

Prime Corner Retail on Lower East Side

***36 Rivington Street
(aka 170 Forsyth Street)***

Approx. 3,000 RSF Ground

Strong Corner Location

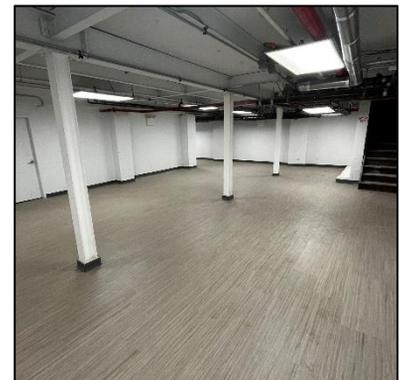
Approx. 3,000 RSF* (Selling) Lower Level

48' of Glass Frontage

Asking Rent Upon Request

Available for Lease or Sale

A prime corner location on the Lower East Side with about 5,000 total square feet available between the ground and potentially selling lower level. Previously used for a wellness company so 12 private rooms/offices, 3 bathrooms, kitchenette, reception area and HVAC throughout. Concrete floors and huge frontage make this a great space for a similar use or can other uses including: medical or dental office, non-vented food, wine bar, retail, fitness, salon, office or any other type of legal use. Considering offers to lease or sell. * lease option has 2,000 sf as 1,000 remaining for owner use not for lease.



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36 Rivington Street (aka 170 Forsyth)

Subway Station Information

2023 2nd Avenue Station @ Houston **F**

Avg Weekday - 11,660 (+15% over 2022)
Avg Annual - 4,192,759 (+17% over 2022)
Avg Weekend - 22,844 (+24.2% 2022)

2023 Bowery Station Ridership **J**

Avg Weekday - 2,447 (+17.9% over 2022)
Avg Annual - 887,619 (+18% over 2022)
Avg Weekend - 4,833 (+19.4% over 2022)

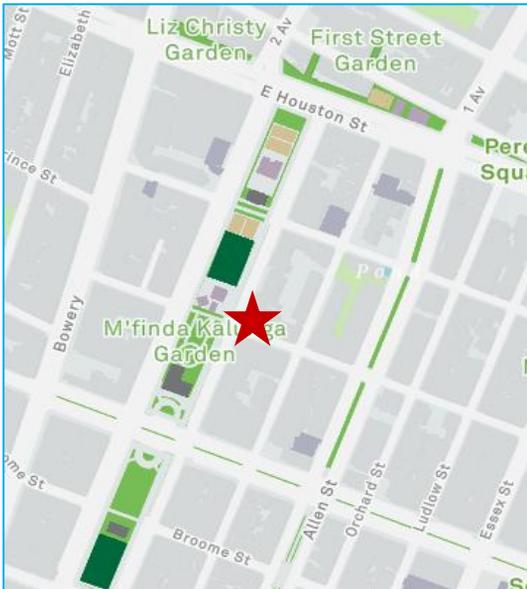
Location Highlights

Located directly across from Sara D Roosevelt Park and situated where the Lower East Side meets Chinatown. Very close to the F train at 2nd Ave & Houston or J/Z at Bowery. Surrounded by residential, retail & restaurants. Neighbors Include:

Loreley Beer Garden ♦ **The Hideout Chai Bar** ♦ **Jadis** ♦ **Untitled 3 Freeman Hotel**
Citizen M NY Bowery Hotel ♦ **Mount Sinai-Behavioral Health Center**

LORELEY
RESTAURANT & BIERGARTEN

Jadis



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