



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

1,350 SF | 479 Bergen St | Turn-Key Restaurant for Lease

479 Bergen Street, Brooklyn, NY 11217

Shlomi Bagdadi
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Executive Summary



OFFERING SUMMARY

Lease Rate:	Call: 718-437-6100
Available SF:	1,350 SF
Building Size:	4,606 SF
Lot Size:	1,365 SF
Zoning:	R7A

PROPERTY OVERVIEW

Turn-key
Basement
Prime location
Vented
Built-out restaurant

LOCATION OVERVIEW

Located steps away from Barclays Center in the Prospect Heights neighborhood of Brooklyn between 6th Ave & Flatbush Ave near the Bergen St subway station.

Nearest Transit: 2, 3, & 4 trains at Bergen St and the B65, B67, & B41 bus lines.

Nearby tenants include Hungry Ghost, Doughnut Plant, Just Salad, Chick-Fil-A, Shake Shack, Crunch Fitness, Walgreens, Sephora, Just Salad, Artichoke Basille's Pizza, Warby Parker, SNIPES, Companion Cafe, and more!

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

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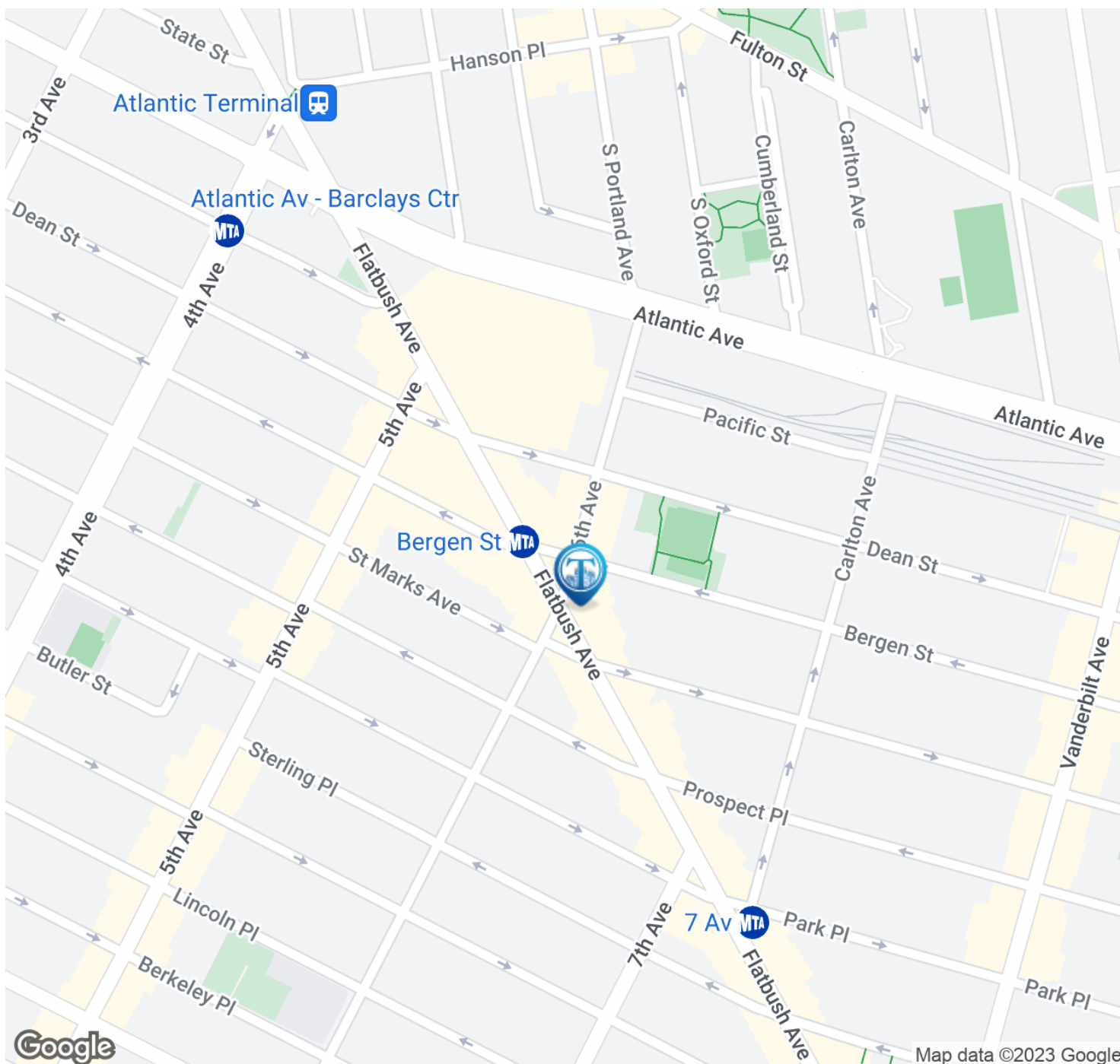
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Location Map



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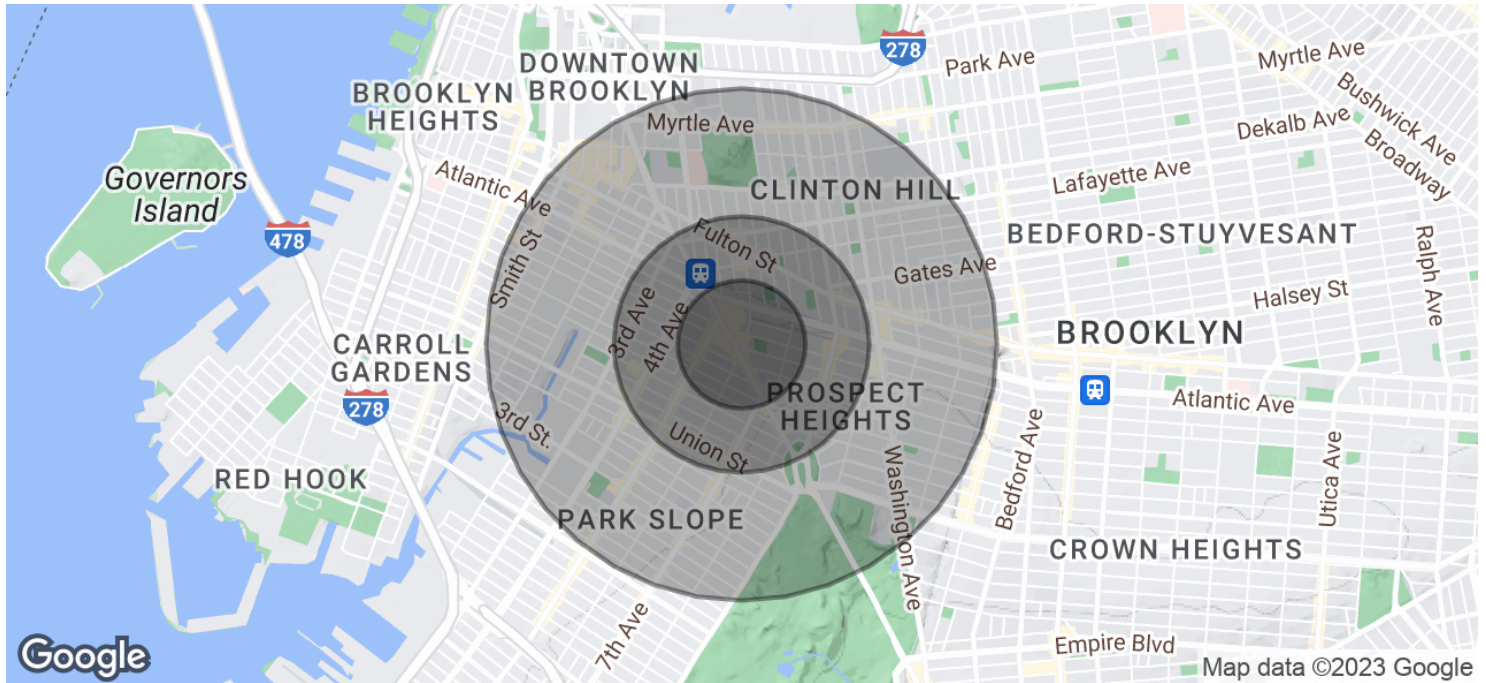
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	10,256	42,469	161,197
Average Age	35.5	36.5	36.3
Average Age (Male)	35.3	37.3	36.3
Average Age (Female)	35.6	36.0	36.2

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	4,629	20,710	77,396
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$177,887	\$163,997	\$156,996
Average House Value	\$1,501,452	\$1,303,422	\$1,131,065

* Demographic data derived from 2020 ACS - US Census

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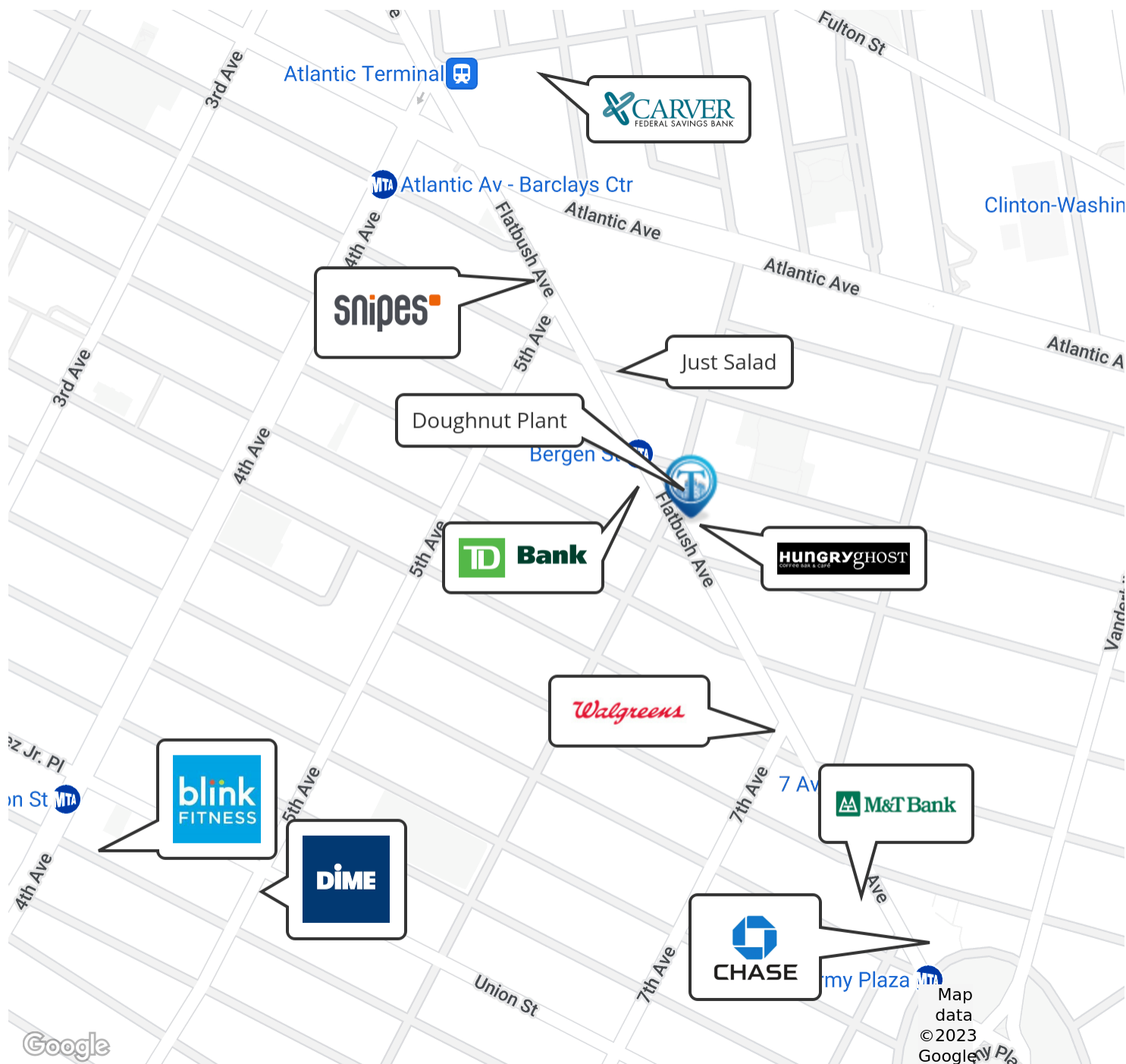
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Retailer Map



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