

42

AVENUE A EAST VILLAGE, NYC

Corner of Avenue A & East 3rd Street

RESTAURANT FOR LEASE

APPROXIMATE SIZE
1,200 SF + Basement

ASKING RENT
~~\$22,500/Month~~ Reduced
\$21,000/Month

POSSESSION
Arranged

TERM
Negotiable

FRONTAGE
70 FT Wraparound

COMMENTS

- Iconic restaurant available for the first time in 30 years
- Currently "Two Boots Pizza East Village"
- Fully vented second generation restaurant with exceptional corner visibility
- In the heart of East Village steps from Tompkins Square Park
- No key-money
- Vibrant dining and nightlife corridor with heavy foot traffic
- Active beer and wine license

NEIGHBORS

Eastpoint • Domakase • Downtime • Wiggle Room • Foul Witch • Katz's Delicatessen • The Mayfly • Dirty French • Mercury Lounge • Lucien

TRANSPORTATION



JAMES FAMULARO

President
646.658.7373
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JORDAN LANGER

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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.



INTERIOR

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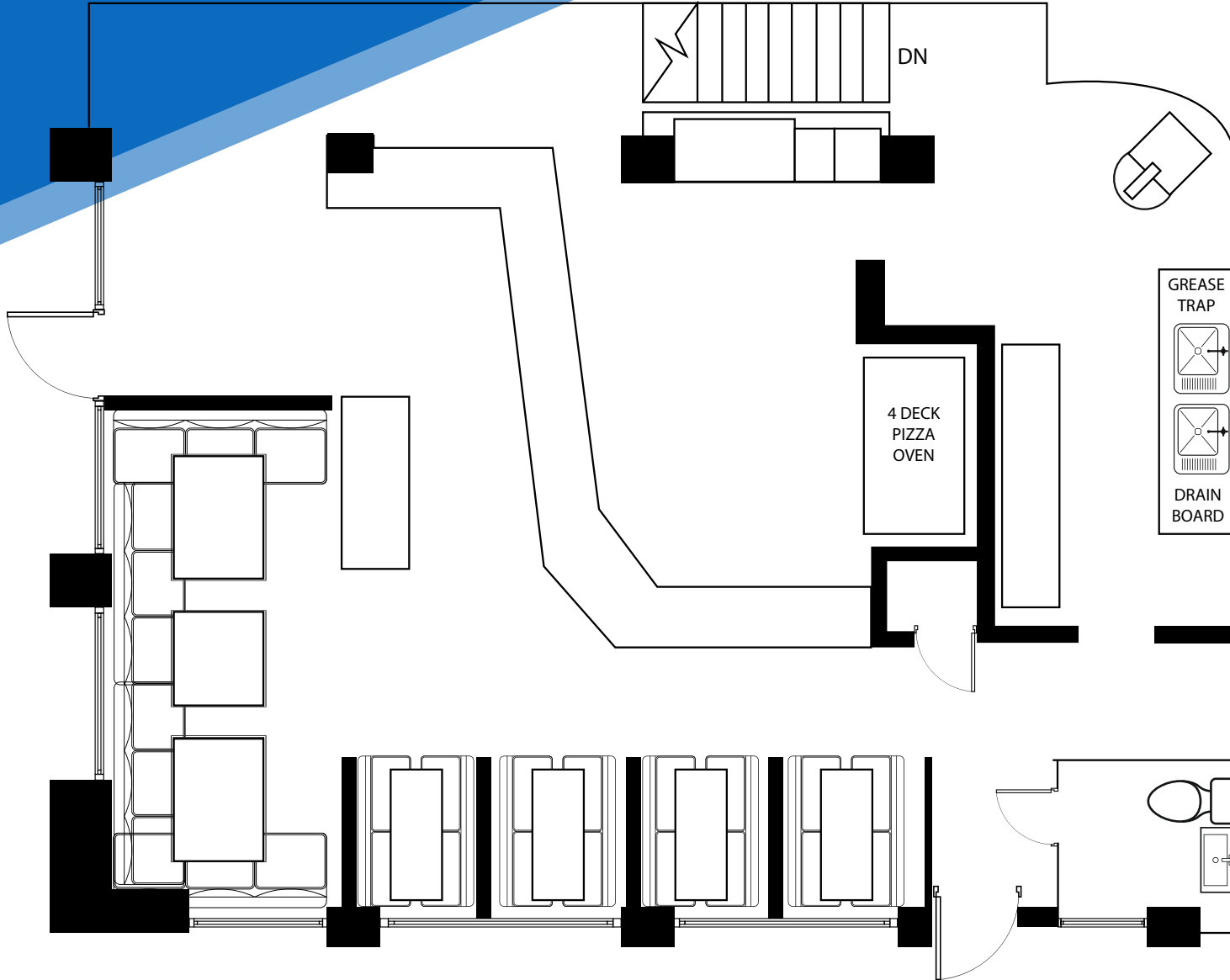
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42 AVENUE A
EAST VILLAGE, NYC | Corner of Avenue A and East 3rd Street

RESTAURANT FOR LEASE

FLOOR PLAN | GROUND FLOOR

AVENUE A



EAST 3RD STREET

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EAST VILLAGE, NYC | Corner of Avenue A and East 3rd Street

RESTAURANT FOR LEASE

FLOOR PLAN | BASEMENT

AVENUE A



EAST 3RD STREET

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EAST VILLAGE, NYC | Corner of Avenue A and East 3rd Street

RESTAURANT FOR LEASE



NEIGHBORS

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