

RESTAURANT SPACE IN THE HIP LES HOTEL FOR LEASE



119 Orchard Street, New York, NY 10002



AVAILABLE:

Ground: 1,500 SF
Lower Level: 500 SF

ASKING RENT AND FIXTURE FEE: Upon Request

PROPERTY OVERVIEW

Less than 1-year old, Fully Built Restaurant Space at the Base of a brand new boutique 20-room Sago Hotel.

Vented, Full Kitchen Setup with Walk-In, Liquor License in place, ADA bathrooms, Liquor Storage, Office, Possibility for outdoor Terrace usage on 6th Floor (1,000 SF)

PROPERTY FEATURES

- Double Frontage - on Orchard Street and Allen Street
- Direct Access from Hotel
- Folding Windows on Orchard Street
- Opportunity for hotel F&B services

KW COMMERCIAL
1155 Avenue of the Americas
New York, NY 10036

JULIA MAKSIMOVA
Licensed Real Estate Associate Broker
O: 212.301.1140
C: 917.520.9716
jmaksimova@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

RETAIL FOR LEASE

119 Orchard Street, New York, NY 10002



KW COMMERCIAL
1155 Avenue of the Americas
New York, NY 10036

JULIA MAKSIMOVA
Licensed Real Estate Associate Broker
O: 212.301.1140
C: 917.520.9716
jmaksimova@kwcommercial.com

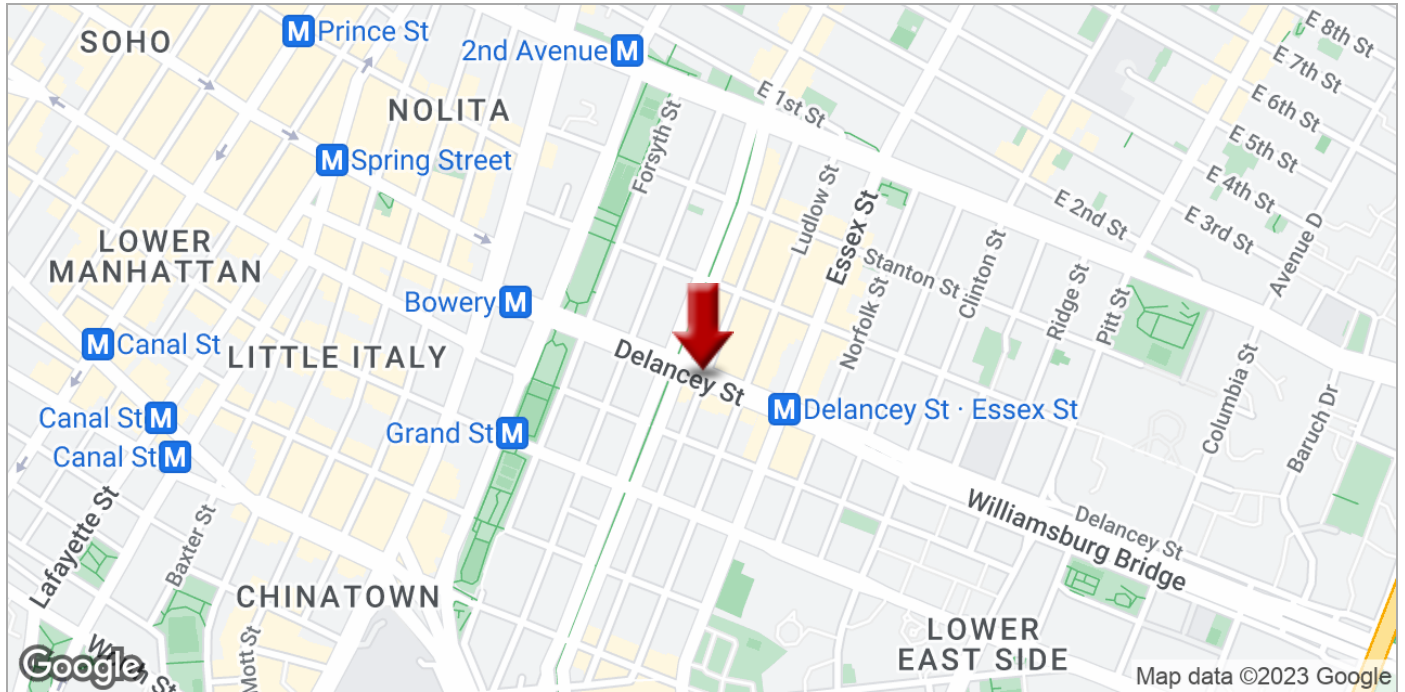
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

RETAIL FOR LEASE



119 Orchard Street, New York, NY 10002



KW COMMERCIAL
1155 Avenue of the Americas
New York, NY 10036

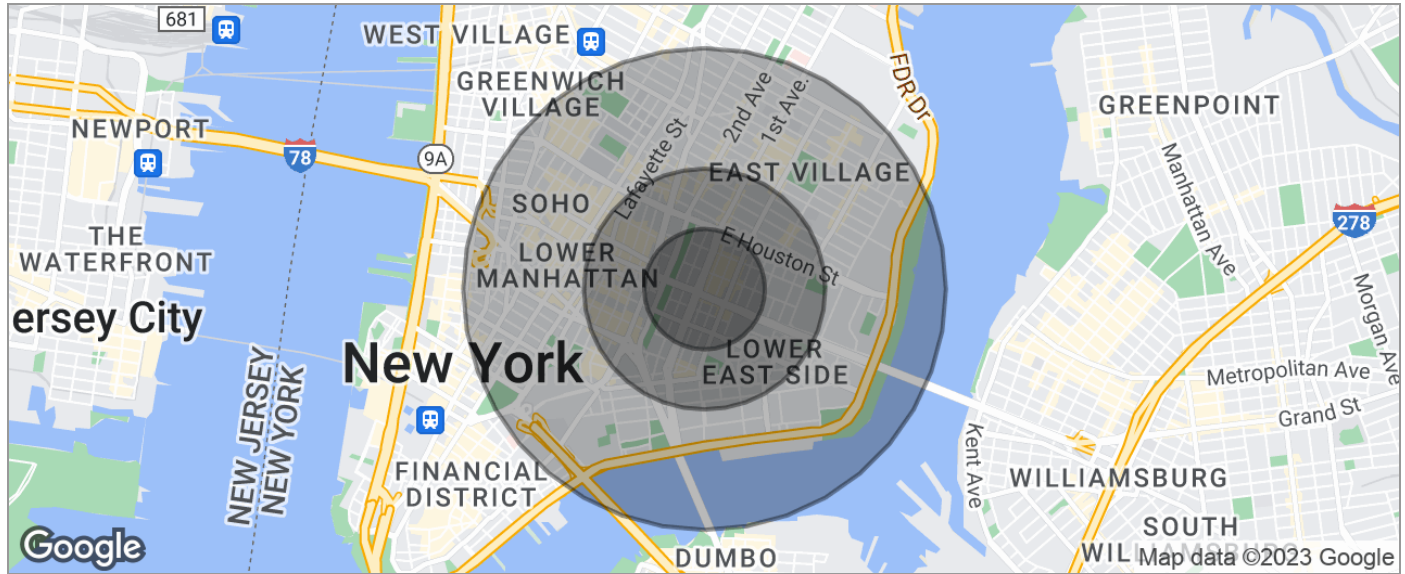
JULIA MAKSIMOVA
Licensed Real Estate Associate Broker
O: 212.301.1140
C: 917.520.9716
jmaksimova@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

RETAIL FOR LEASE

119 Orchard Street, New York, NY 10002



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	18,134	70,034	239,283
MEDIAN AGE	35.5	36.1	36.4
MEDIAN AGE (MALE)	35.2	36.1	36.4
MEDIAN AGE (FEMALE)	37.4	36.5	36.5
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	7,435	30,902	106,701
# OF PERSONS PER HH	2.4	2.3	2.2
AVERAGE HH INCOME	\$71,717	\$72,391	\$88,150
AVERAGE HOUSE VALUE	\$706,671	\$616,897	\$783,138
RACE	0.25 MILES	0.5 MILES	1 MILE
% WHITE	33.1%	41.4%	49.0%
% BLACK	4.1%	5.0%	5.6%
% ASIAN	48.0%	41.4%	34.4%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.4%	0.4%	0.3%
% OTHER	12.3%	9.2%	8.1%
ETHNICITY	0.25 MILES	0.5 MILES	1 MILE
% HISPANIC	16.5%	15.1%	15.8%

* Demographic data derived from 2020 ACS - US Census

KW COMMERCIAL
1155 Avenue of the Americas
New York, NY 10036

JULIA MAKSIMOVA
Licensed Real Estate Associate Broker
O: 212.301.1140
C: 917.520.9716
jmaksimova@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](https://www.kwcommercial.com)