

Prime Commercial Restaurant Opportunity in the heart of Williamsburg

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194 Bedford Avenue, Brooklyn NY 11249

850 SF | \$325 PSF | Fully Built-Out Restaurant | Ventilation + Full
Basement | Negotiable Term



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Property Summary

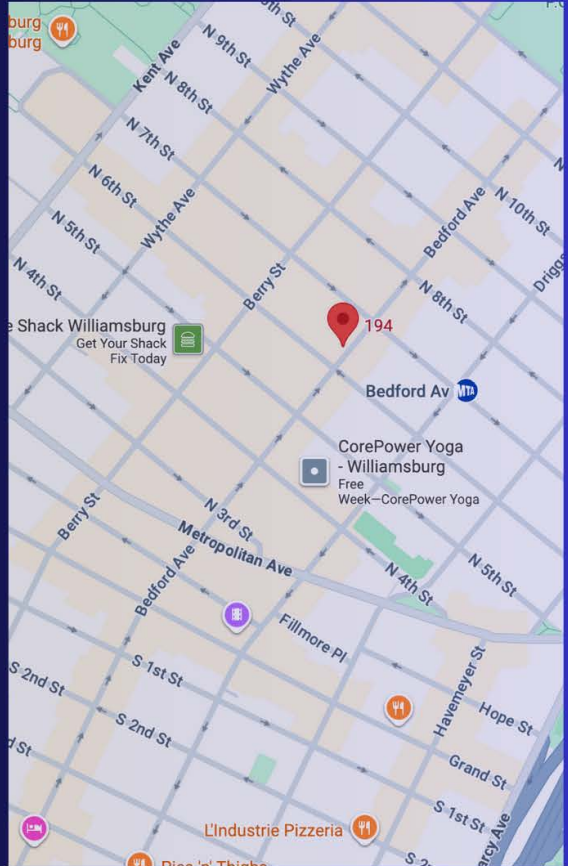
194 Bedford Avenue

Property Highlights

- Size: 850 SF
- Asking: \$325 PSF
- Term: Negotiable
- Possession: Immediate

Features

- Fully Built-Out for restaurant use
- Equipped with ventilation & full basement
- High-visibility & foot traffic storefront on Bedford Avenue
- Steps from the L subway and multiple bus routes
- Surrounded by top-performing national & boutique retailers

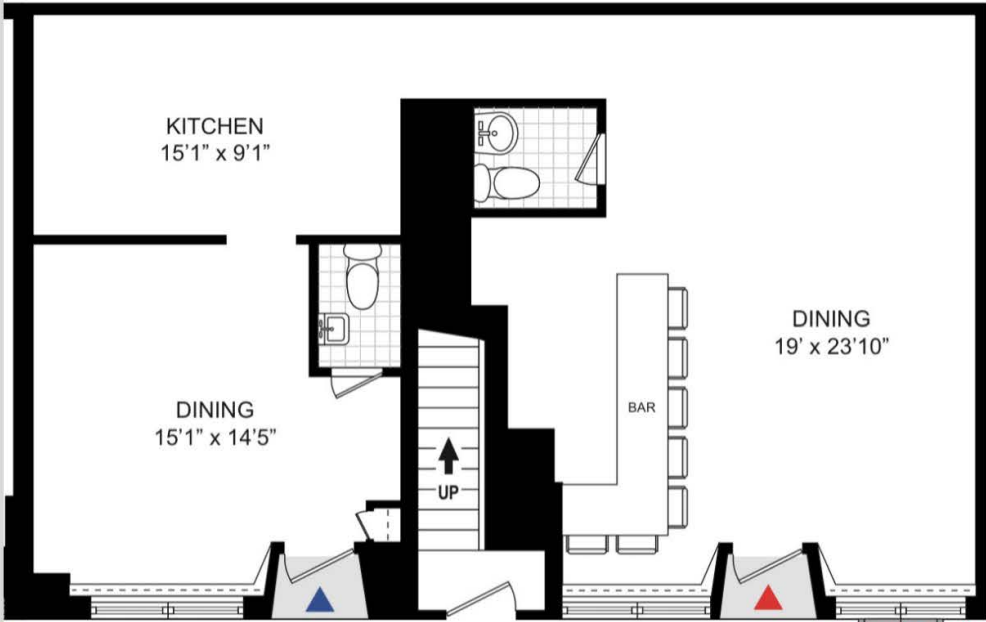


194 Bedford Avenue is steps from the Bedford L station, Brooklyn's second busiest stop with 8M+ annual riders and 44K+ on weekends. Williamsburg's 158K residents (up 36% since 2010, with continued growth projected) and high-earning households (21% earning \$200K+) fuel strong retail demand.

Surrounded by **Chanel, Hermès, Apple, Whole Foods, Nike, Warby Parker, Glossier, Shake Shack, Everlane, MUJI, and more**, the property captures both affluent locals and heavy tourist traffic — making 194 Bedford Avenue a premier retail opportunity.

Floor Plan S.

194 Bedford Avenue



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Est. Square Feet - 850





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