



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



Built-Out Restaurant for Lease

700 SF • 1 Unit

507 Myrtle Avenue • Brooklyn • NY

For Pricing Call: 718-437-6100

Shlomi Bagdadi
📞 718.437.6100
sb@tristatecr.com

Avi Akiva
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Location Overview

Located in the Clinton Hill neighborhood of Brooklyn with a dense college student population across from Pratt Institute between Ryerson St & Grand Ave near the Clinton - Washington Ave subway station.

Nearest Transit: G train at Clinton - Washington Ave and the B54 bus line.

Strong co-tenants include Calye, Key Food Supermarkets, Osteria Brooklyn, Lula Mar, The Emerson, Brooklyn Roasting Company, Smoothie King, Walgreens, European Wax Center, Blick Art Materials, Dunkin', Nathan's Famous, OverGreens, TB Coffee House, Medrite Urgent Care, Honey Nail, Chipotle, Subway and more!



3,750 SF

Total Building Size



2,525 SF

Lot Size

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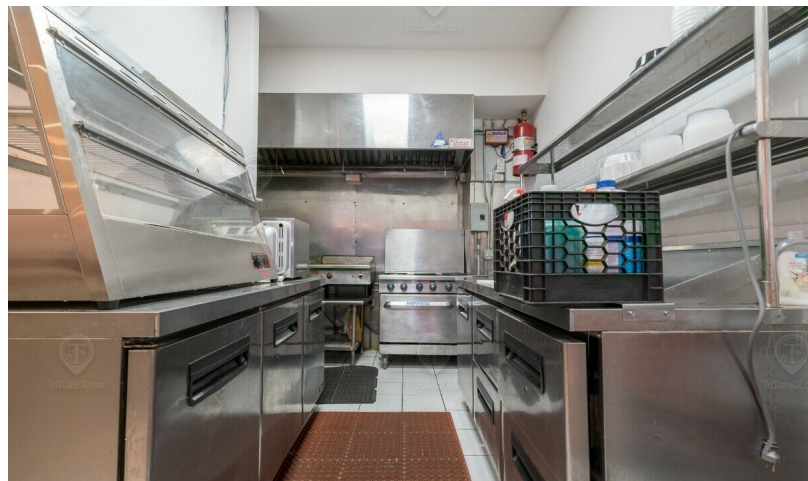
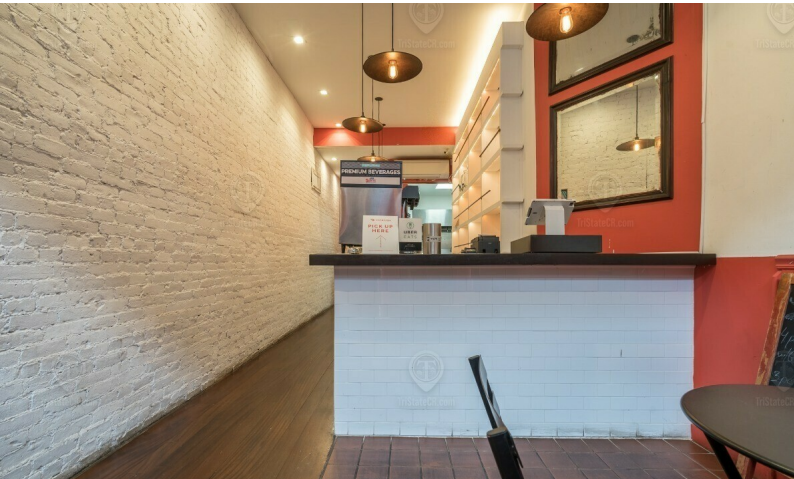
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Additional Photos

507 Myrtle Avenue, Brooklyn, NY 11205



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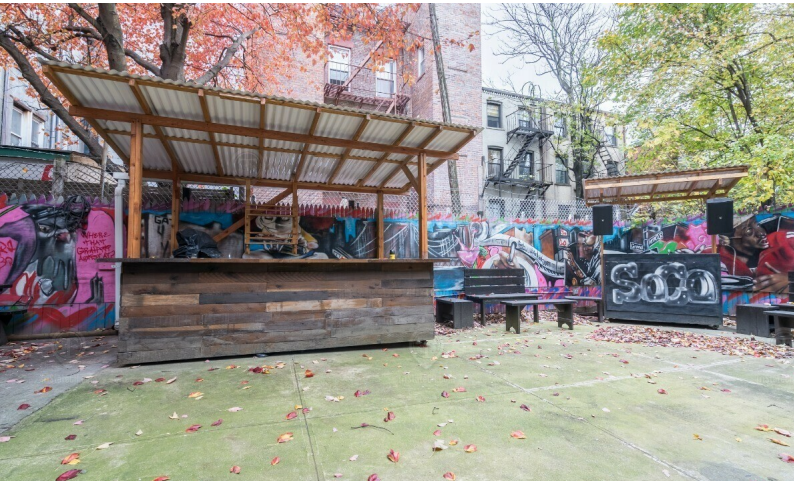
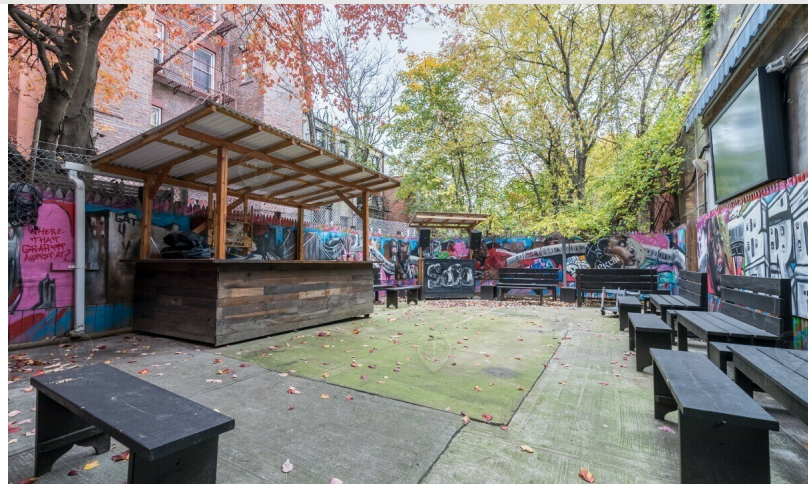
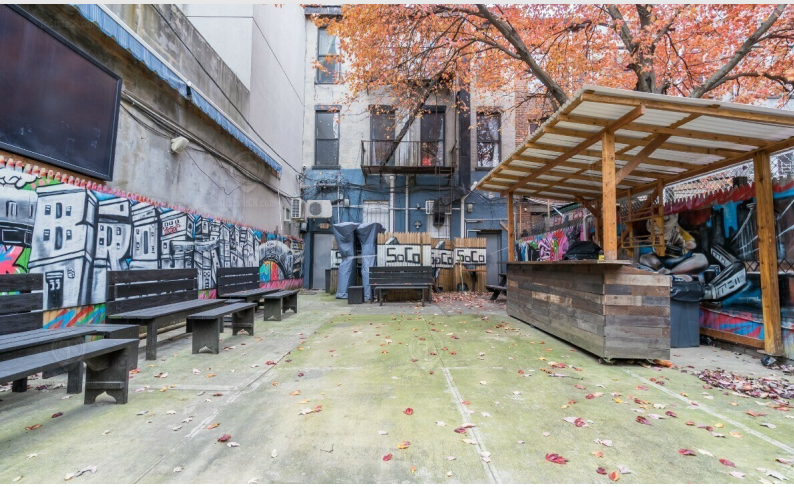
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Landlord to install an enclosure like this.

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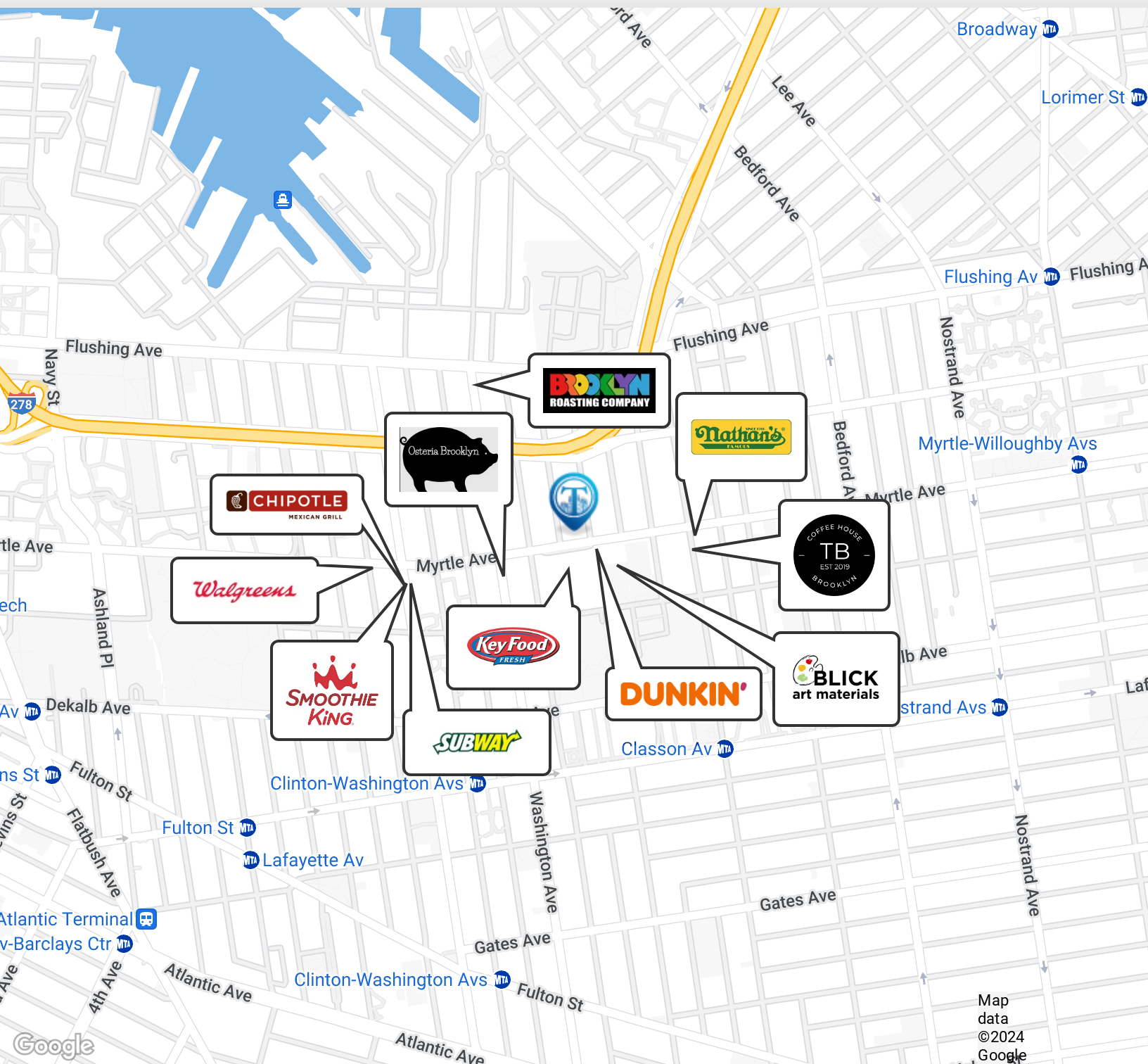
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Retailer Map

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Map
data
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Google

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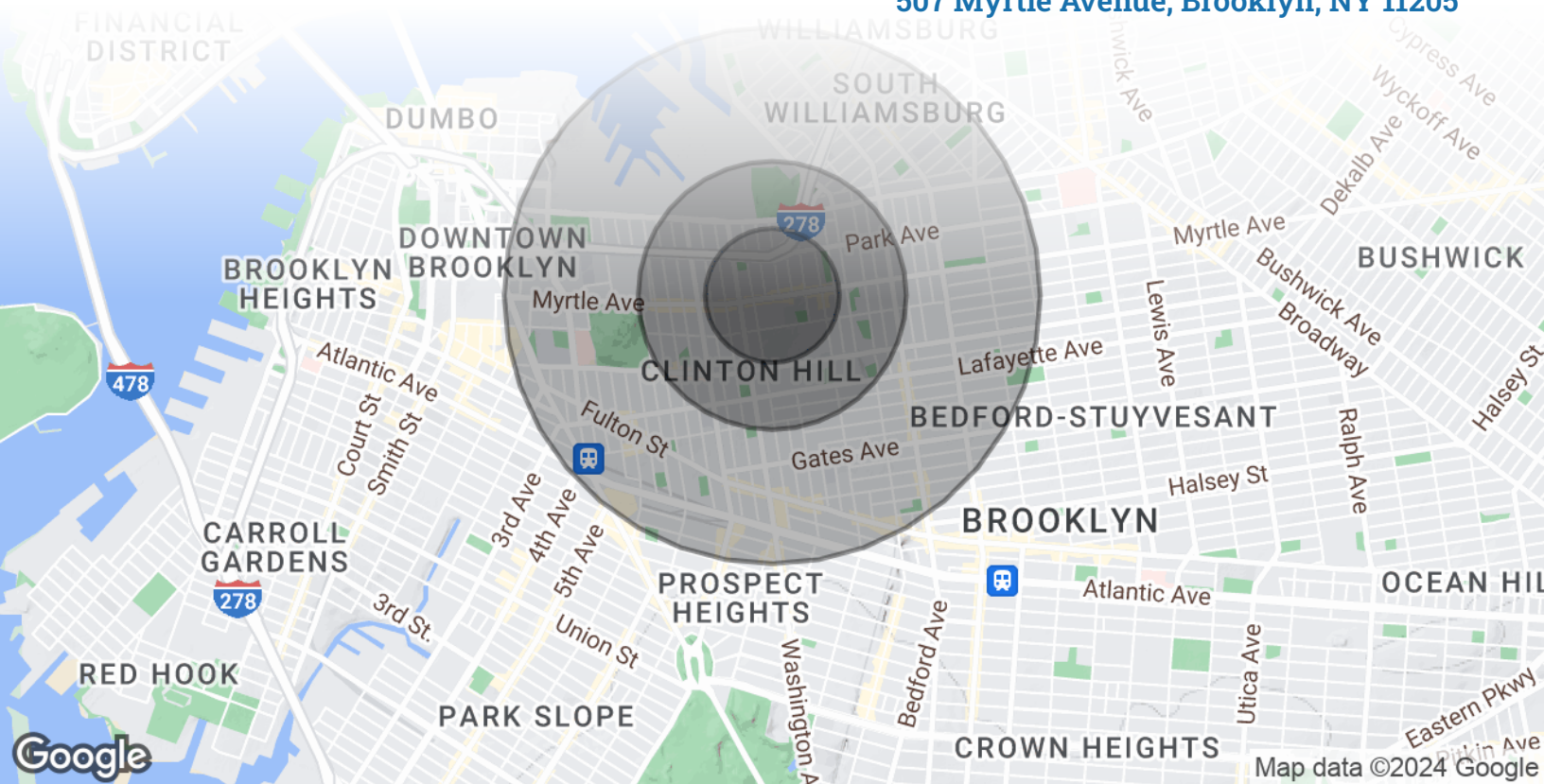
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Area Demographics

507 Myrtle Avenue, Brooklyn, NY 11205



POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	8,427	39,391	168,424
Average Age	32.3	29.9	29.4
Average Age (Male)	32.4	28.8	28.0
Average Age (Female)	31.0	30.4	30.5



168,424

People within 1 Mile

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	3,937	15,986	66,522
# of Persons per HH	2.1	2.5	2.5
Average HH Income	\$98,735	\$108,845	\$100,039
Average House Value	\$859,265	\$828,268	\$743,651



\$100,039

Avg Household Income

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