



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

1,800 SF | 194 Ralph Ave | Built Out Restaurant for Lease

194 Ralph Ave, Brooklyn, NY 11233

Shlomi Bagdadi  
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## Executive Summary



### OFFERING SUMMARY

Lease Rate:	Call to: 718-437-6100
Available SF:	1,800 SF
Building Size:	10,400 SF
Lot Size:	3,613 Acres
Zoning:	R6B

### PROPERTY OVERVIEW

Built out restaurant  
Backyard  
Vented

### LOCATION OVERVIEW

Located in the Stuyvesant Heights neighborhood of Brooklyn between MacDonough St & Decatur St near the Ralph Ave subway station.

Nearest Transit: A & C trains at Ralph Ave

Nearby tenants include Milk & Pull, Kennedy Chicken, Rite Aid, McDonald's, Popeyes, Dunkin', Key Food, Blink Fitness, Boost Mobile, Family Dollar, CubeSmart, 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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### Additional Photos



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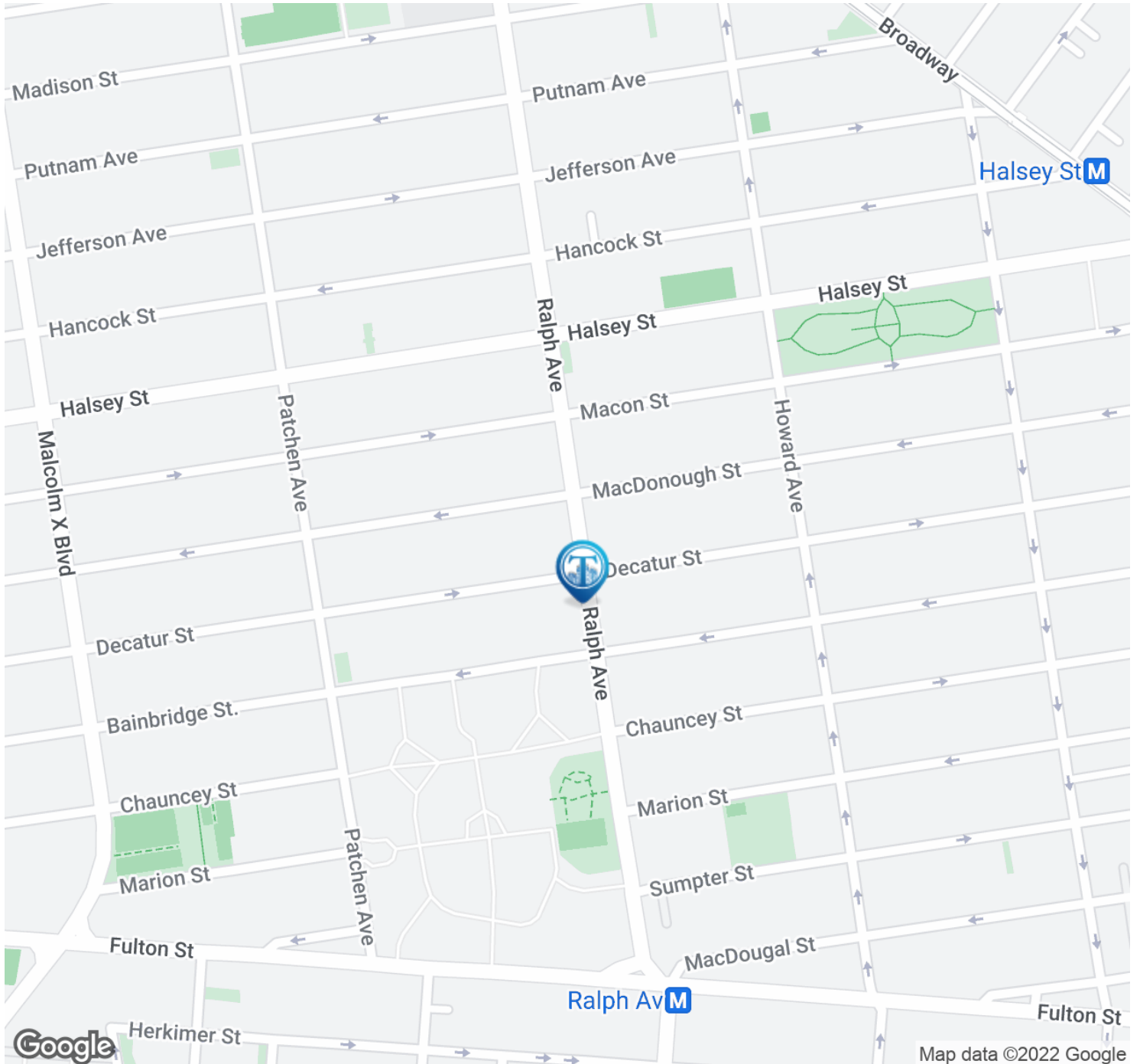
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## Location Map



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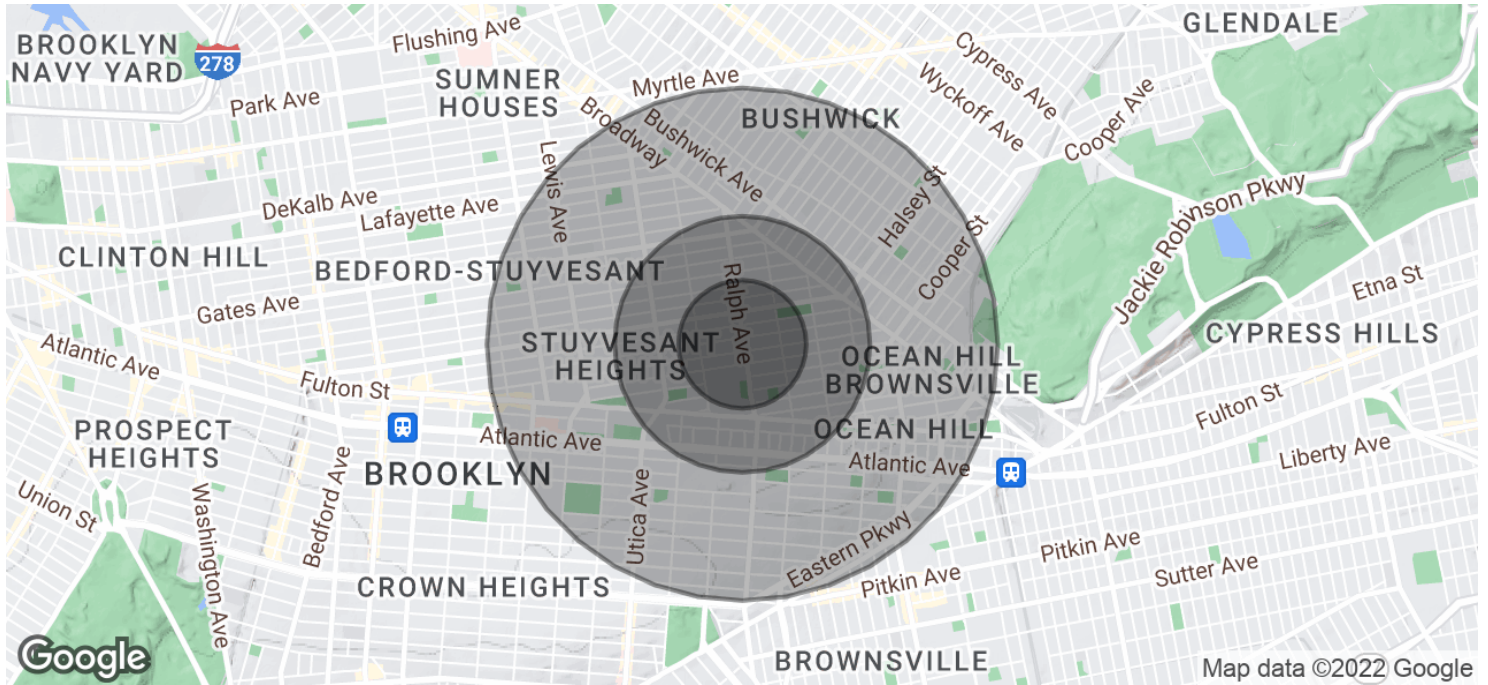
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Demographics Map & Report



**POPULATION**

	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	13,073	45,947	183,859
Average Age	37.1	35.7	34.5
Average Age (Male)	34.6	33.8	32.7
Average Age (Female)	39.7	37.4	36.2

**HOUSEHOLDS & INCOME**

	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	5,676	19,671	78,494
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$91,799	\$87,002	\$72,161
Average House Value	\$763,821	\$803,395	\$699,094

\* Demographic data derived from 2020 ACS - US Census

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## Retailer Map



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