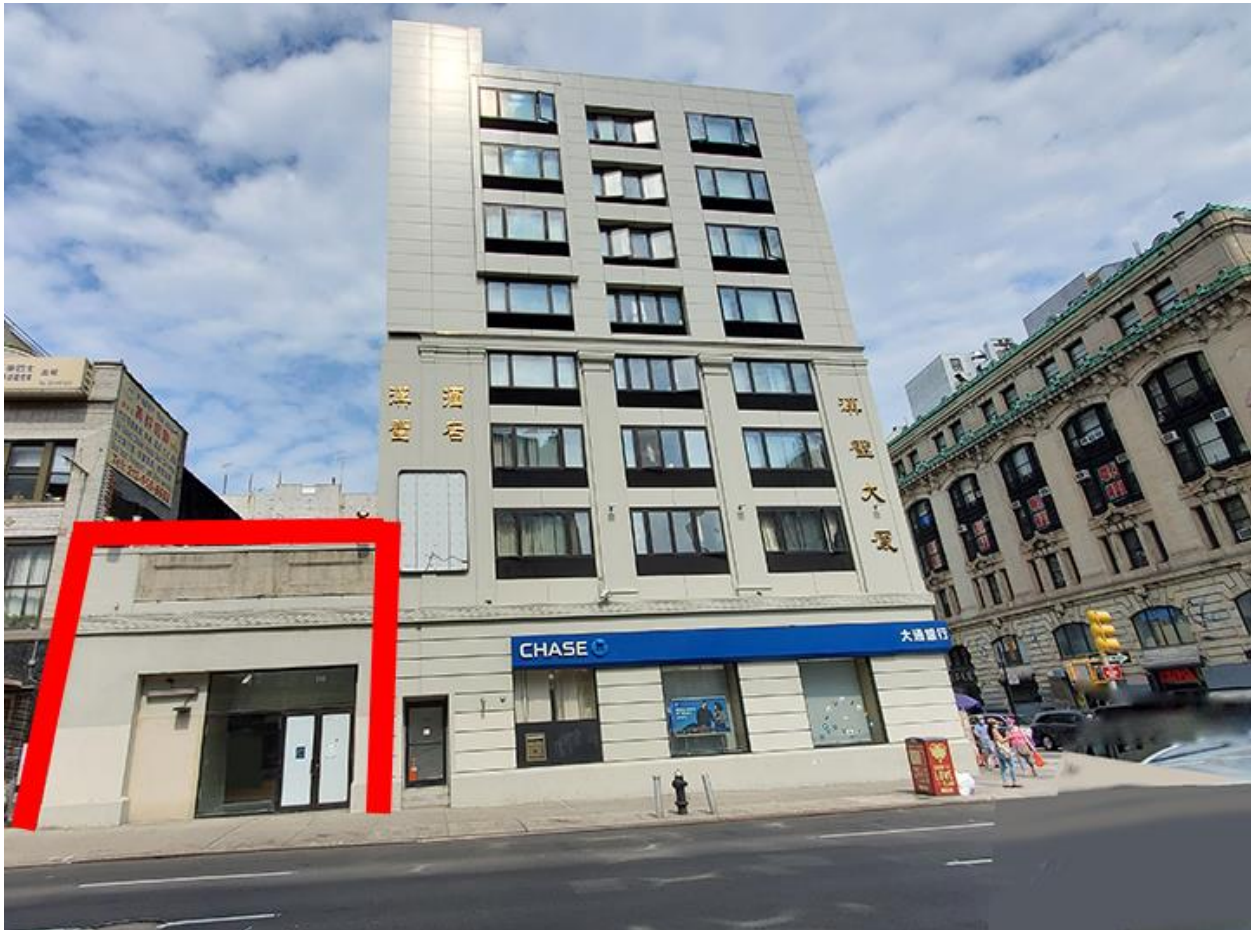


Chinatown / Little Italy – Retail or Restaurant

116 Bowery 2,916 SF (Plus Partial Basement) + 231 Grand Street 1,706 SF = 4,622 SF
Former Capital One Bank Space – High Ceiling Space – w/ Partial Basement
Space can be Combined with the Space Fronting Grand Street



New Long Term Lease Available

Venting Direct to Roof for a Restaurant

Partial Basement for Backup & Storage

All information is from sources deemed reliable.
Offerings are made subject to errors, omissions,
prior acceptance, and withdrawal without notice

For Private Showing Call:

Paul G. W. Fetscher CCIM, SCLS
Great American Brokerage

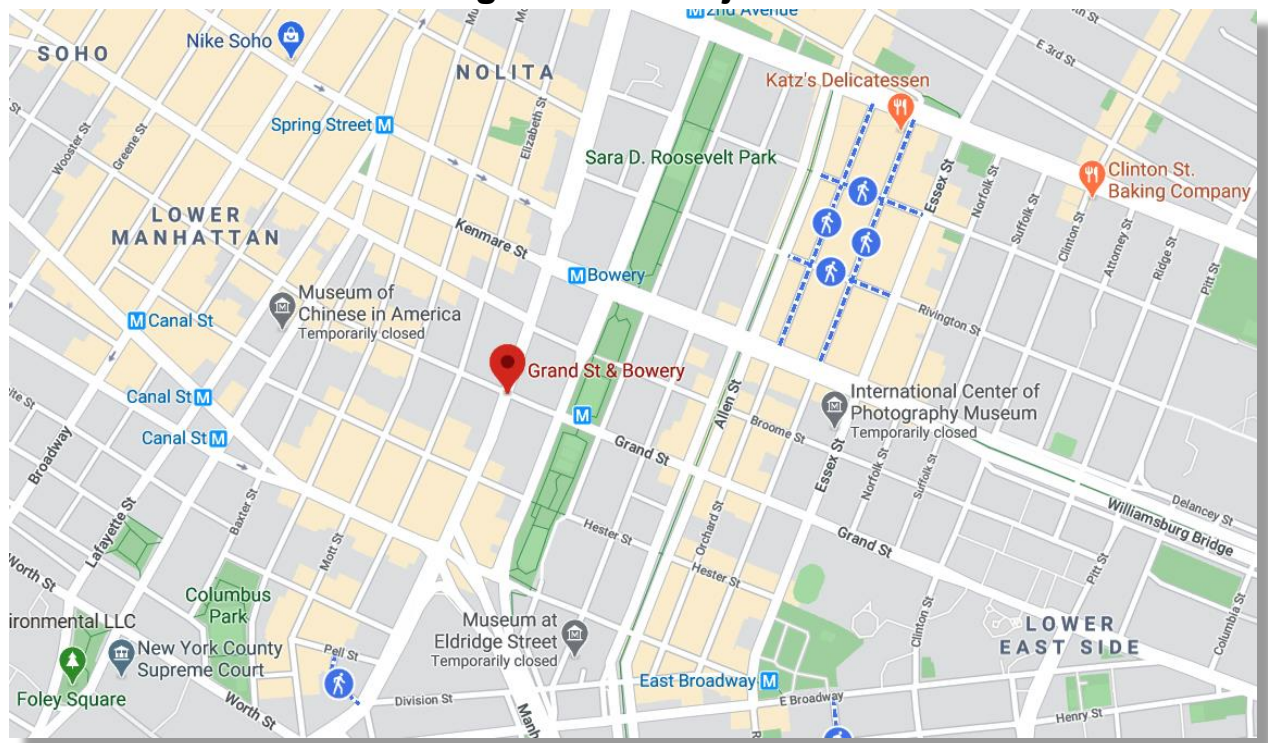
(516) 889-7200 Paul@RestaurantExpert.com

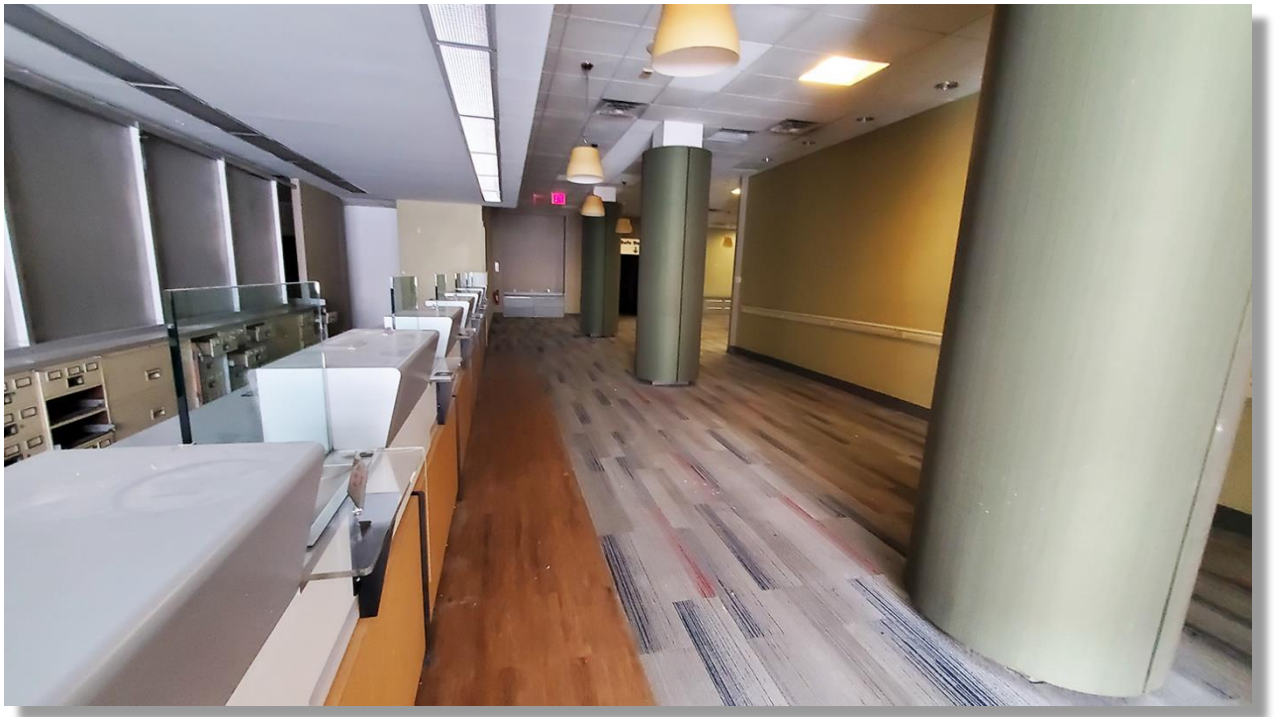
www.RestaurantExpert.com

Licensed Real Estate Broker



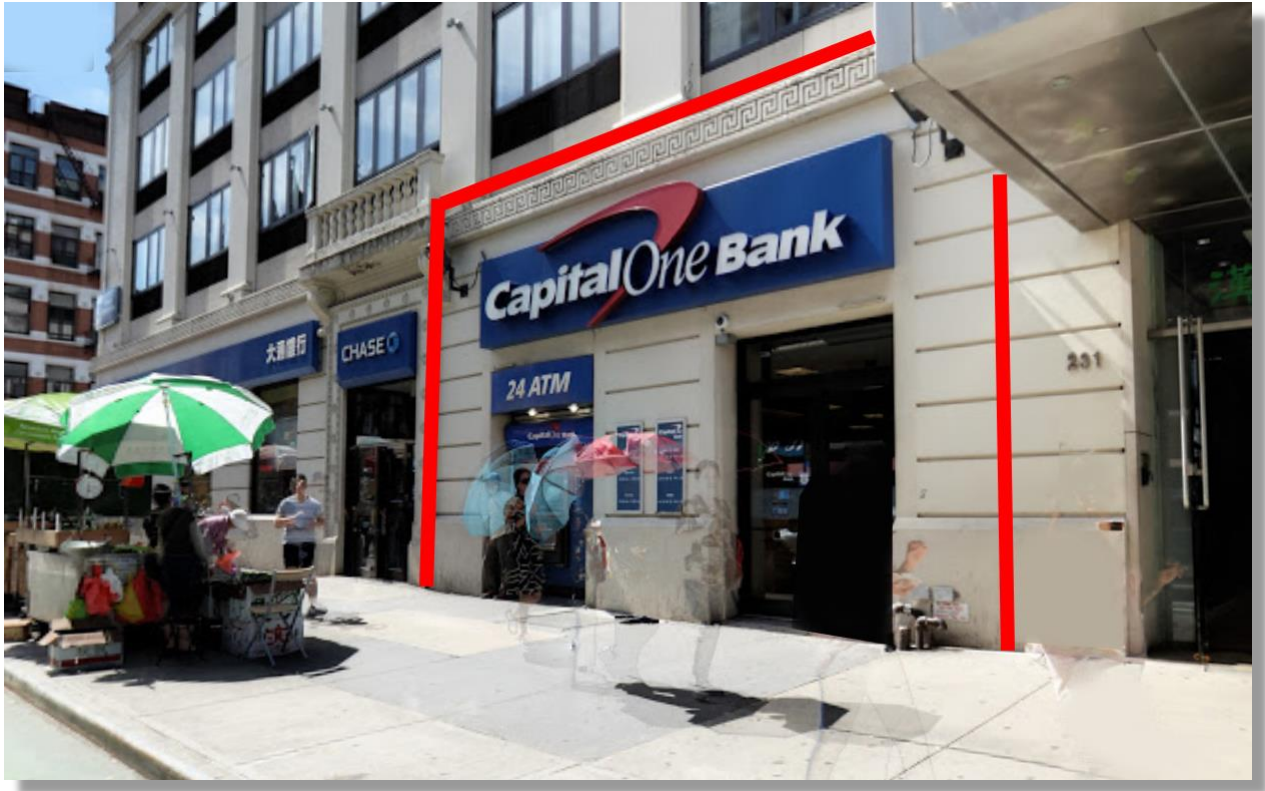
Frontage on Two Major Streets





**Former Bank Space
Bowery Frontage 2,916 SF**





**231 Grand Street Frontage
1,706 SF**





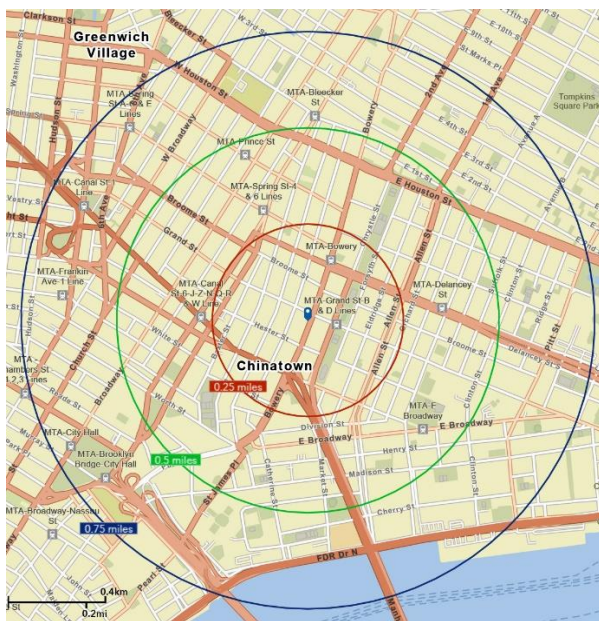
116 Bowery Frontage





Location Right at the Intersection of Little Italy and Chinatown

Data- All businesses in area	0.25 miles	0.5 miles	0.75 Miles
Total Businesses:	2,149	7,707	12,999
Total Employees:	17,021	79,238	144,186
Total Residential Population:	18,751	68,168	140,179



New Long Term Lease Available
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