



**TRI STATE
COMMERCIAL®**
REAL ESTATE EXPERTS

For Lease



Turn-Key Restaurant/Bar for Lease

1,500 SF

566 7th Ave • Brooklyn • NY

For Pricing Call: 718-437-6100

Shlomi Bagdadi
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sb@tristatecr.com

Michael Elkharrat
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michael.e@tristatecr.com



Location Overview

Located in the South Slope neighborhood of Brooklyn between 19th Sy & 20th St near the Prospect Ave subway station.

Nearest Transit: R train at Prospect Ave, F train at 15th St, and the B67 & B69 bus line.

Nearby tenants include Hey Monday Coffee, Baked in Brooklyn, Southside Coffee, Luigi's Pizza, Walgreens, Park Slope Armory YMCA, Athena, Baya Bar, Santander Bank, Sea Witch, and more!

Main Highlights

- ▶ Turn-key restaurant/bar
- ▶ Full kitchen
- ▶ 4 AM liquor license
- ▶ Standard pizza oven
- ▶ Brick pizza oven
- ▶ Fryer in place



1,500 SF

Total Building Size



1,614 SF

Lot Size

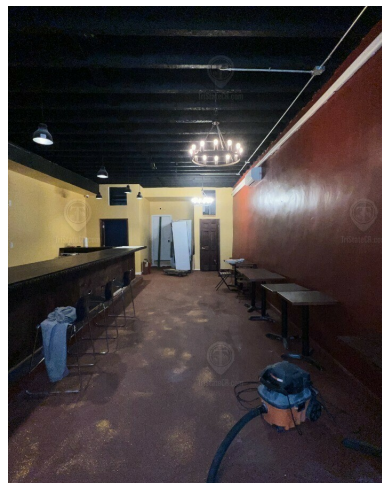
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Retailer Map

566 7th Ave, Brooklyn, NY 11215



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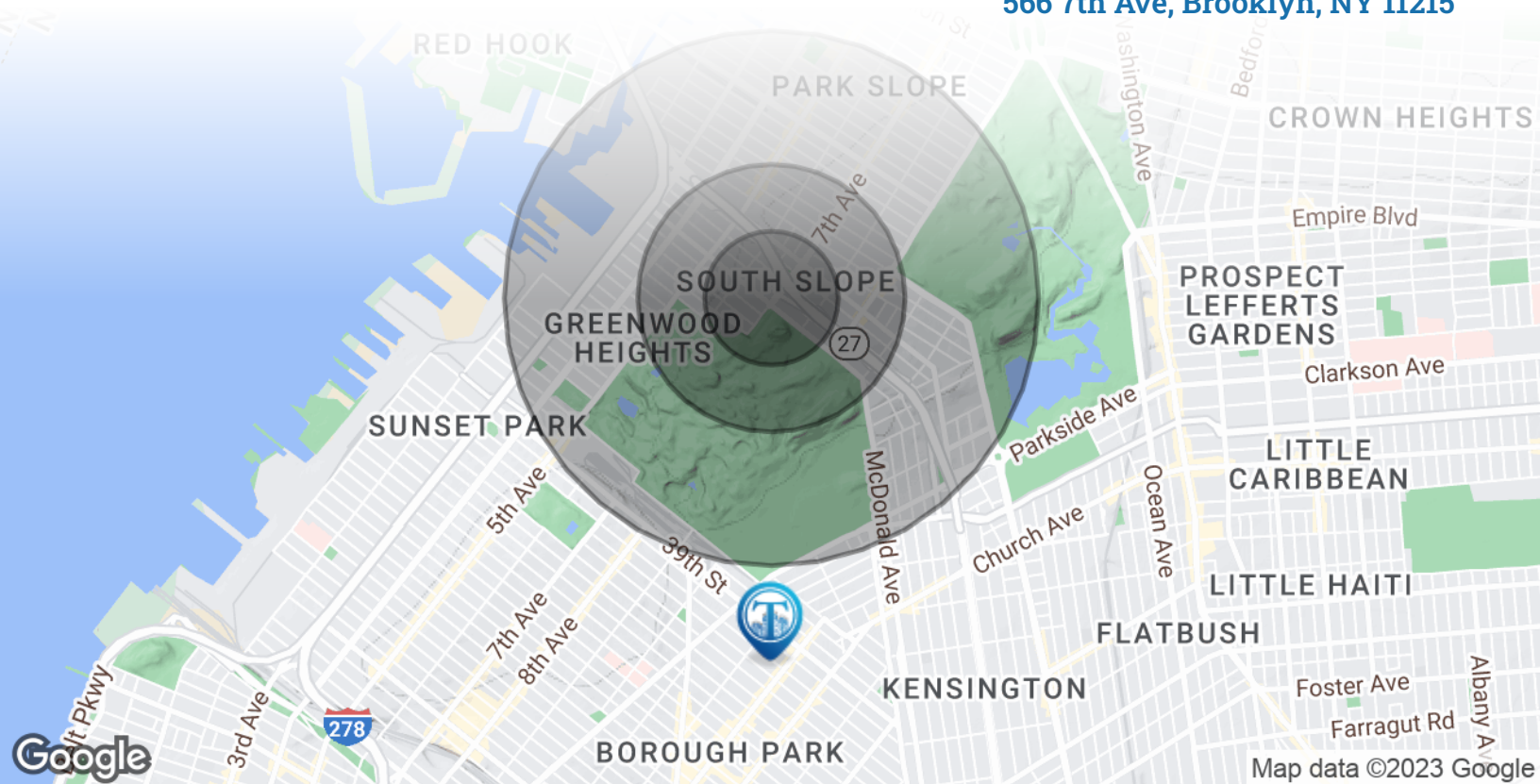
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Area Demographics

566 7th Ave, Brooklyn, NY 11215



POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	7,162	26,084	81,313
Average Age	34.7	35.5	37.6
Average Age (Male)	35.2	35.9	38.1
Average Age (Female)	34.9	36.4	36.6



81,313

People within 1 Mile

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	3,000	11,504	34,713
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$143,348	\$141,345	\$152,655
Average House Value	\$1,216,032	\$1,037,515	\$1,180,987



\$152,655

Avg Household Income

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