

781 FRANKLIN AVENUE, BROOKLYN, NY 11238

FOR LEASE

# 1,900 SF TURNKEY RESTAURANT & BAR WITH 1,500 SF USABLE BASEMENT

Between Saint Johns Place & Lincoln Place



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**TRI STATE COMMERCIAL®**



## PROPERTY SUMMARY

### LOCATION

Located in the Crown Heights neighborhood of Brooklyn.

### SPACE DETAILS

- 1,900 SF Ground + 1,500 SF Usable Basement + Chef's Garden
- 27 FT of Frontage on Prime Franklin Ave Over 2 Storefronts
- Built-Out Restaurant & Bar
- Turnkey Build-Out: Vented Kitchen With Existing Infrastructure
- Wood-Fire Pizza Oven; With Dough Maker + Prep Area
- Full Bar: Modern Design With Seating & Cocktail Service
- Multi-Level Layout; Flexible Zones for Dining, Lounge, and Back of House
- Fully Equipped: Pizza Oven, Dough Maker, Espresso Machine, Gelato/Ice Cream Freezer With Walk-Up Window, Walk-In Refrigerator, Dishwashing Station, Ice Machine, POS System, Security System, Office With Surveillance, Staff Locker Room, 3 Bathrooms (1 ADA Compliant)
- First Floor: 1,900 SF Dining, Bar, & Kitchen
- Lower Level: 1,500 SF (Dressing Rooms, M & L Restrooms, Prep Area, Walk-In Box, Storage, and More...)
- Private Outdoor Space: Additional Seating and Chef's Garden

### TRANSPORTATION

**2 3 4 5** Trains at Franklin Avenue

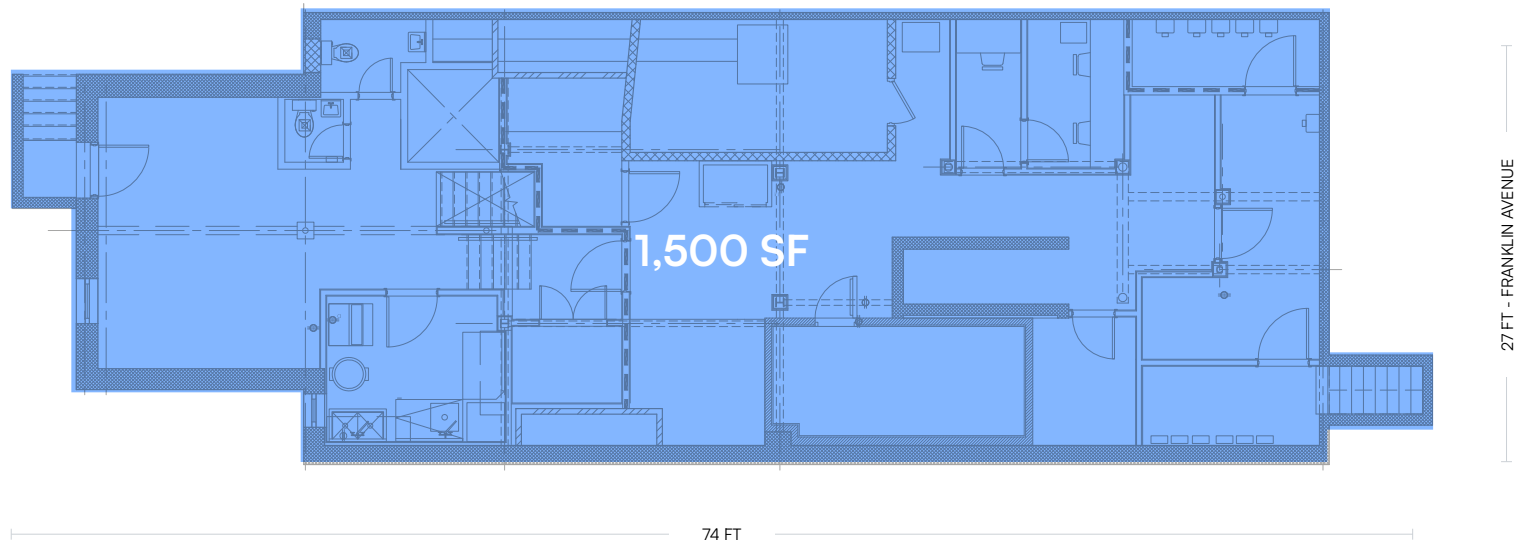
**B45 B48 B49** Bus Lines

### NEIGHBORS

Bagel Pub, Starbucks, Capital One Bank, Dunkin', The Canary, 95 South Soul Food Restaurant, Arden, Franklin Park, Veggies Natural Juice Bar, Grilled, Crown Heights Pizza, Franklin Finest Deli, Briscola Trattoria, Citi Bike: Eastern Pkwy & Franklin Ave, Dunkin', Wise Deli & Grill, Sal's, Golden Krust Caribbean Restaurant, Jui bite, and more!



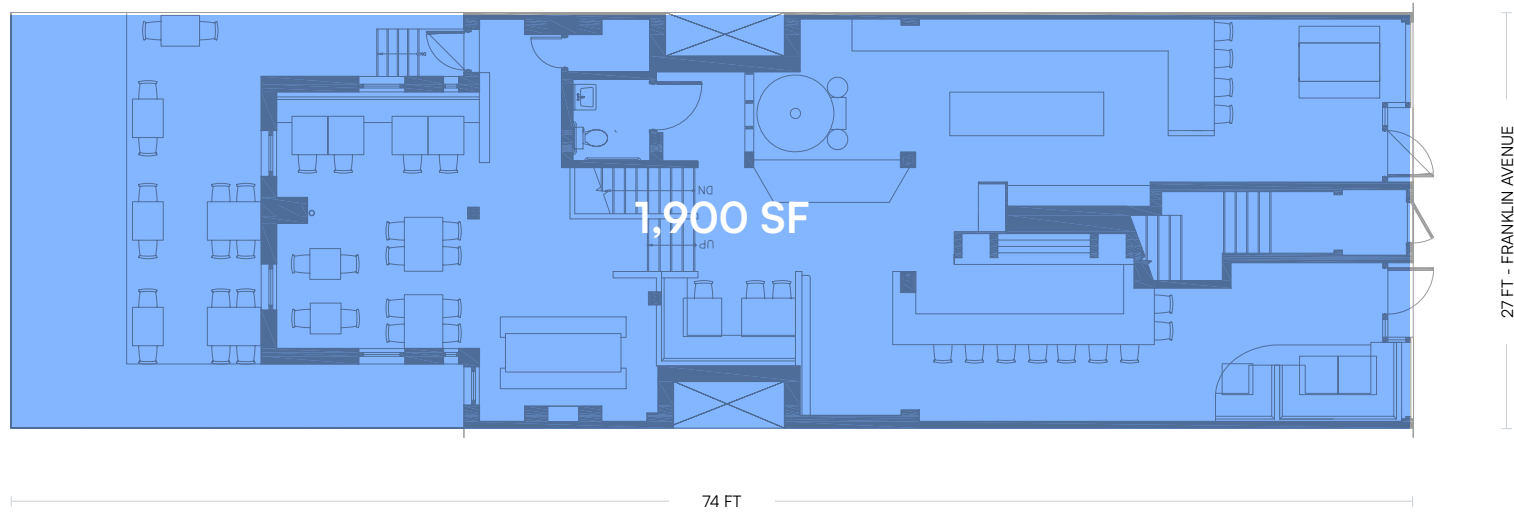
## FLOOR PLANS



### BASEMENT

All square footages are approximate

## FLOOR PLANS



### FIRST FLOOR

All square footages are approximate



## PROPERTY PHOTOS



All equipment is provided in its current as-is condition. Broker makes no representations or warranties and is relying solely on ownership for all information provided.



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## RETAIL MAP





**PLACE  
YOURSELF ON  
THE CROWN  
HEIGHTS MAP**

## LOCATION OVERVIEW

### CROWN HEIGHTS

At the intersection of Crown Heights and Weeksville, this vibrant pocket of Central Brooklyn is defined by its rich cultural heritage and growing creative energy. The area offers steady foot traffic, neighborhood charm, and an eclectic mix of local retailers, art spaces, and diverse dining. With convenient subway access to Manhattan, it balances historic character with ongoing community-driven development.

### POINTS OF INTEREST

- Weeksville Heritage Center
- Brooklyn Children's Museum
- Brooklyn Botanic Garden
- Prospect Park
- Brooklyn Museum
- Barclays Center

### DEMOGRAPHICS

*Within a one-mile radius of the property*

**74,043**

Total Households

**186,208**

People

**\$101,848**

Avg Household Income

\*Source: walkscore.com



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**TSC.**