

HIGHLY PROFITABLE SEMI-ABSENTEE OPERATOR

Avenue A, East Village New York, NY 10009



HIGHLIGHTS

- Full Liquor License till 4am (rare find)
- Private Party Room
- Private Area + VIP Table
- Fully Equipped Kitchen in mint condition
- 12 Feet hood
- Walk-in Box
- Recently Gut Renovated
- Brand New Floors
- Liquor Room
- Office Space
- 2 Bathrooms

TERMS

- Lease Term: Thru 1/31/2030
+ 5 years Extension
- Rent: \$13,331.00
- Possession: Arranged
- Key Money: Upon Request

SIZE

- Ground: 800 RSF
- Lower Level: 700 RSF
- 50' Frontage
- Occupancy: Up to 129



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One World Trade Center Ste 8500 New York, NY 10007



SEATING CAPACITY: UP TO 129
RESTAURANT 40, BAR 5, SIDEWALK, CAFE 24, SEASONAL DECK 60



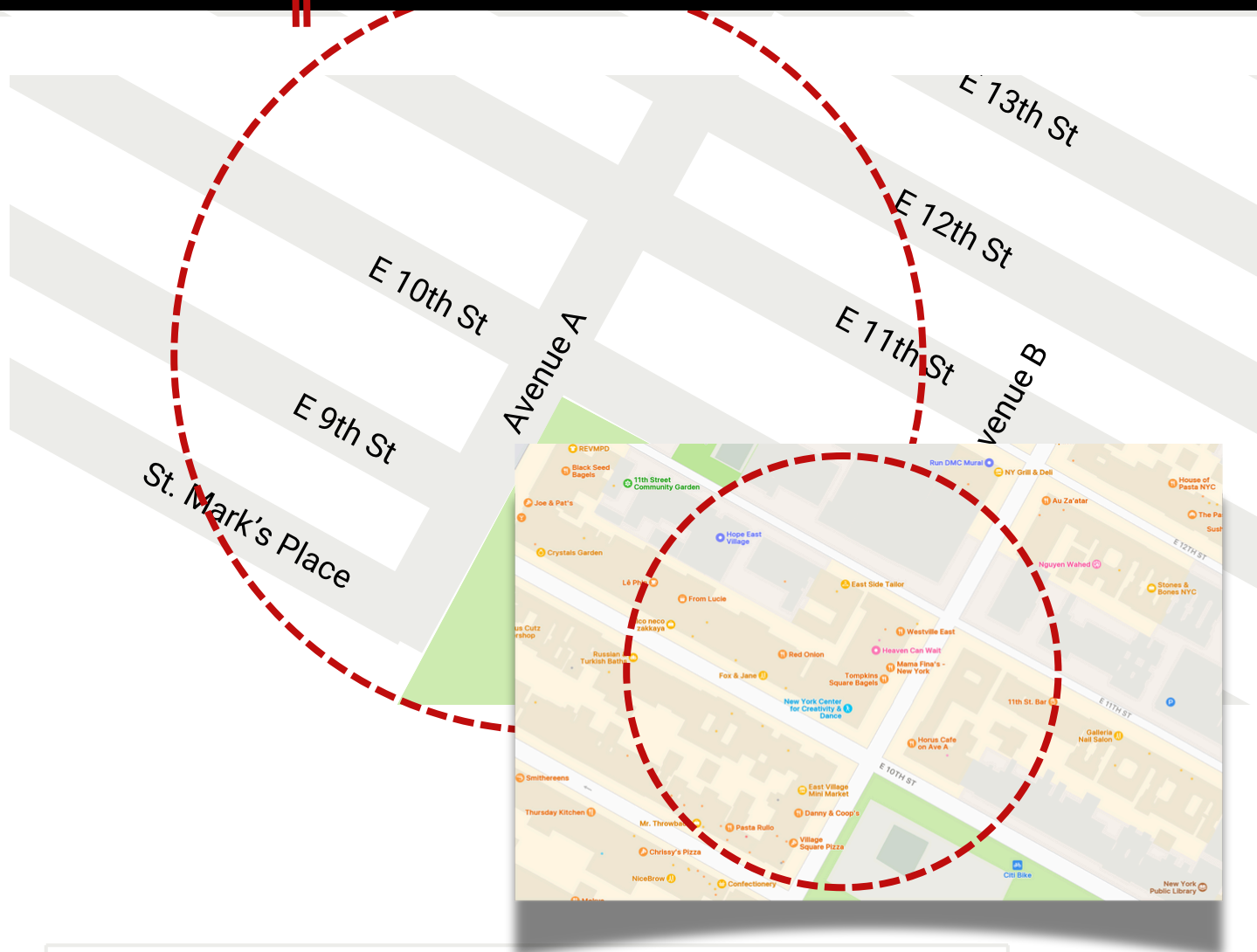
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AVG. INCOME
143K

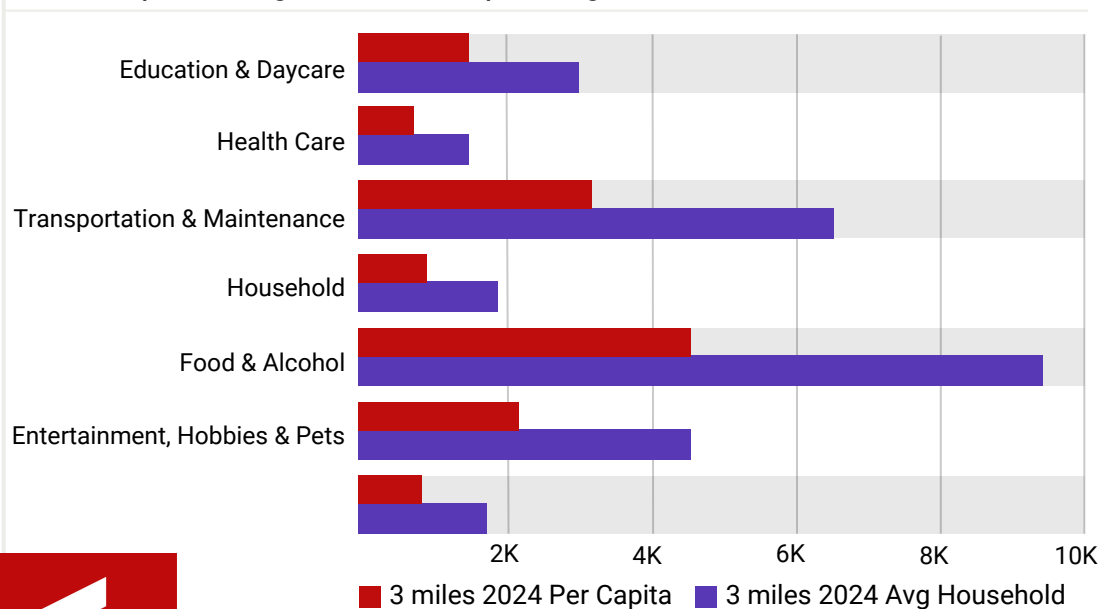
POPULATION
1.2M

HOUSEHOLDS
587K

212.729.3526
info@kaden.nyc



Per Capita & Avg Household Spending



TRANSPARENCY. FOCUS. EXPERIENCE.

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East Village

◆ Prime Opportunity for Food & Beverage Operators

Avenue A in the East Village offers F&B Operators a **rare combination** of eclectic culture, loyal local support, and **consistent foot traffic**—making it an **ideal setting** for a thriving restaurant, café, or bar concept.

The area's **reputation** as a **culinary and nightlife hub** ensures that well-executed F&B ventures stand **successful** here.

The **East Village's mix of artists, students, professionals, and longtime residents** creates a **vibrant, diverse community** eager to try new dining concepts.



◆ High in Attraction across a number of Data Sets

With **frequent neighborhood events, street fairs, and seasonal festivals**, Avenue A provides excellent **opportunities to connect with the local community**. Surrounded by **music venues, indie theaters, and popular bars**, the location benefits from a **lively late-night crowd and extended hours of potential revenue**. Offering special menus or hosting events can further boost a venue's visibility, reputation, and success.

