61
FOURTH AVENUE
UNION SQUARE, NYC

Between East 9th & 10th Streets

RESTAURANT FOR LEASE



PROPERTY INFORMATION

APPROXIMATE SIZE
Ground Floor: 2,450 SF
Full Basement

ASKING RENT
~~$23,500/Month~~ Reduced
$20,000/Month

POSSESSION
Q1 2027

TERM
Negotiable

FRONTAGE
20 FT

COMMENTS
- Currently "Happy Bowls"
- Venting possible
- Prime Union Square retail opportunity with strong visibility and foot traffic
- On the cusp of Union Square and East Village
- Surrounded by leading retailers, restaurants, and neighborhood businesses supported by the strong NYU population
- Ideal for food & beverage, wellness, beauty, service, and experiential uses; dry uses preferred

NEIGHBORS
Nuovo New York Pizza • Hidden Grounds Chai & Coffee House • Ippudo NY • Shake Shack • Wegmans • Cyclebar • Sundaes and Cones • Raising Cane's • AMC • Lifetime • The Long Pour • Intuit • Little Ruby's • Chopt

TRANSPORTATION
6 R W

NOAM AZIZ
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MERIDIAN RETAIL LEASING

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INTERIOR









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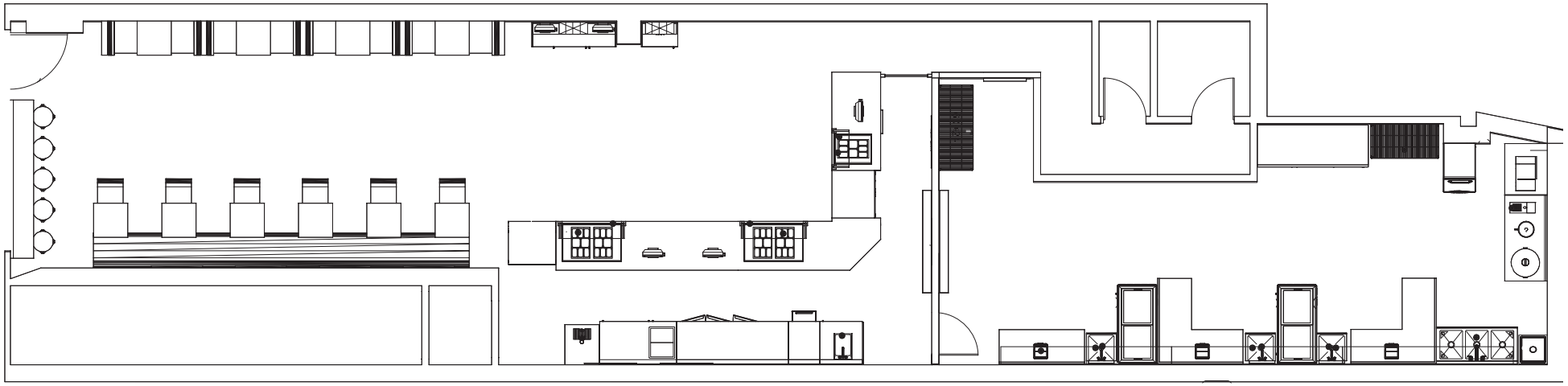
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FLOOR PLAN



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