



189 AVENUE A

Between East 11th & 12th Streets

**EAST VILLAGE FULLY FIXTURED RESTAURANT SPACE - 1,000 SF + BSMT - OPERATE TOMORROW!
TWO BLOCKS FROM 11,247-UNIT STUYTOWN / PETER COOPER VILLAGE COMPLEX**

189 AVENUE A

Between East 11th & 12th Streets

Available

Ground: 1,000 sf

Basement: 1,000 sf

Frontage: 14'


Term: Through December 31, 2034

Possession: Immediate

Key Money: Upon Request



Comments

- Recently built, fully fixtured restaurant space located along dense restaurant corridor
- Venting and gas in place, a wood burning pizza oven with a dedicated precipitor, and a BBQ pit
- Two blocks from the Stuytown / Peter Cooper Village 11,247-unit residential complex
- Two blocks from -train at 1st Ave/14th St
- Area tenants include Trader Joe's, Au Za'atar, Tompkins Square Bagels, A10 Kitchen, 11th St. Bar, House of Pasta, The Pastry Box, Smør, Luthun, Motel No Tell, Drop Off Service, Hidden Tiger, Phoenix Bar, Gomi Korean Wine Bar, Lucinda's, NY Grill & Deli, Boris & Horton, Westville East, Danny & Coop's Cheesesteaks, Baba Doner, Village Square Pizza, Village Creperie, FishMarket II, Convive Wine & Spirits, El Camion Cantina, Rosella, Hearth, Spes, Thursday Kitchen, Nudibranch, Veselka, Mokyō, Yuca Bar, Target

By the Numbers

Retail Businesses

2,222

1 Mile Radius

Households

116,827

1 Mile - 2025

Avg. Household Income

\$147,359

1 Mile - 2025

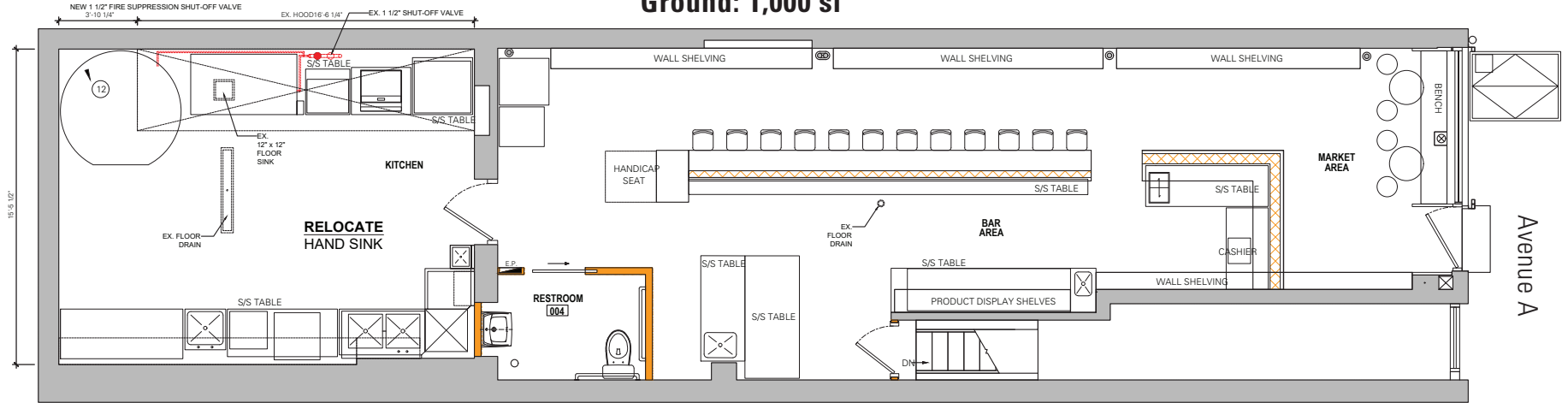
Annual Subway Ridership

6,266,103

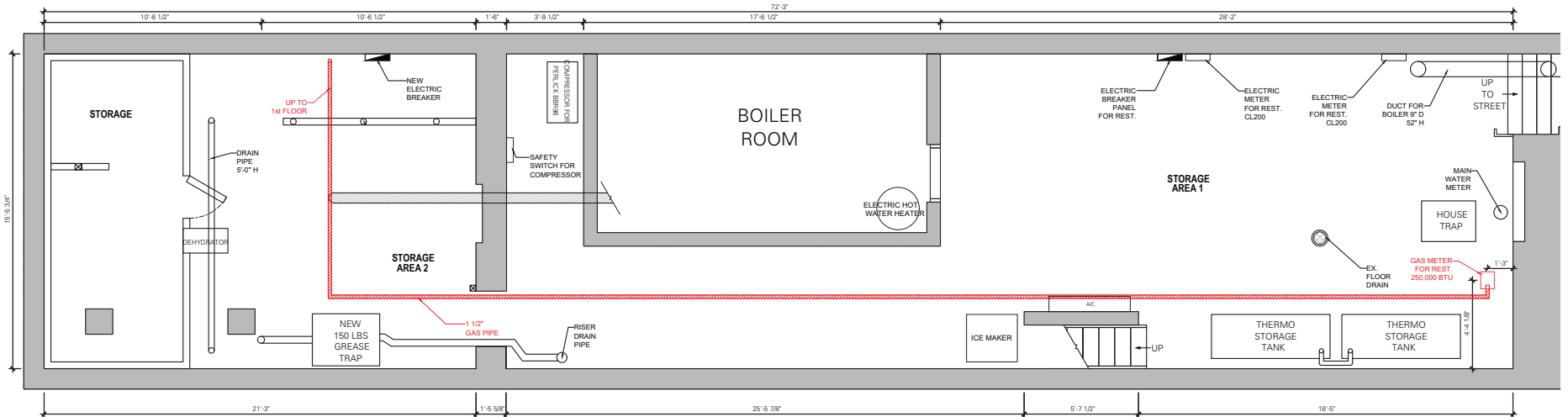
2024 - 1st Avenue L-Station

FLOOR PLANS

Ground: 1,000 sf



Basement: 1,000 sf



INTERIOR VIEWS

(Current Conditions)



Wood burning pizza oven with a dedicated precipitator

BBQ Pit



For further information and/or inspection contact exclusive agent for assignment / sale:

Mark Tergesen

Partner

212.400.9528

mt@absre.com

Cooper Katz

Executive Director

646.439.2009

ckatz@absre.com

ABS Partners Real Estate • 200 Park Avenue South, 10th Floor, New York, NY 10003 • 212.400.6060 • www.absre.com