



Digitally Enhanced

For Lease Assignment

RIPCO
RETAIL LEASING

430 Third Avenue

Corner of East 30th Street and Third Avenue
Murray Hill/Kips Bay, Manhattan, NY

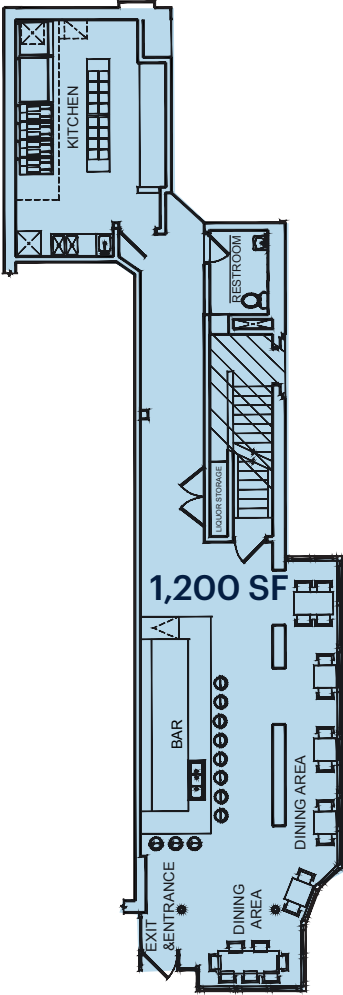
1,200 SF Ground Floor + 1,000 SF Basement

Turnkey Restaurant Opportunity in Murray Hill/Kips Bay

Please do not disturb current tenant

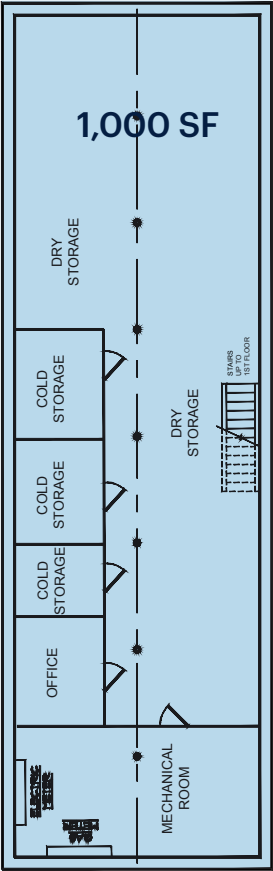
Space Details

First Floor



Third Avenue

Basement



Location	Corner of Third Avenue and East 30th Street	
Size	Ground Floor	1,200 SF
	Basement	1,000 SF
Status	Currently Bareburger	
Term	Approximately 6-years remaining plus one five-year option	
Key Money	Upon Request	
Current Rent	\$11,474 per month	
Neighbors	Apollo Bagels, Trader Joe's, Lidl, H&H Bagels, Van Leeuwen Ice Cream, Birch Coffee, Bond Vet, 16 Handles, Little Ruby's, Norma, AMC, Target	
Uniques Space Attributes	Turnkey, second-generation restaurant opportunity	
	Fully vented with gas service	
	Long-term lease in place	
	Favorable below-market rent	

Interior Photos



Area Retail

East 32nd Street			
Lexington Avenue	Eliko Rugs Marcony synergy Anita's Deli	Coco-Mat Gothic Cabinet Craft Domino's Studio 34 Hair Salon City Vision Decor Art Gallery MATTRESS FIRM	Third Avenue TRADER JOE'S Dough Boy Hill & Bay Kips Bay Wine SUBWAY Yoi Ramen & Tea H&R BLOCK Second Avenue
East 31st Street			
Lexington Avenue	HOTEL 31 120 EAST 31ST STREET 80 ROOMS Vezzo Pizza Asian Hong Kong Thai-Ish Saburi Mishima Restaurant DOVER STREET MARKET	New York Public Library Hummus Kitchen Tibetan Cafe La Pizzeria Brasil Coffee House Lallive Restaurant RAMADA <i>VanLeeuwen</i>	Third Avenue Moonstruck Diner Teqa Restaurant Pita Grill Nobi Sushi Banc Cafe Todaro Specialty Foods Rabu House Second Avenue
East 30th Street			
Lexington Avenue	The Old Print Shop	Penelope Cafe SOI 30 Thai 430 Third Avenue Soi30Thai Cleaners The Hill NYC Looking Good Salon Dry cleaners tasti D·lite Third Avenue	Bagel Cafe Berrywild Future Village Deli Simon's Hardware Noodles 28 Bistango Kips Bay Endoscopy Center Faile Bar Custom Framing Second Avenue
East 29th Street			
Lexington Avenue	Community Financial Service Centers Kustory	Kalustyan's Curry In A Hurry DUNKIN' Crown Royal Barbershop Petopia Buy Rite Blue Mountain Sushi & Lounge	Bella Union Vatan T Mobile Luckin' Coffee BANK OF AMERICA verizon 7 ELEVEN TARGET Second Avenue
East 28th Street			
Lexington Avenue	Anjappar Pongal Haldi Bhatti Indian Grill	Chote Nawab Pasta Fina Candle Turkish Kitchen Tara Rose THE FACTORY 380 NYC Coppola's Kailash Parbat Vanity Fair Cleaners Third Avenue	Starbucks Little India Market Flave The Gem Saloon Basal Deli Grocery Joey Pepperoni's Pizza La Mode Organic Cleaners Second Avenue
East 27th Street			

Contact Exclusive Agents

For Lease Inquiries

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⊕ Arriving Soon