



# RETAIL SPACE FOR LEASE

**PRIME UPPER EAST SIDE  
LOCATION**

**244 East 79th Street  
3,313 SF**

Second generation restaurant  
space with venting and kitchen  
infrastructure

Located on East 79th Street  
between 2nd & 3rd Avenue

Ideal for food and beverage uses

LEASING INQUIRIES

Christopher DePrince-Levis  
[leasing@eamc.com](mailto:leasing@eamc.com)

**212.293.8919**

**EMMES®**  
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## 244 EAST 79TH ST, NEW YORK, NY

### PRIME UPPER EAST SIDE LOCATION

High-density residential neighborhood with strong, consistent foot traffic.

### EXCELLENT TRANSIT ACCESS

Close to the Q train (2nd Ave & 72nd St) and 6 train (Lexington & 77th St) — easy access for customers and staff.

### VIBRANT SURROUNDINGS

Steps from top local spots including Lusardi's, J.G. Melon, and The Penrose, plus national retailers like Duane Reade and Starbucks.

### AFFLUENT DEMOGRAPHICS

Strong household incomes and population density — ideal for retail, medical, wellness, or food & beverage users.

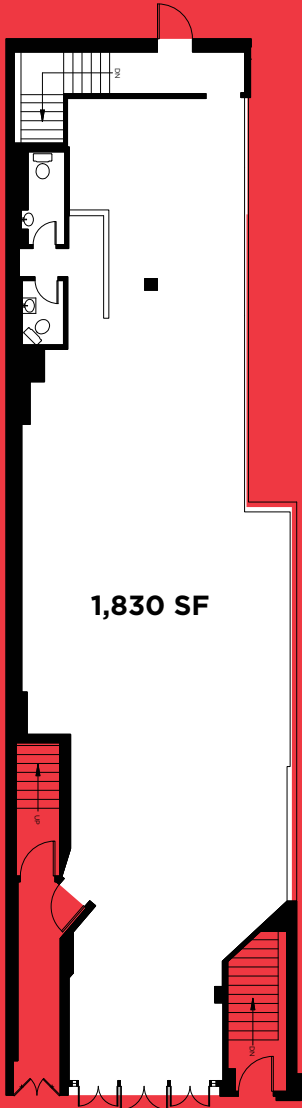
### WALKABILITY

With a Walk Score of 99 and a Transit Score of 100, the neighborhood is highly accessible and pedestrian-friendly. Residents enjoy a vibrant urban experience enriched by cultural landmarks, diverse dining options, and convenient transportation.

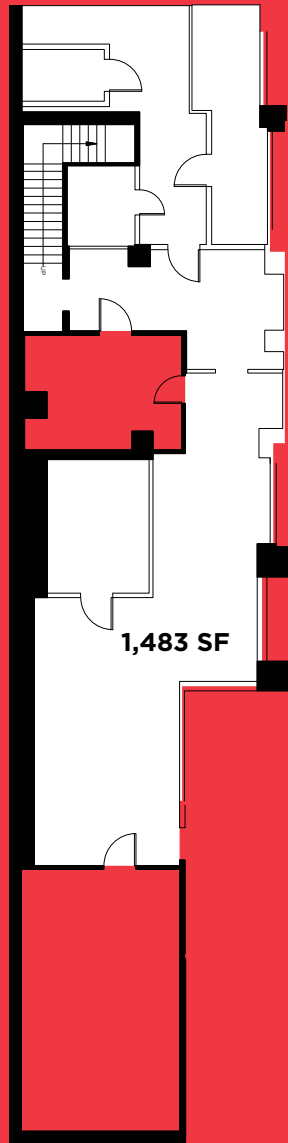


GROUND FLOOR

LOWER LEVEL



1,830 SF



1,483 SF

East 79th Street

