

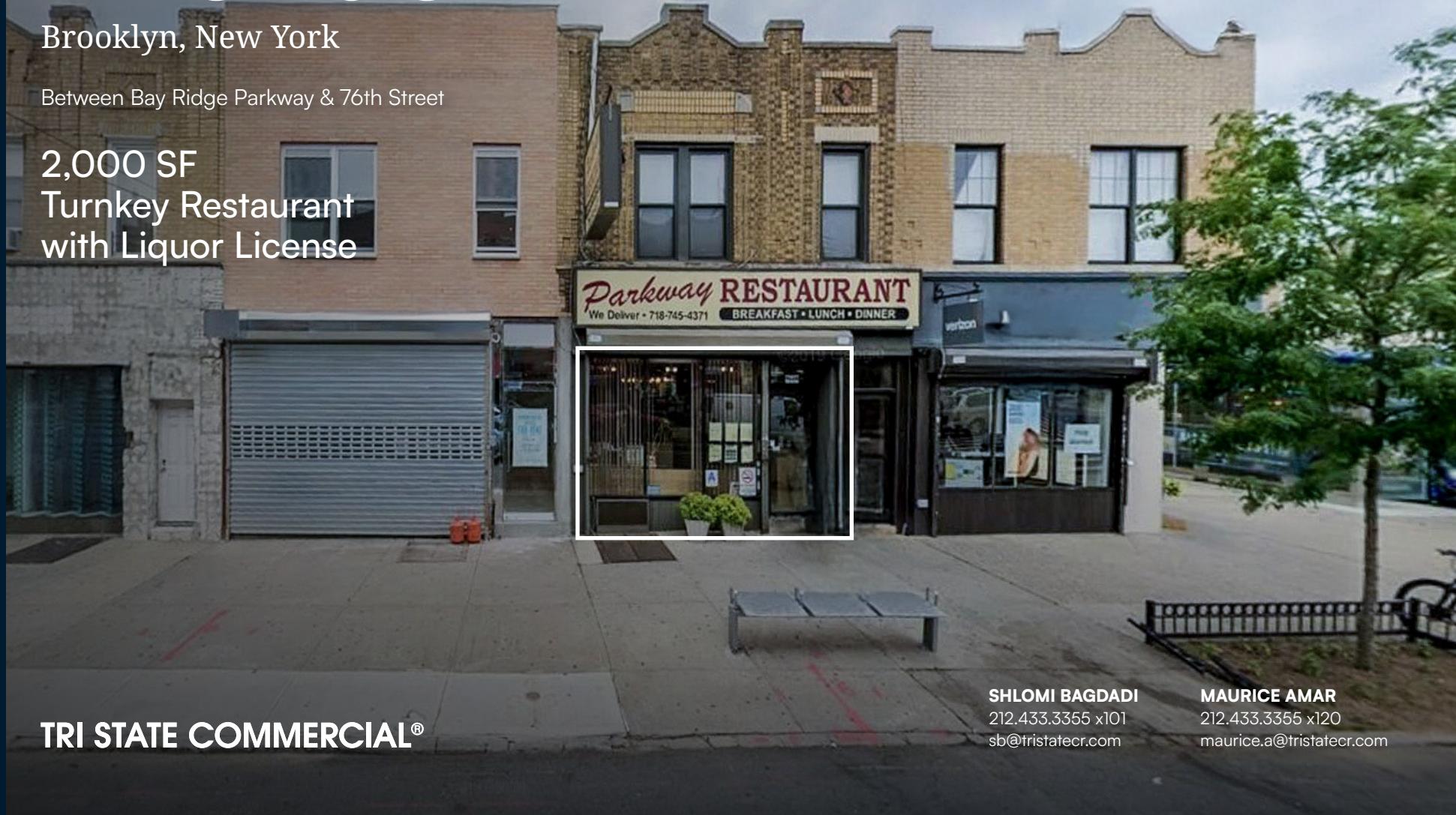
FOR LEASE

7504 13th Avenue

Brooklyn, New York

Between Bay Ridge Parkway & 76th Street

2,000 SF
Turnkey Restaurant
with Liquor License



TSC.

TRI STATE COMMERCIAL®

SHLOMI BAGDADI
212.433.3355 x101
sb@tristatecr.com

MAURICE AMAR
212.433.3355 x120
maurice.a@tristatecr.com

PROPERTY SUMMARY

7504 13th Ave, Brooklyn, NY 11228 is located in the **Dyker Heights** neighborhood of Brooklyn **between Bay Ridge Parkway & 76th Street**.

HIGHLIGHTS

- Turnkey Restaurant
- Glass Frontage
- Full Basement
- Vented with Gas
- Walk-in Freezers & Fridges

TRANSPORTATION

D Train at 71st Street

B64 B4 Bus Lines

NEIGHBORS

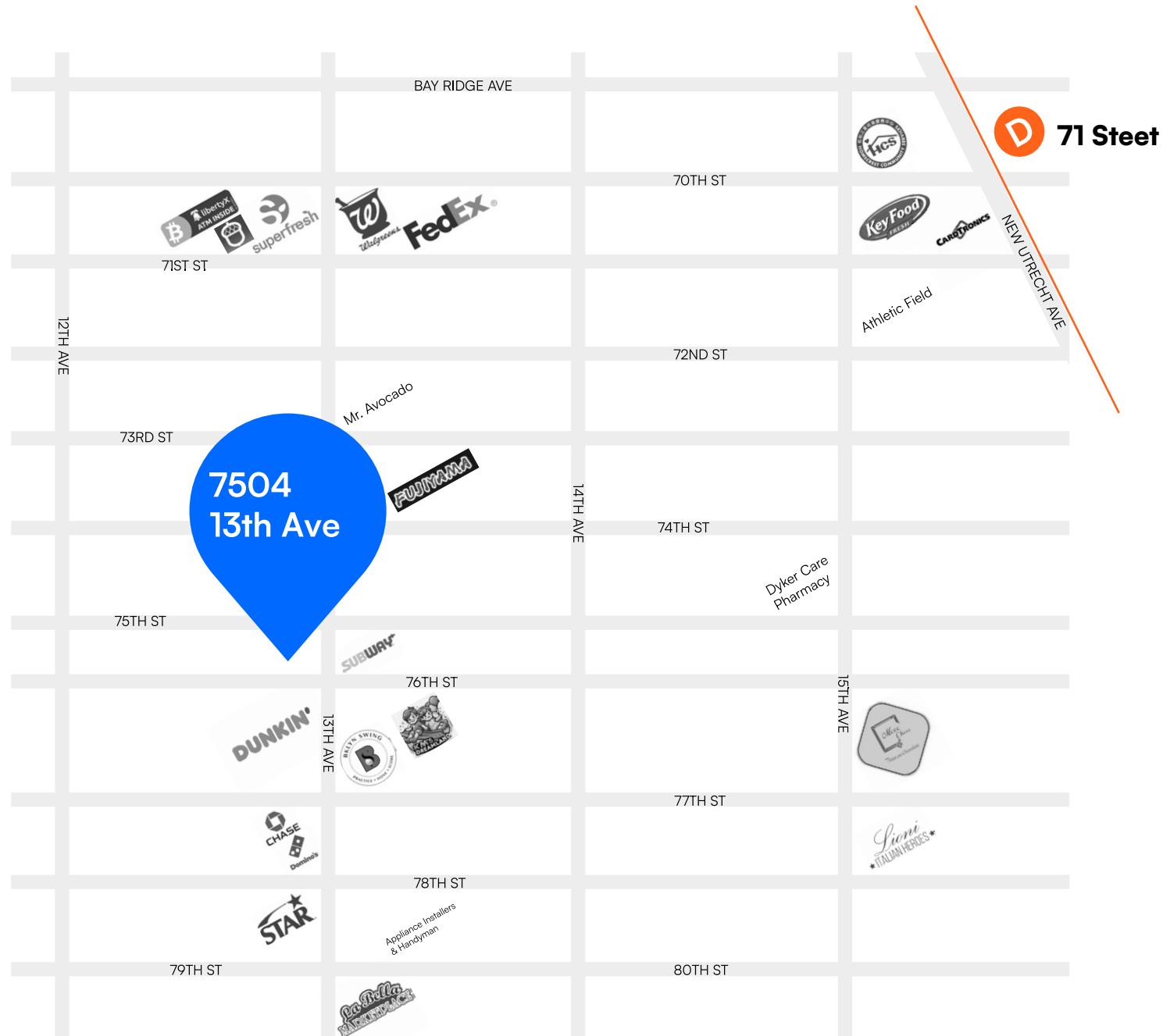
Domino's Pizza, Chase Bank, Dunkin', Parkway Restaurant, Bagelicious, Tony's Pizzeria Corporation, KM's Dreamland Indoor Playground, BKLYN SWING, somethinggreek, Twist Coffee, Petal Paradise Flower Shop, Uncle Louie G's, and more!

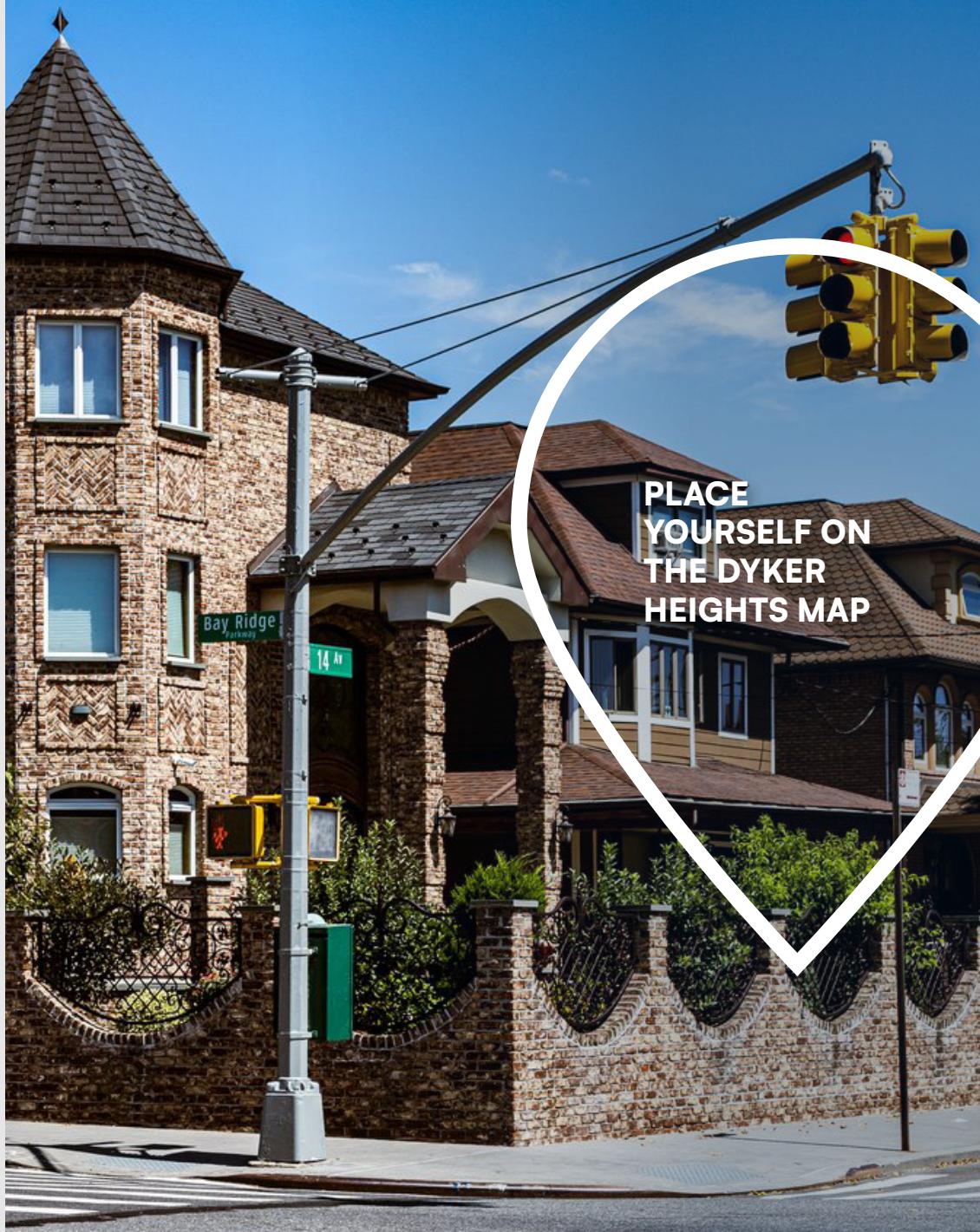


PROPERTY PHOTOS



RETAIL MAP





LOCATION OVERVIEW

At the heart of Dyker Heights and just steps from bustling 13th Avenue, this charming pocket of South Brooklyn offers a unique blend of neighborhood tradition and local vitality. The area features consistent foot traffic, strong community ties, and a mix of family-run businesses, specialty shops, and beloved eateries. With easy access to nearby parks and cultural attractions, it reflects the timeless character of Brooklyn with a welcoming, residential feel.

POINTS OF INTEREST

- Dyker Beach Park
- Dyker Beach Golf Course
- McKinley Park
- Fort Hamilton Army Base & Museum
- Lento's Historic Pizza (local landmark)
- Alpine Cinema

WALK SCORE*

Commute to Downtown New York:

33 min

By Car

42 min

By Bus

55 min

By Bike

DEMOGRAPHICS

44,761

Total Households

137,937

People

\$102,886

Avg Household Income

TRANSPORTATION

D Train at 71st Street

B64 B4 Bus Lines

*Source: walkscore.com

2,000 SF TURNKEY RESTAURANT WITH LIQUOR LICENSE

Between Bay Ridge Parkway & 76th Street
504 13th Ave, Brooklyn, NY 11228

For Pricing Call: **212.433.3355**

SHLOMI BAGDADI
212.433.3355 x101
sb@tristatecr.com

MAURICE AMAR
212.433.3355 x120
maurice.a@tristatecr.com

TSC.

SITE  **SOURCE**
RETAIL BROKER NETWORK

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.