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By **LOIS WEISS**

November 3, 2004 -- Abitino's is taking over the famous Joe's Pizzeria spot at 233 Bleecker St. where the opening 10 minutes of the movie "Spiderman II" takes place.

The space fronts the corner of Carmine Street on the west side of Sixth Avenue. Joe's has since opened three doors north.

Its former corner Spidey spot has just been leased to Abitino's Pizza. Asking rent was \$240,000 a year for the 800-foot slice of the West Village.

Andrew A. Pittel, who recently left Garrick-Aug to form his eponymous firm, Andrew A. Pittel & Co., is Abitino's exclusive nationwide broker and has been charged with the task of finding 30 more locations.

While Pittel also placed Abitino's at its just-opened 1,800 square-foot Times Squares location at 1435 Broadway across from Godiva and Starbucks — where the rent was around \$175 a foot — he is also seeking another slice for it in the upper Bow Tie area.

"They invested \$800,000 into this store," he added. Pittel was the sole broker on both deals as agent for the property owner, Sol Goldman Investments.

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