



**NOLITA  
PRIME  
LOCATION**

# 72 KENMARE STREET

Fully Equipped Restaurant Space Lease Assignment

Karnchang Expanded

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**LIBRET**  
REAL ESTATE  
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72 KENMMARE STREET

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# **PRIME NOLITA RESTAURANT SPACE AVAILABLE LOCATION: 72 KENMARE STREET, NOLITA – A HIGHLY DESIRABLE AND WELL-TRAFFICKED AREA**

Current Tenant: SAITO Japanese Restaurant –  
Excellent Condition

Current Rent: \$11,845.79 per month

Key Money: \$180,000 Lease Assignment, As is  
Size:

- Ground Floor: Approximately 664 SF
- Basement: Approximately 480 SF

Lease Details:

- Remaining Lease Term: 6 years
- Renewal Option: Additional 5 years
- Annual Rent Increase: 3%
- RET: \$6,275.47/Annual
- Tenant Insurance: Approx. \$15,000
- Electric: Approx, \$1,100
- Water: \$700
- Seat: 19, Counter: 6, Total: 29

Highlights:

- Fully Equipped Restaurant, Gas, Vented
- Turnkey Opportunity With An Established Setup
- Rare Availability In Nolita

**Contact**

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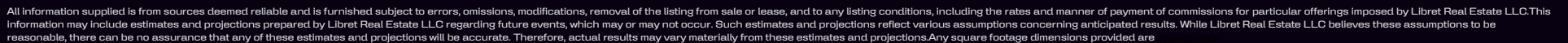
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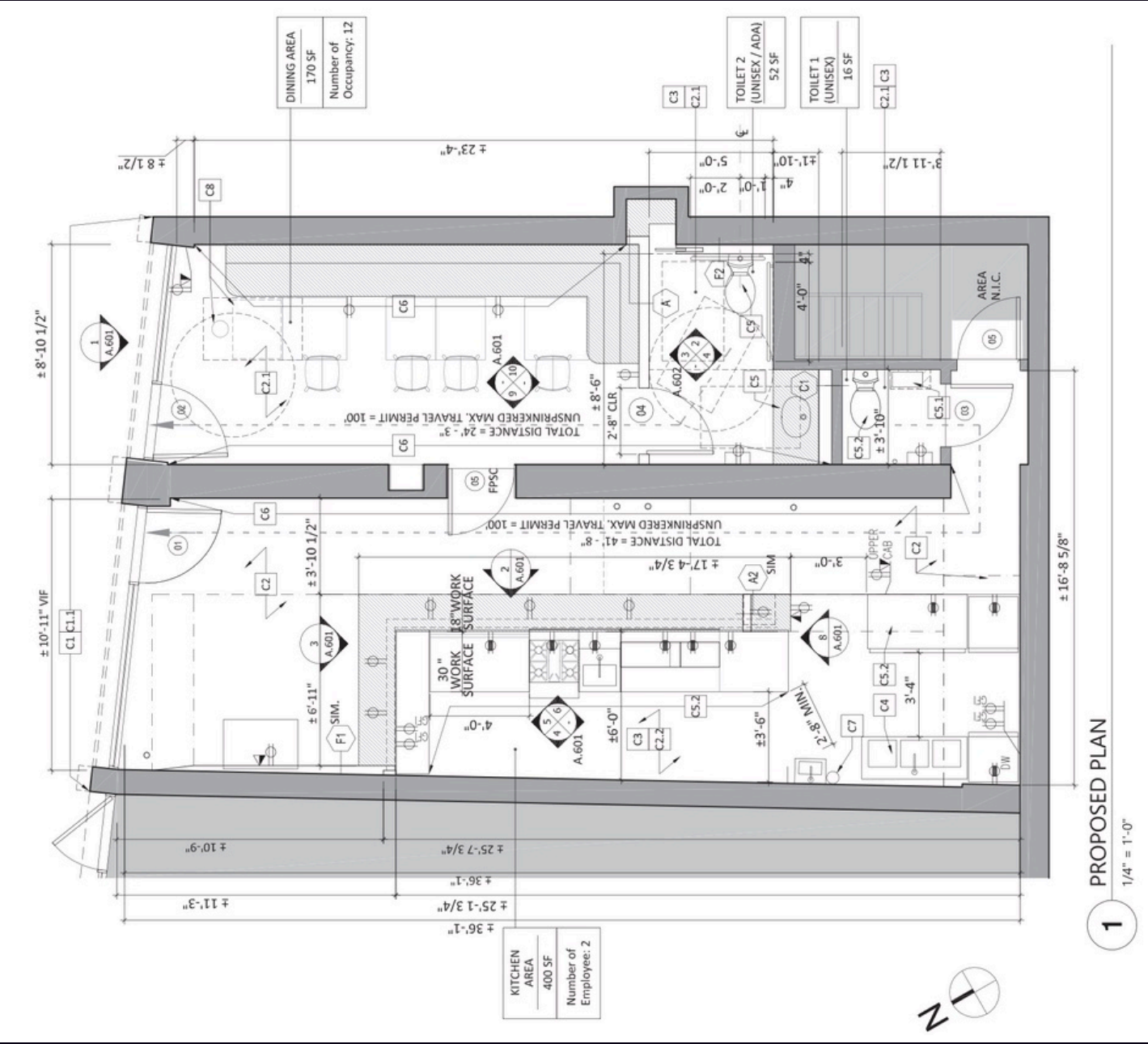
## 72 KENMMARE STREET

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# DISCOVER NOLITA

## Discover Nolita: A Vibrant Manhattan Neighborhood

### Overview

Nolita, short for "North of Little Italy," is a charming neighborhood in Lower Manhattan, New York City. Bounded by Houston Street to the north, Bowery to the east, Broome Street to the south, and Lafayette Street to the west, Nolita offers a unique blend of historic charm and modern flair.

### Demographics and Income

As of the latest data, Nolita has a population of approximately 6,000 residents. The neighborhood is known for its diverse and affluent community, with a median household income notably higher than the New York City average. This affluence is reflected in the area's upscale boutiques, trendy eateries, and well-maintained residential buildings.

### Cultural Scene

Nolita boasts a rich cultural tapestry, influenced by its Italian-American heritage and contemporary urban lifestyle. The neighborhood's streets are lined with historic buildings, art galleries, and independent bookstores, offering residents and visitors a vibrant cultural experience.

### Culinary Delights

The neighborhood is a culinary hotspot, home to several acclaimed restaurants:

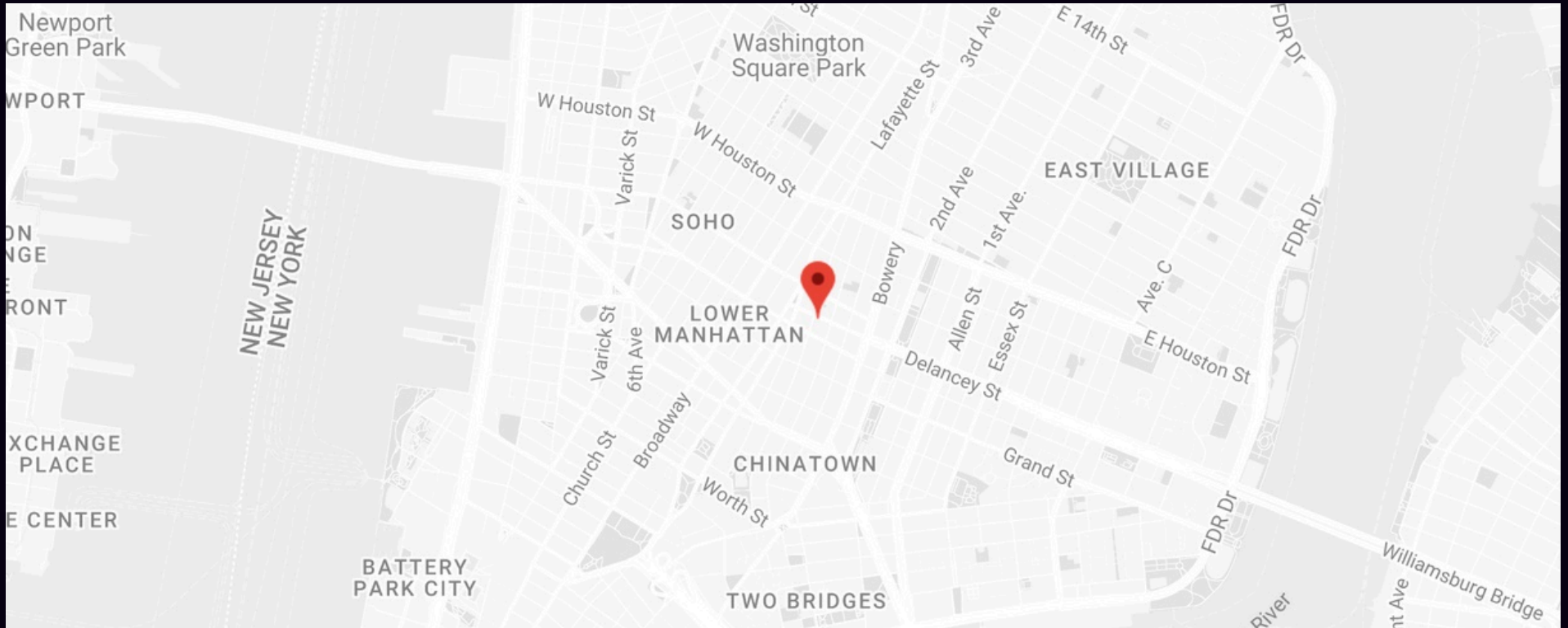
- Lombardi's Pizza: Established in 1905, it is recognized as one of the first pizzerias in the United States, serving traditional New York-style pizza.
- The Musket Room: A Michelin-starred restaurant offering contemporary cuisine with international influences, reflecting Nolita's diverse culinary scene.
- Estela: Another Michelin-starred establishment, known for its innovative American and Mediterranean dishes, attracting food enthusiasts from around the city.

### Real Estate Insights

Nolita's real estate market is characterized by historic walk-up apartments, modern condominiums, and charming townhouses. The area's desirability, coupled with its prime location, contributes to a competitive real estate market, appealing to those seeking a vibrant urban lifestyle.

Nolita seamlessly blends historic charm with modern amenities, offering a unique living experience in the heart of Manhattan. Its rich cultural scene, diverse dining options, and upscale real estate make it one of New York City's most sought-after neighborhoods.

# 72 KENMARE ST



**AKA 188 MULBERRY STREET, NEW YORK, NY 10122**

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# THANK YOU!

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