



192 SIXTH AVENUE | SPRING X PRINCE ST. | SOHO

PRIME RETAIL SPACE FOR LEASE

LOCATION HIGHLIGHTS

Positioned just steps from the heart of SoHo, this approximately 400-square-foot storefront offers exceptional visibility and steady foot traffic from young professionals, creative offices, and the lively day-to-night social scene surrounding the area. Formerly a barbershop, the space is ready to be reimagined for a fresh, modern concept.

KEY PROPERTY DETAILS

- Approx. 400 SF
- Fully customizable interior
- Large storefront window
- Ideal for ice cream, smoothies, juice bar, and other grab-and-go uses



MORRIS TOBIAS
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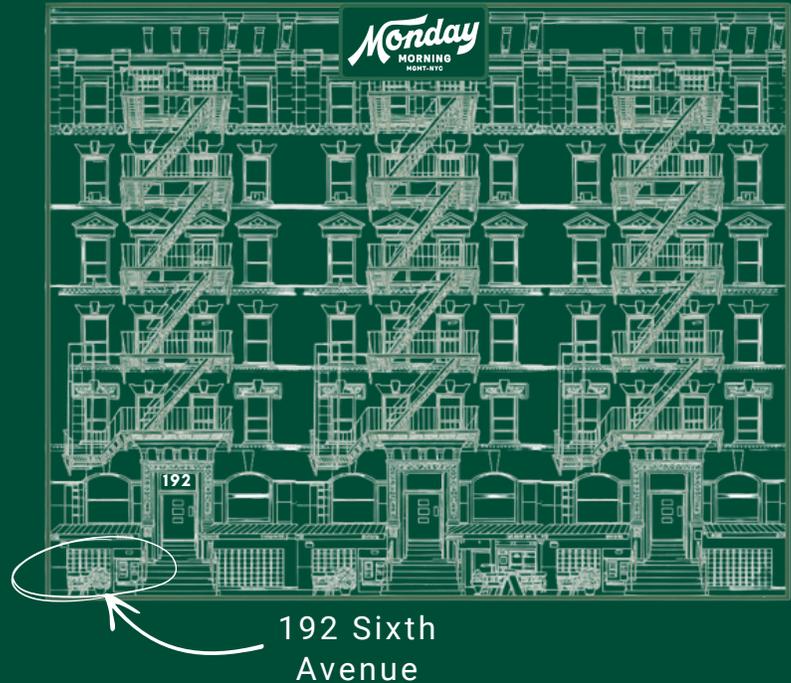
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OPERATORS CAN EASILY TAILOR THE SPACE WITH:

- **Bright, inviting service counters** optimized for quick ordering
- **Compact prep areas** suitable for frozen treats, juices, or bowl assembly
- **Eye-catching signage** facing high-visibility pedestrian flow
- **Localized branding** that speaks to the fitness studios, office workers, and families frequenting the corridor



With its efficient layout, a large storefront window, and proximity to major corporate offices and boutique fitness studios, 192 Sixth Avenue is an ideal fit for **gourmet ice cream, smoothies, juice concepts, poke bowls, or healthy grab-and-go offerings.**

NEIGHBORING BUSINESSES



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