

# 1611 SECOND AVENUE

BETWEEN 83RD AND 84TH STREETS

## FULLY BUILT RESTAURANT



## NEW DIRECT LEASE NO KEY MONEY



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OPPOSITE SECOND AVENUE SUBWAY



## APPROXIMATE SIZE

Ground Floor: 2,200 SF  
Lower Level: 1,500 SF

## NEIGHBORS

**GNC**  
LIVE WELL

**SUPERCUTS**

**pinkberry**

**DUANEreade**  
by *Walgreens*

**SUBWAY**

THE ORIGINAL **pita GRILL** EST. 1983

**Two Boots**  
NYC'S PIZZA PIONEERS SINCE 1987

**ASKING RENT** Upon Request

**POSSESSION** April 1, 2017

## CEILING HEIGHT

Ground Floor: 11 feet  
Lower Level: 8 feet

## FRONTAGE

22'

## COMMENTS




















- Directly across from the 83rd Street entrance of the new Second Avenue subway station
- Fully built restaurant - no key money



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86TH STREET	SECOND AVENUE	Gracie's Corner Diner Schuller & Weber Heidelberg Gothic Cabinets Craft	Mattress Firm Tisane Pharmacy	
        <p>Supply House <b>GNC</b></p> <p>ATHLETA <b>URBAN OUTFITTERS</b></p> <p><b>GAP</b> EQUINOX</p> <p>Lake Tobia The Daisy</p>		Five Mile Stone Poke Luna Rosa Chemist	Capital	
85TH STREET		<p>Highlands Cafe Fox's</p>   <p>Budapest Restaurant Ethyl's Kosher Deli Elios Lee Chi</p>	<p><b>SUPERCUTS</b> Cleaners Serendipity Nails La Pulperia Grocery</p>  <p>UAE Theatre Animal Clinic Polish Nail</p>	
84TH STREET		<p><b>DUANE</b>reade by <i>Walgreens</i></p> <p>Vintage Grape</p> <p>Bloom Nail &amp; Spa</p>  <p>L. Becker Flowers</p>  <div style="background-color: #800000; color: white; padding: 5px; text-align: center; font-weight: bold;">SITE</div>   <p>Caledonia</p>	Dorian's Red Hand	
83RD STREET		<p>Brassene Magritte Dylan Murphy's</p>  <p>Robot Benjamin Moore Jack Russell's Brady's</p>	Donguri Gino's Pizza	
82ND STREET		 <p>Insomnia Cookies </p> <p>Burgerfi Blockheads</p> <p>Deli The Gilroy</p>	<p>Duke's Roadhouse Grain Bowl Wa Jeal Sushi Ren</p> <p>Golden Star Cleaner Dongri Hanger Clinic Gino's 83 1/2</p> <p>Bar Felice Bayard's Ale House Wine Story European Wax Center</p>	
81ST STREET			<p>Meijin Sakaba Prime Butcher Baker Comic Strip Mune Salon Bar Prima Morton Williams</p> 	

FOR MORE INFORMATION CONTACT

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