



1,500 SF

Restaurant For Sublease

**FULLY EQUIPPED AND FURNISHED
RESTAURANT AND BAR FOR SUBLEASE**

1207 LEXINGTON AVENUE

East block between East 81st and 82nd Streets

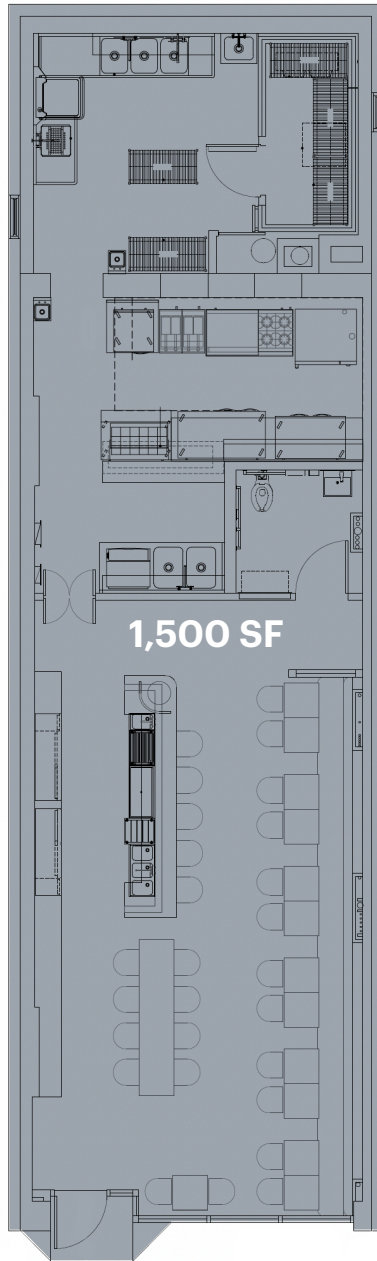
UPPER EAST SIDE

MANHATTAN | NY

RIPCO
REAL ESTATE

SPACE DETAILS

GROUND FLOOR



1,500 SF

25 FT

LEXINGTON AVENUE

LOCATION

East block of Lexington Avenue
between East 81st and 82nd Streets

SIZE

Ground Floor 1,500 SF

FRONTAGE

Lexington Avenue 25 FT

STATUS

Currently O-U Kosher Middle
Eastern Restaurant

RENT

Upon request

NEIGHBORS

L'Osteria, Amarena, Toloache,
Hoexter's, Warby Parker,
Blank Street, Joe & The Juice,
and Tomer's

COMMENTS

Unique sublease opportunity
No key money
Turnkey second generation
restaurant in the heart of the Upper
East Side
Venting in place
24/7 foot traffic
Notable surrounding restaurants
Fully equipped and furnished
Full service bar
Sidewalk shed already in place

TRANSPORTATION

2023 Ridership Report

77th Street

Annual 6,231,273
Weekday 20,406
Weekend 19,372

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86th Street

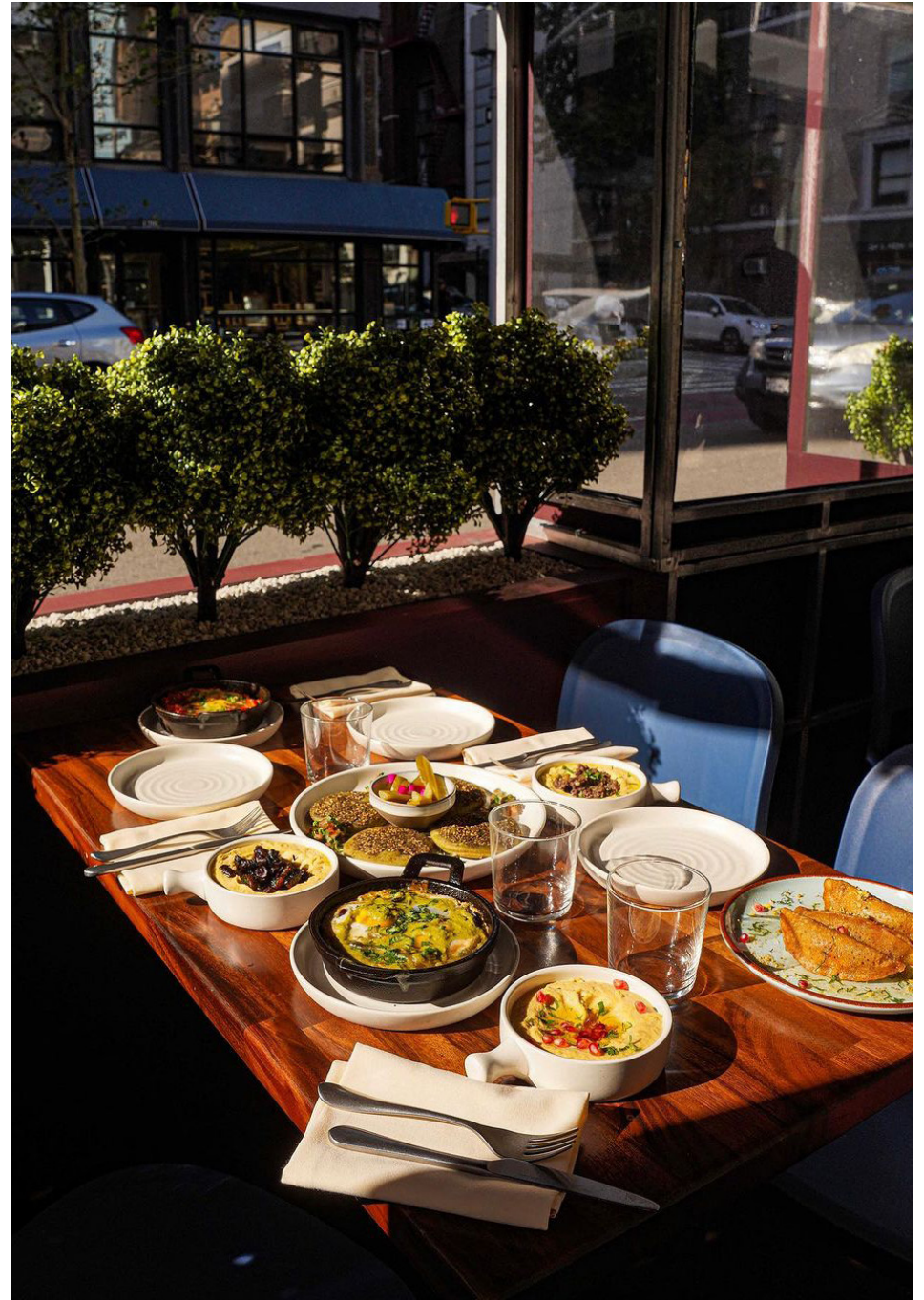
Annual 10,472,358
Weekday 32,712
Weekend 40,016

4 5 6

INTERIOR PHOTOS



EXTERIOR PHOTOS - DINING SHED



AREA DEMOGRAPHICS



ESTIMATED DAYTIME POPULATION

0.25 mile	24,425
0.5 mile	95,770
5 mile	263,334

AVERAGE HOUSEHOLD INCOME

0.25 mile	\$227,893
0.5 mile	\$212,938
1 mile	\$198,876

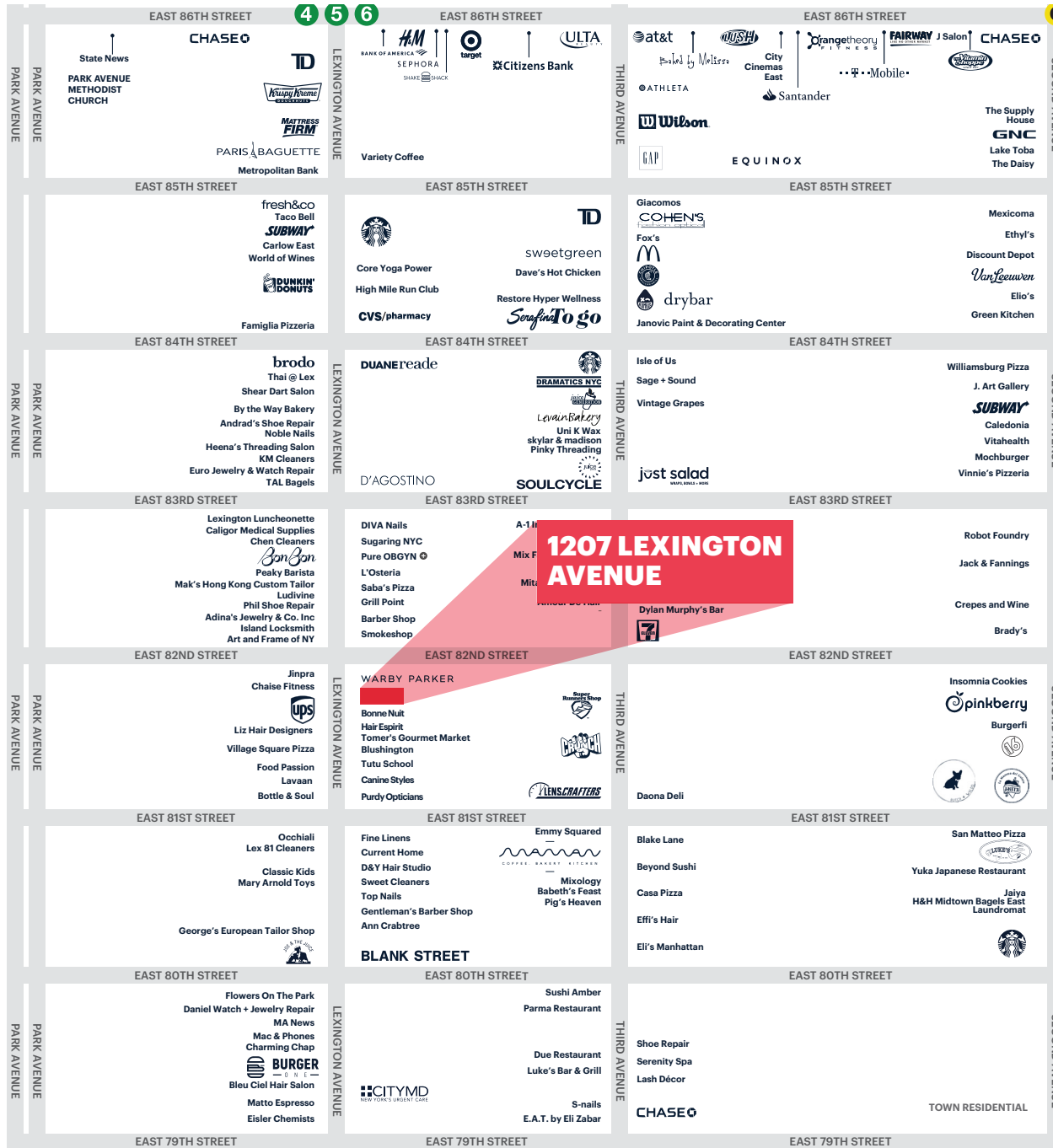
TOTAL HOUSEHOLDS

0.25 mile	11,965
0.5 mile	51,709
1 mile	128,262

FOOD AT RESTAURANTS

0.25 mile	\$95,774,787
0.5 mile	\$384,571,386
1 mile	\$902,675,807

AREA RETAIL



CONTACT EXCLUSIVE AGENTS

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REAL ESTATE

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Please visit us at ripcony.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.