

# 248

## BROOME STREET LOWER EAST SIDE, NYC

Between Orchard & Ludlow Streets

RETAIL FOR LEASE

### APPROXIMATE SIZE

Ground Floor: 600 SF  
Basement: 900 SF

### ASKING RENT

\$11,500/Month

### POSSESSION

Immediate

### TERM

5+ Years

### FRONTAGE

13 FT

### COMMENTS

- Clean boutique retail space on thriving Lower East Side block
- First time available in over 15 years
- Previously "Erin McKenna's Bakery"
- Interior and exterior access to basement
- Easily vented for food users

### NEIGHBORS

Eel Bar • The Ten Bells • Essex Market • Double Chicken Please • Barrio Chino • Dudley's • Grey Lady • Café Katja • Empanada Mama • The Flower Shop • Attaboy • Tenement Museum • The DL • Gem Wine

### TRANSPORTATION

B D F M J Z

B39 M14 M9

### JAMES FAMULARO

President

### GARRETT KELLY

Director  
212.468.5939  
gkelly@meridiancapital.com

### NOAM AZIZ

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RETAIL LEASING

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INTERIOR

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