



For Lease

RIPCO
RETAIL LEASING

250 Varet Street

Northeast side of block between
Bogart and White Streets

Bushwick,
Brooklyn, NY

2,500 SF Ground Floor

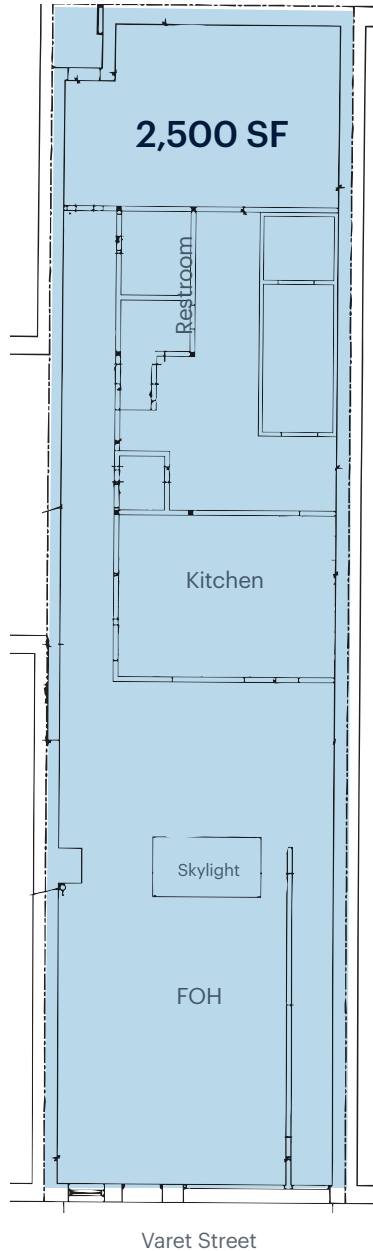
Turnkey restaurant and bar.
Steps to the Morgan Avenue L subway station.

Contact Exclusive Agents

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Space Details



Location	Northeast side of block between Bogart and White Streets	
Size	Ground Floor	2,500 SF
	Mezzanine	525 SF
	Cellar Storage	362 SF
Ceilings	14 FT +	
Possession	January 1, 2027	
Status	Currently Bushniwa Restaurant	
Term	Negotiable	
Rent	Upon request	
Neighbors	Eyval, Roberta's, Syndicated Bar Theater Kitchen, SEY Coffee, Otis, Beacon's Closet, Chama Mamma, Ichiran Brooklyn, Bark BBQ (coming soon)	
Comments	Two blocks from Morgan Avenue L Train station.	
	Quick 5 minute commute from Morgan to Bedford Avenue L Stop and 18 minutes to Union Square.	
	Curb cut in place in front of main entrance.	
The space is steps to both Netflix East Coast Flagship Studios as well as the new 335,000 square foot Echelon Studios currently under construction at 242 Seigel Street.		

Property Imagery

Interior photo



Space Attributes:

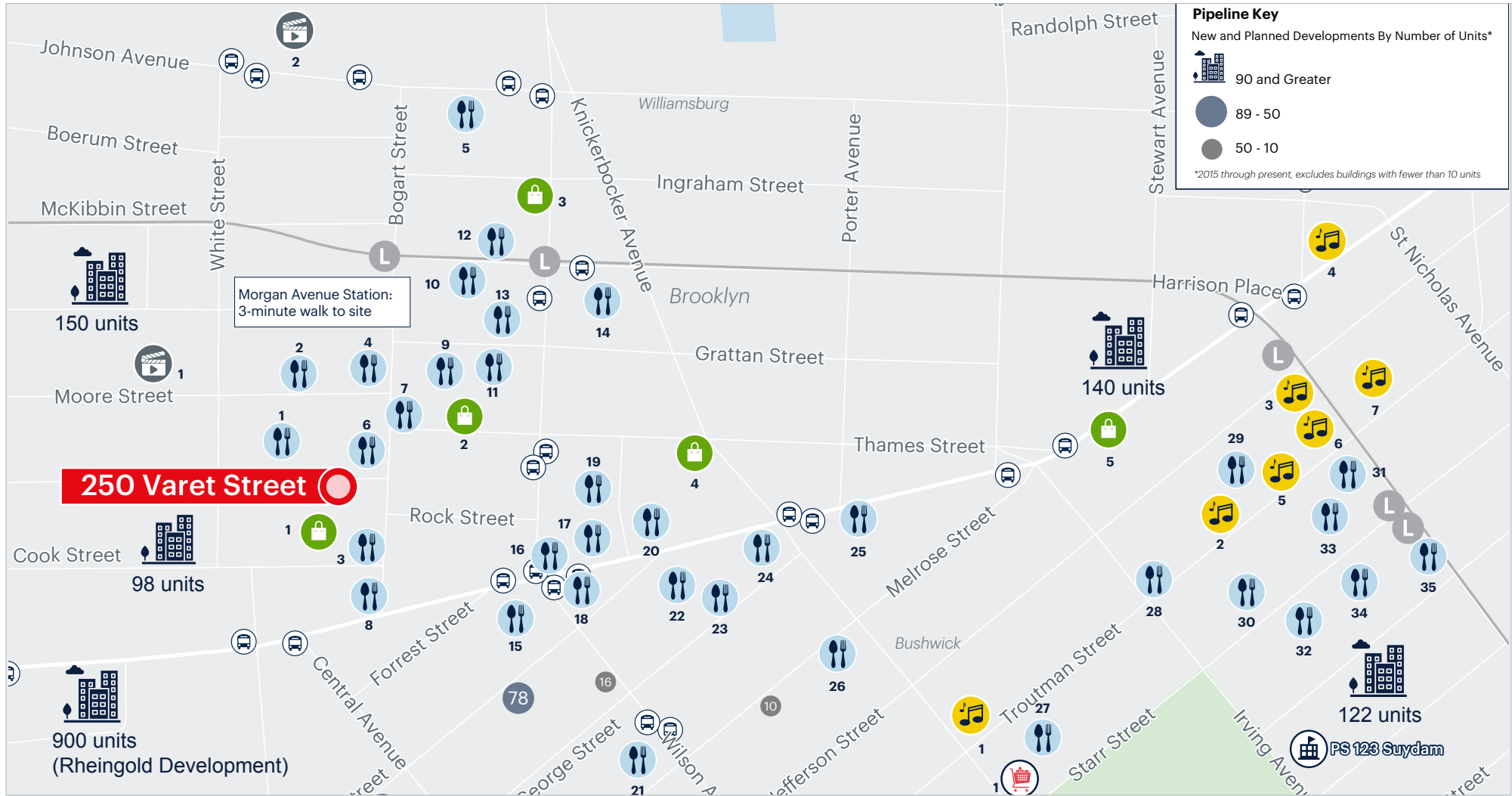
Beautiful built-out restaurant and bar with full liquor license.

Kitchen, gas, hood and venting in place.

Exposed brick walls with original beams.

Three 6 FT x 10 FT skylight.

Area Retail + Developments



Food & Beverage					Entertainment	Shopping	Film Studios	Groceries
1. Ange Noir Cafe	8. Bake Shop	15. Tina's Place	22. Popeyes Louisiana	29. Kings County Brewers	1. The Three Diamond Door	1. Beacon's Closet	1. Echelon Studios	1. City Fresh Market
2. Roberta's Pizza	9. Pine Box Rock Shop	16. Forever Thai	23. Dunkin' Donuts	30. Pitanga	2. The Johnson's	2. The Rack Shack	2. Netflix	
3. Bushniwa	10. Otis	17. Via Via's Taverna	24. Jimmy John's	31. Artichoke Pizza	3. House of Yes	3. Hanger Prosthetics & Orthotics		
4. Momo Sushi Shack	11. SEY Coffee	18. Tabaré	25. Bunna Cafe	32. Starr Bar	4. Jupiter Disco	4. L Train Vintage		
5. ICHIRAN Brooklyn	12. Let's Chama Bakery	19. Norwind's	26. La Perla Del Ulua	33. Queen	5. Théâtre XIV	5. Do it Best		
6. Eyval	13. Semkeh	20. El Santo	27. Mominette Bistro	34. Santa Salsa	6. The Cobra Club			
7. Syndicated Bar	14. Sobre Masa	21. Gold Sounds Bar	28. Nook	35. Desi Grill	7. Lot45			



Demographic Ring Map

Area Demographics

2025 ESRI Summary Report

	.25 miles	.50 miles	.75 miles
Total Population	5,934	35,170	85,610
Average Household Income	\$130,125	\$107,240	\$102,896
Total Households	2,725	14,571	34,757
Daytime Population	6,299	30,288	76,251
Total Businesses	295	1,195	2,670

Consumer Spending

	.25 miles	Growth Rate %	.50 miles	Growth Rate %	.75 miles	Growth Rate %
Apparel & Services	\$8.2 M	3.17%	\$36.8 M	2.52%	\$84 M	2.62%
Dining-Out	\$14 M	3.17%	\$61 M	2.52%	\$136.6 M	2.63%
Entertainment	\$12 M	3.17%	\$52.5 M	2.52%	\$120 M	2.64%
Total Retail Goods	\$92 M	3.16%	\$405.7 M	2.52%	\$926 M	2.63%
Total Budget Expenditure	\$306.4 M	3.16%	\$1.35 B	2.52%	\$3 B	2.63%

■ Compound Annual Growth Rate (2025 - 2030)

Transportation

2025 Ridership Report

	Annual	Weekday	Weekend
Morgan Avenue	1,792,079	5,189	8,626

