

# ***Prime Corner Retail on Lower East Side***

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

***Approx. 3,000 RSF Ground***

***Strong Corner Location***

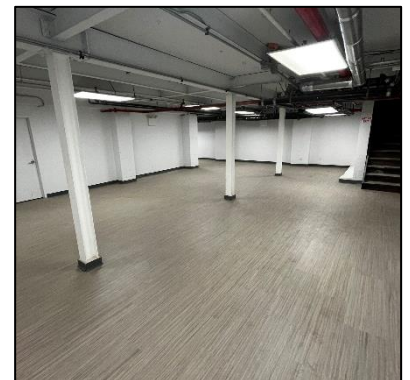
***Approx. 2,300 RSF (Selling) Lower Level***

***48' of Glass Frontage***

***Asking Rent Upon Request***

***Built Medical/Wellness Space***

A prime corner location on the Lower East Side with about 5,300 total square feet available between the ground and 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. Possession available immediately.



*For More Information Contact:*

**Jeffrey Angel**  
**212-719-7017**  
**[Jeffrey.angel@resnewyork.com](mailto:Jeffrey.angel@resnewyork.com)**

**Yu Juan "June" Li**  
**646-593-8112**  
**[june@resnewyork.com](mailto:june@resnewyork.com)**



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# 36 Rivington Street (aka 170 Forsyth)

## Subway Station Information

### 2023 2<sup>nd</sup> Avenue Station @ Houston

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

Avg Weekday – 2,447 (+17.9% over 2022)

Avg Annual – 887,619 (+18% over 2022)

Avg Weekend – 4,833 (+19.4% over 2022)

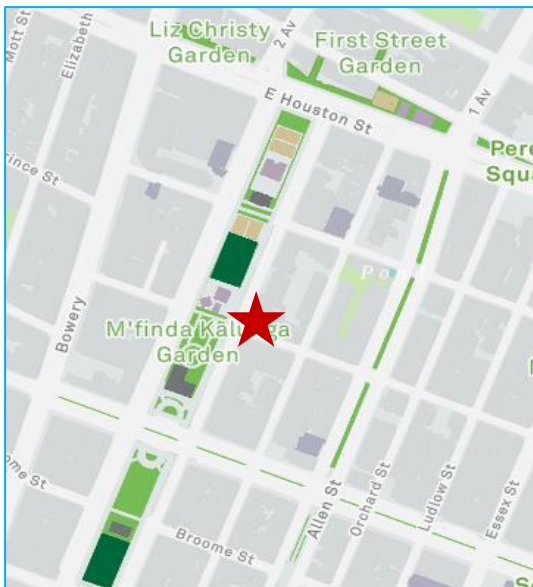
## Location Highlights

Located directly across from Sara D Roosevelt Park and situated where the Lower East Side meets Chinatown. Very close to the F train at 2<sup>nd</sup> 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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