

UPSCALE BARS AND LOUNGES WANTED!



# 187

## ORCHARD STREET

IN THE LOWER EAST SIDE

BETWEEN EAST HOUSTON STREET  
AND STANTON STREET

**GAVIOS**  
REALTY GROUP, LLC





TURNKEY BAR AND POSSIBLE LIVE MUSIC VENUE.

BELOW SIXTY LES HOTEL.

BUILT OUT BAR. HIGH CEILING HEIGHT.

#### SIZE

Ground: Approx. 800 sf  
Mezzanine: Approx 500 sf  
Selling Lower Level: Approx. 500 sf  
Ceiling Height: Approx. 20 feet  
Frontage: Approx. 18 feet

#### PREVIOUSLY

Rockwood Music Hall.  
Previously had full liquor license  
Currently vacant

#### COMMENTS

- Located in the heart of the Lower East Side, below Sixty LES Hotel and across Hotel Indigo (296 rooms)
- Large, open space with highly-visible street frontage
- 183,000 area residents and growing within a .5-m radius
- 200+ restaurants and cafes within walking distance
- High traffic area, surrounded by boutiques, restaurants, museums and hotels
- Fully built out bar
- 4 subway lines within short walking distance

F M J Z

#### NEIGHBORS

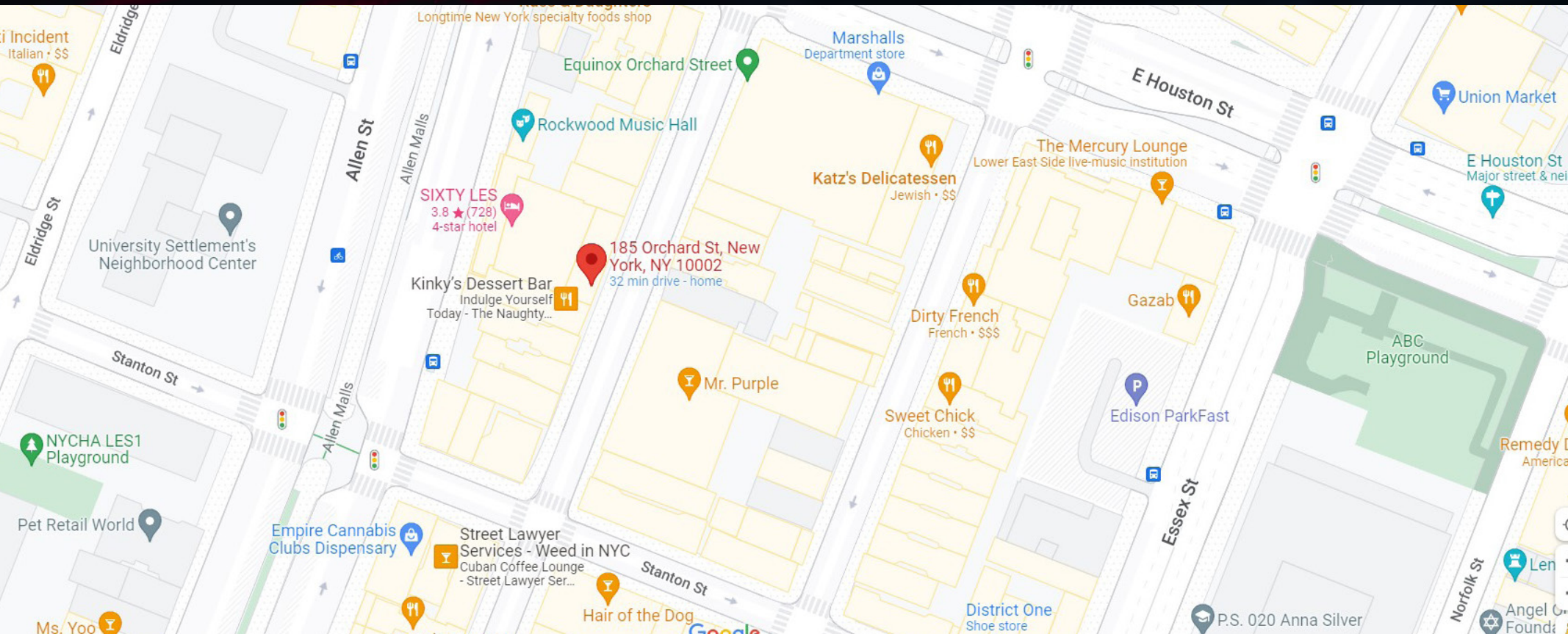
Russ & Daughters, Ludlow House, Katz's Delicatessen, Beauty & Essex, Piano's, Stanton Social, The Ludlow Hotel, Whole Foods, Equinox, Freemans, New Museum, Blue Ribbon Sushi, Black Seed Bagel, Vanda, The Rivington, Hotel, The GEM Hotel, The Sixty LES Hotel



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**AARON GAVIOS**  
Chairman & CEO  
aaron@gaviosrealty.com

14 Penn Plaza, Suite 1800 New York, NY 10122  
Tel: 212.971.0007  
www.gaviosrealty.com

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