ELJAY REALTY



441 THIRD AVENUE

KIPS BAY | MANHATTAN

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812 SF
GROUND FLOOR

1,027 SF
BASEMENT

RETAIL / RESTAURANT LEASING OPPORTUNITY

THE OPPORTUNITY

A Third Avenue storefront

Between East 30th and East 31st Streets, Kips Bay

GROUND FLOOR	**812 SF**
BASEMENT	**1,027 SF**
COMBINED AREA	**1,839 SF**
POSSESSION	**Immediate**
ASKING RENT	**Upon request**
LEASE TERM	**Negotiable**
FORMER OCCUPANT	**Pita Grill**

NEIGHBORHOOD RETAIL

Ruby's Cafe (442 Third Ave) | Birch Coffee (432 Third Ave)

Trader Joe's | Chase | Hummus Kitchen | Norma

COMING TO THIRD AVENUE

Whole Foods Market Daily Shop - 509 Third Avenue

Announced lease; opening date not confirmed.

Storefront photograph from original offering; interior photos unverified.

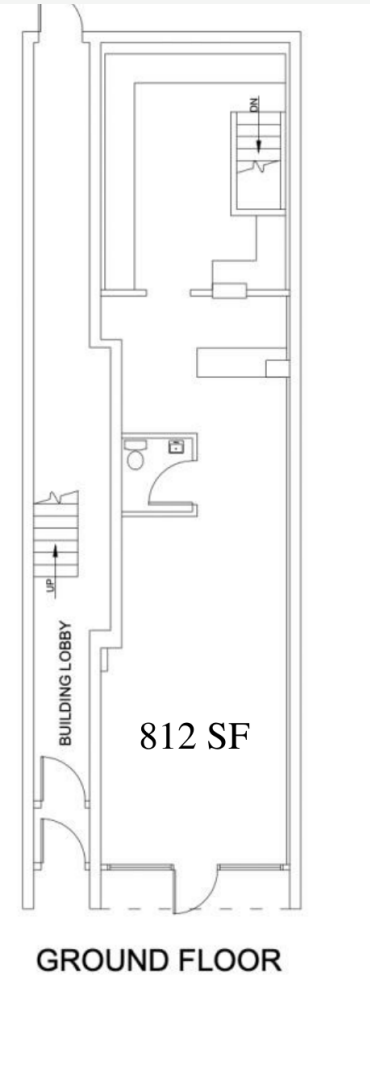
EXISTING SPACE PLANS

Two-level layout

Reproduced from the supplied leasing plans. Not to scale.

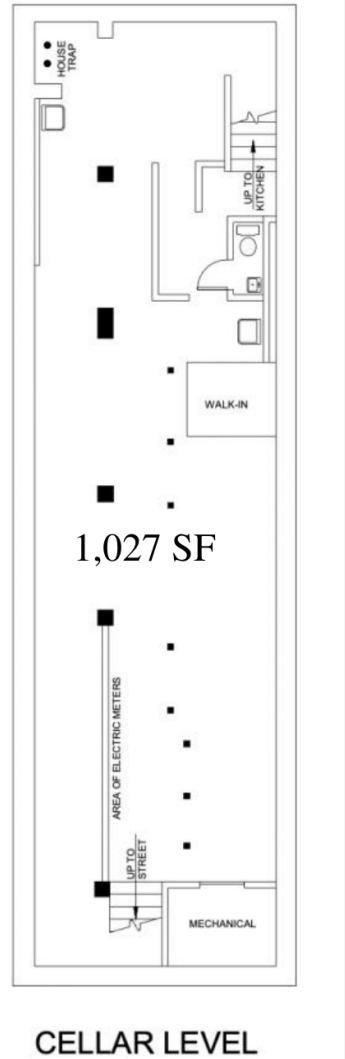
GROUND FLOOR

812 SF



BASEMENT

1,027 SF



Plans and areas subject to field verification. Confirm all permitted uses.

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