

# 245

## ELDRIDGE STREET LOWER EAST SIDE, NYC

Between Stanton & East Houston Streets

RETAIL FOR LEASE



**APPROXIMATE SIZE**  
400 SF

**ASKING RENT**  
~~\$4,250/Month~~ **Reduced**  
\$3,900/Month

**POSSESSION**  
Immediate

**TERM**  
10-15 Years

**FRONTAGE**  
12 FT

### COMMENTS

- Charming boutique retail in the heart of the Lower East Side
- Exposed brick and fresh painted interior
- Ideal for wine bars, cafés, salons, or dry-use retail
- Less than 5-minute walk from both Second Avenue and Delancy St-Essex St subway stations
- All uses considered

### NEIGHBORS

Black Saddle • Pizza Loves Sauce • Fools Gold • The Gatsby Hotel • Two Doors Down • KISA • Flyfish Club • The Original Yonah Schimmel • Russ & Daughters • 60 LES • 82 Stanton NYC • 7<sup>th</sup> Street Burger

### TRANSPORTATION

B D F M J Z

B39 M14 M9

### JAMES FAMULARO

President  
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### JORDAN LANGER

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RETAIL LEASING

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INTERIOR

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