

# **Crossroads of Lower East Side & Chinatown** **119B Hester Street** **Between Forsyth / Eldridge Streets**

**Approximately 635 Square Feet**

**13' Frontage**

**About 1,300 Students On The Block**

**Very High Foot Traffic**

**New Storefront Installed**

**Asking Rent Upon Request**

Previously a pizza shop with new storefront, white boxed and power. Directly across the street from two High Schools plus a Middle School with a total of about 1,300 students in the building. Great traffic with tons of people going to and from Sara Roosevelt park and the schools across the street. About 10' ceilings, bathroom in place and all uses will be considered. Ideal for a Salon/Spa, Bubble Tea, Gallery, Office, Retail or Food related business. Available for immediate possession.

**Neighbors include:** Sara Roosevelt Park, • YMCA • International Chinese School • Intermediate School 131 • Pace High School • ChopCheese Deli • Hou Yi Hot Pot • T-Mobile • Nuan Xin Rice Roll & More.



*For More Information Contact:*

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\* There are no representations as to the working condition nor legality of any hood, venting or other form of equipment remaining the space by any party associated with this property. The information contained herein has been provided by sources that we deem reliable. However, no expressed or implied warranties are made as to the accuracy of the information and it should not be relied upon in any way. All information contained herein should be independently verified prior to anyone entering into an form of legal binding agreement to purchase, lease or otherwise procure the premises or situation presented herein. Information is subject to change or withdrawal without notice and may contain errors and/or omissions.