

The image features three clear plastic cups of bubble tea from 'Lazy Sundaes'. Each cup is topped with a generous amount of whipped cream and various toppings. The leftmost cup has a green base, likely matcha, and is topped with white cream, brown chocolate chips, and small white cubes. The middle cup has a white base and is topped with white cream, brown chocolate chips, and small white cubes. The rightmost cup has a white base and is topped with white cream, brown chocolate chips, and small white cubes. The cups are arranged on a light blue surface with some yellow powder scattered around them. The background is a soft, out-of-focus light blue.

**TURN KEY
BUBBLE TEA PORTFOLIO
FOR LEASE ASSIGNMENT**

170 FRONT STREET DUMBO

GROUND
1,720_{SF}

FRONTAGE
23_{FT}

POSSESSION

Arranged

KEY MONEY

Upon Request

LEASE TERM

Through July 2032

COMMENTS

- Turn Key retail for bubble tea, coffee, cafe, dessert concept and much more
- All fixtures to remain for incoming tenant
- Leases available at below market rents
- Annual Sales available upon request
- Prefer to Assign spaces together

GROUND FLOOR

1,720_{SF}

DEMOGRAPHICS

.05 MILE RADIUS



WORKDAY POP.
28,972



HOUSEHOLDS
7,571



AVG. HH INCOME
\$195,000



CONSUMER SPEND
\$663 M

11 WAVERLY PLACE GREENWICH VILLAGE

GROUND
450^{SF}

FRONTAGE
12^{FT}

POSSESSION

Arranged

KEY MONEY

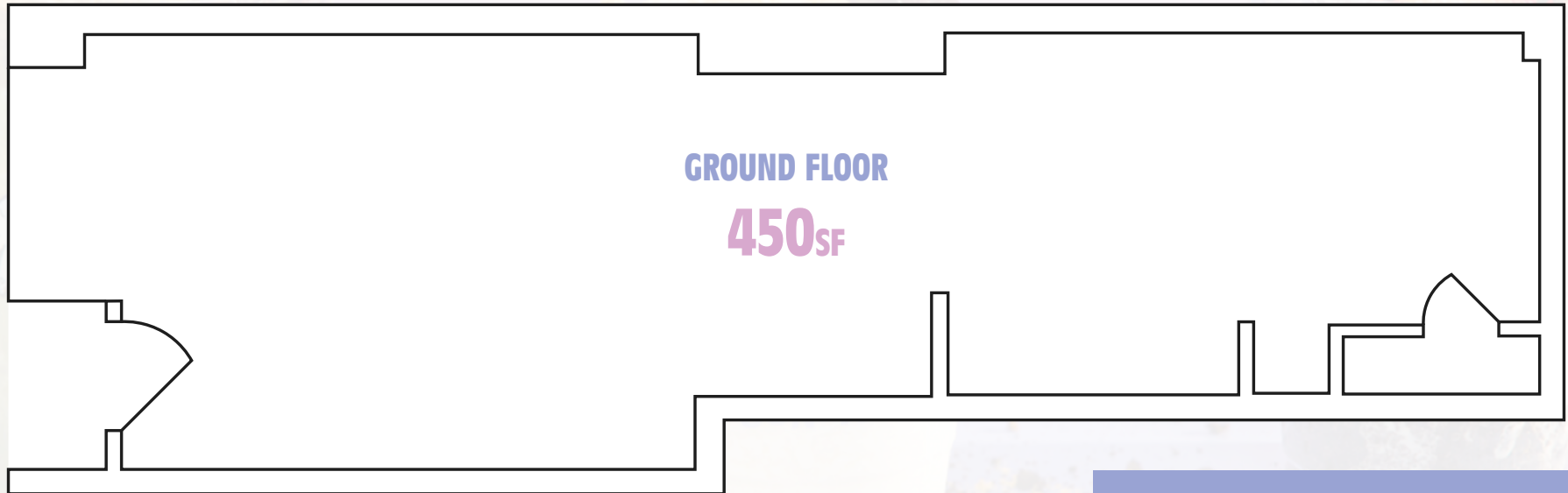
Upon Request

LEASE TERM

New Direct Lease Available

COMMENTS

- Turn Key retail for bubble tea, coffee, cafe, dessert concept and much more
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- Leases available at below market rents
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DEMOGRAPHICS

.05 MILE RADIUS



WORKDAY POP.
110,753



HOUSEHOLDS
38,632



AVG. HH INCOME
\$199,000



CONSUMER SPEND
\$2.8 B

23 CLINTON STREET LES

GROUND
650^{SF}

FRONTAGE
10^{FT}

POSSESSION

Arranged

KEY MONEY

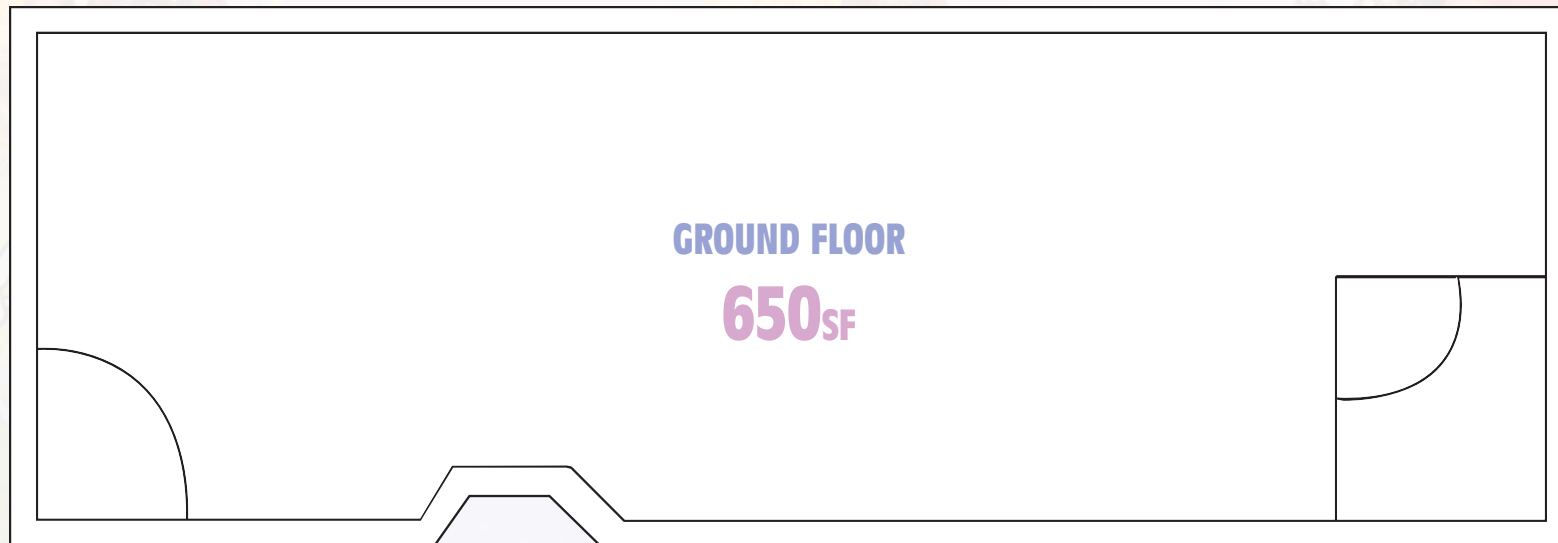
Upon Request

LEASE TERM

New Direct Lease Available

COMMENTS

- Turn Key retail for bubble tea, coffee, cafe, dessert concept and much more
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DEMOGRAPHICS

.05 MILE RADIUS



WORKDAY POP.
76,693



HOUSEHOLDS
37,205



AVG. HH INCOME
\$102,300

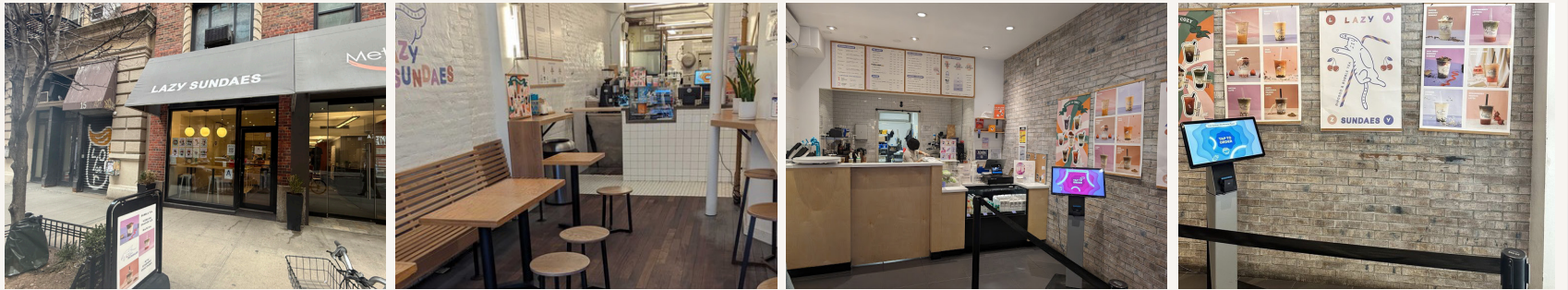


CONSUMER SPEND
\$1.8 B

170 FRONT STREET - DUMBO



11 WAVERLY PLACE - GREENWICH VILLAGE



23 CLINTON STREET - LES



**WINICK
REALTY
GROUP**

Winick Realty Group LLC, Licensed Real Estate Brokers
655 Third Avenue, 24th Floor | New York, NY 10017
T 212.792.2600 | F 212.792.2660 | winick.com

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FOR MORE INFORMATION, PLEASE CONTACT OUR EXCLUSIVE AGENTS:

Michael Shkreli

212.792.2638 | mshkreli@winick.com

Eli Gold

212.792.2626 | egold@winick.com