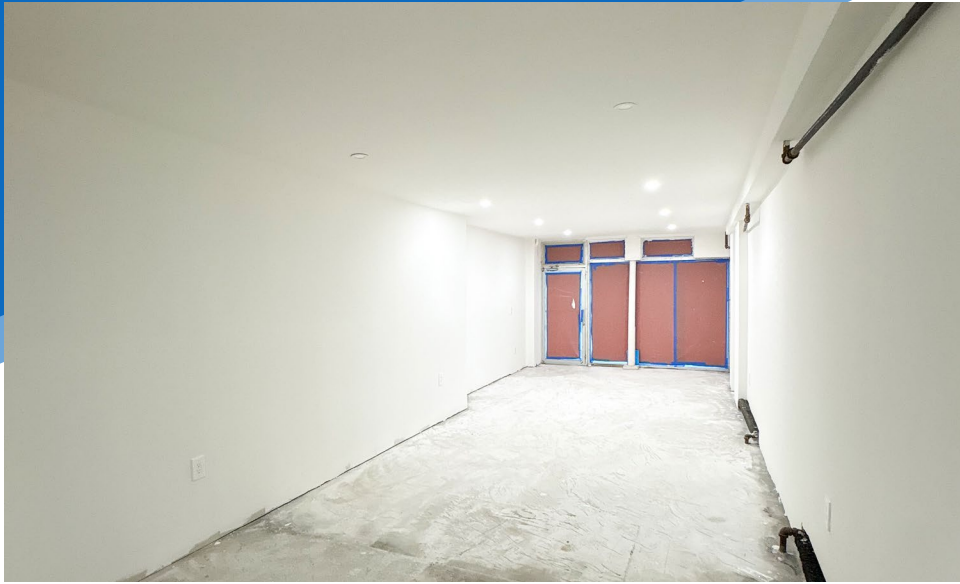


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## RESTAURANT FOR LEASE



INTERIOR

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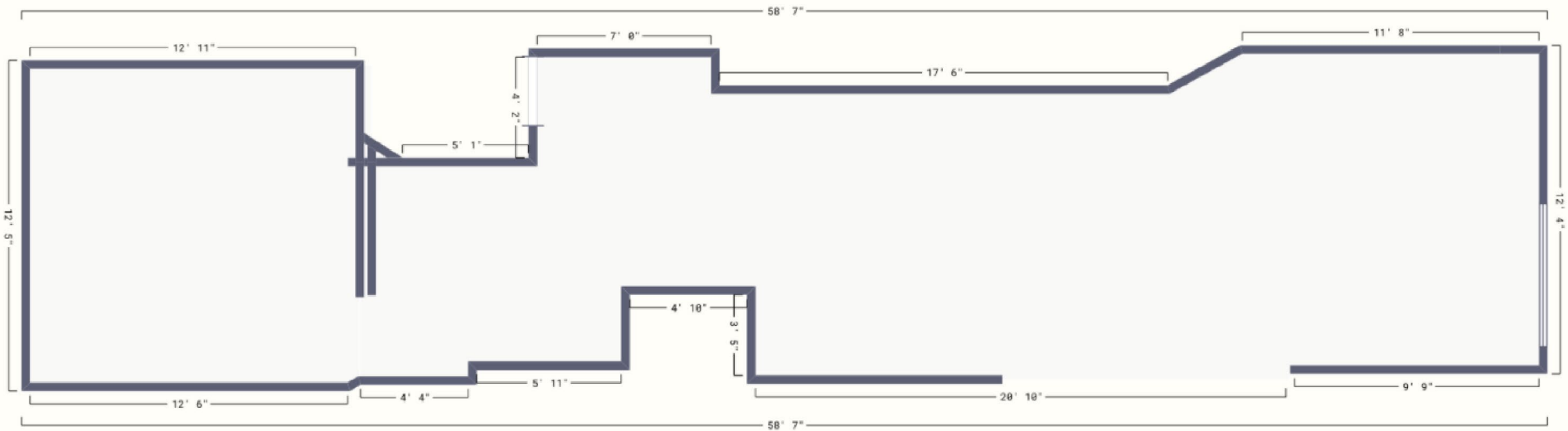


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RESTAURANT FOR LEASE



FLOOR PLAN

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