

FULLY BUILT OUT 2ND GENERATION RESTAURANT & BAR FOR LEASE

57-38 MYRTLE AVENUE

RIDGEWOOD
QUEENS | NY

5,000 SF

For Lease



RIPCO
REAL ESTATE

SPACE DETAILS

SIZE

Basement	1,250 SF
Ground Floor	1,550 SF
Mezzanine/2nd Floor	950 SF
Third Floor	1,250 SF
Total	5,000 SF

STATUS

Formerly: Earthly Delights

RENT

Upon request

NEIGHBORS

Target, Rolo's, Burlington, Aftermath NYC, Cassette Cocktail Bar, Myrtle Pub, The Bad Old Days, Julia's Wine Bar, Cozy Corner, Aunt Ginny's, Nowadays, The Deep End, Boobie Trap, Merv's, Bonus Room, Mr. Nancy's, Elsewhere, House of Yes

COMMENTS

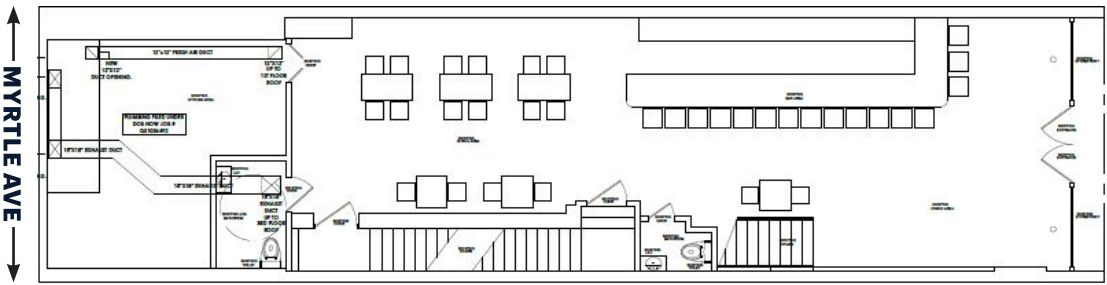
- Fully turnkey restaurant/bar space that has undergone extensive upgrades, including a new commercial kitchen, ADA compliant restrooms, upgraded mechanical systems (400 amps, 2" gas lines, 1.5" water)
- Ridgewood ranked as the coolest neighborhood in NYC and 4th in the United States by TimeOut
- Full Liquor license in place until 11/30/2026
- Prime Ridgewood corridor surrounded by premier nightlife destinations including House of Yes, Nowadays, and Elsewhere
- Close proximity to the M and L subway lines at Myrtle-Wyckoff Avenue with heavy annual ridership

TRANSPORTATION

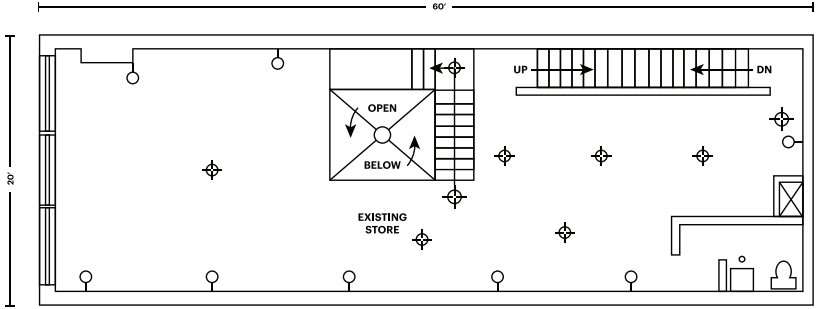
2019 Ridership Report

Subway	Myrtle - Wyckoff Avenue	Annual	M L	B52	Annual	B 52	2,987,639
Bus	B13	Annual	B 13	B54	Annual	B 54	2,658,271
B26	Annual	2,639,105	B 26	Q58	Annual	Q 58	9,131,904

FIRST FLOOR



MEZZANINE/2ND FLOOR



[illegible]

INTERIOR PHOTOS



GROUND FLOOR RECREATION SPACE



MEZZANINE LEVEL LOUNGE

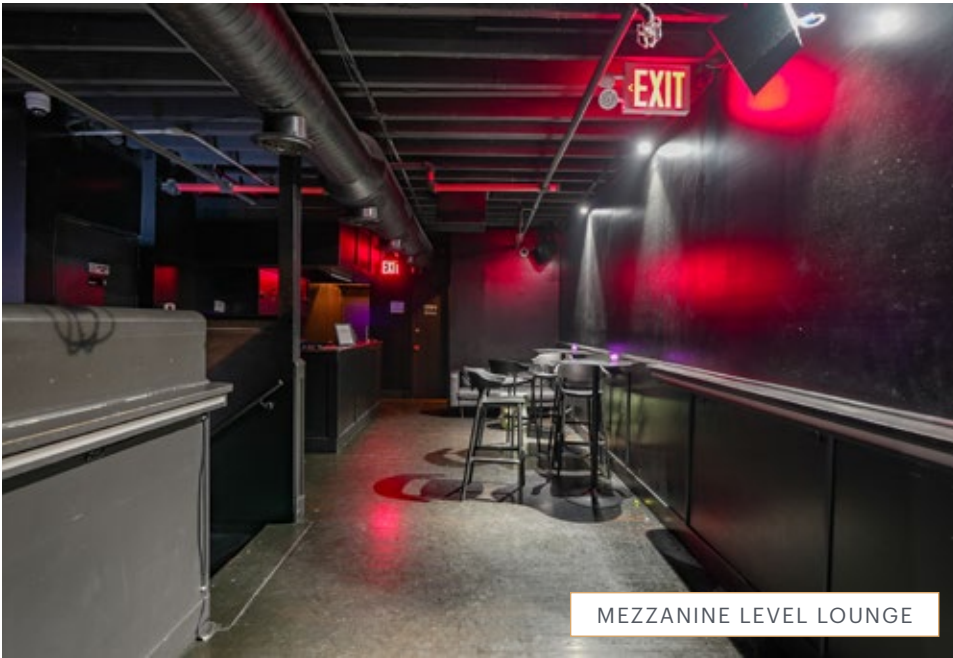


GROUND FLOOR BAR AREA



GROUND FLOOR COMMERCIAL KITCHEN

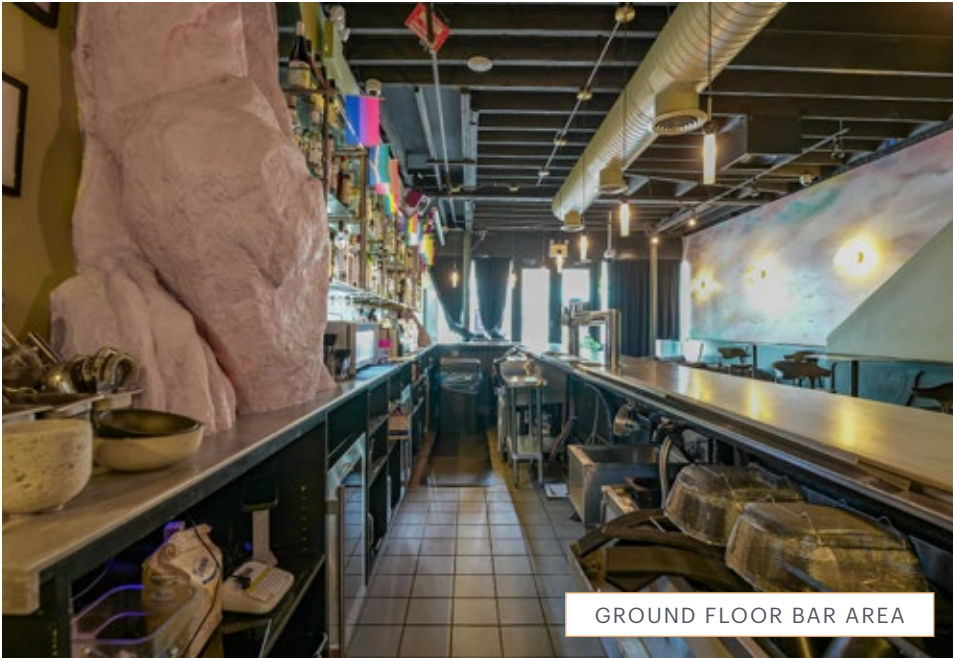
INTERIOR PHOTOS



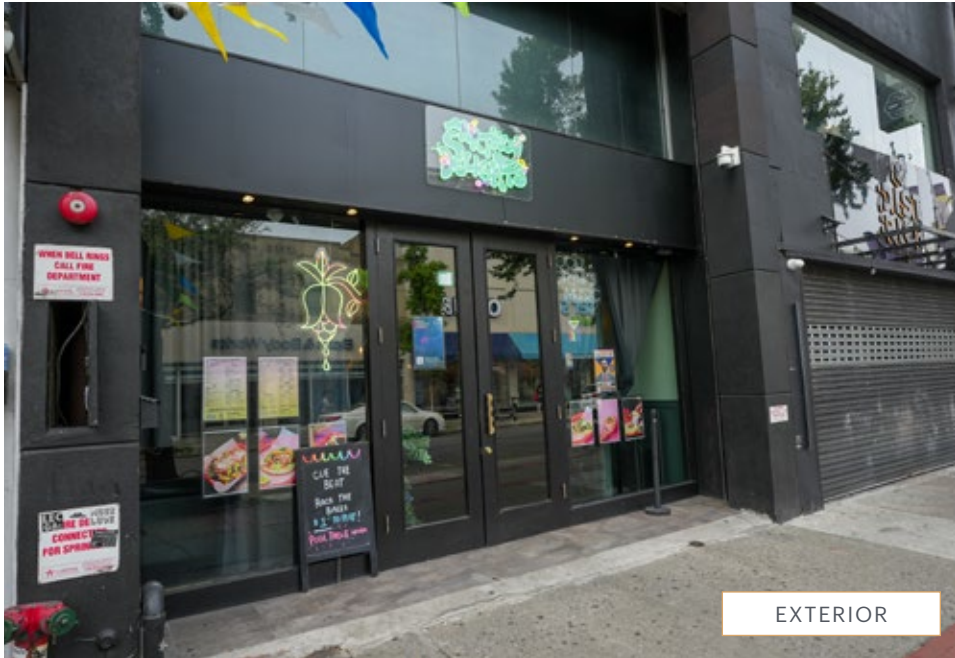
MEZZANINE LEVEL LOUNGE



MEZZANINE LEVEL LOUNGE

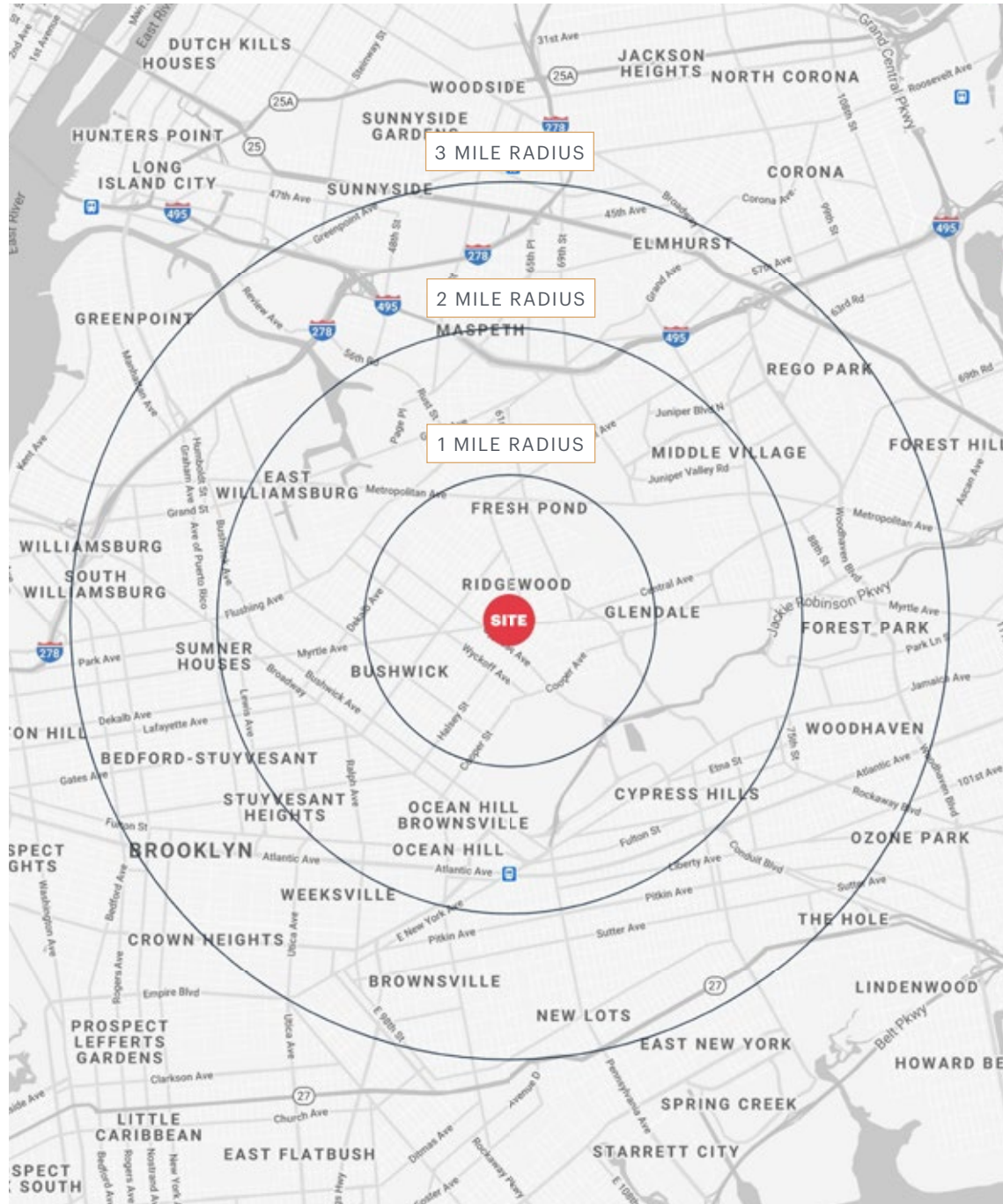


GROUND FLOOR BAR AREA



EXTERIOR

AREA DEMOGRAPHICS



POPULATION

1 mile	136,637
2 miles	412,070
3 miles	1,084,614

TOTAL BUSINESSES

1 mile	2,796
2 miles	9,524
3 miles	24,862

TOTAL HOUSEHOLDS

1 mile	50,246
2 miles	153,254
3 miles	400,936

TOTAL EMPLOYEES

1 mile	35,386
2 miles	125,519
3 miles	311,392

AVERAGE HOUSEHOLD INCOME

1 mile	\$106,158
2 miles	\$105,804
3 miles	\$105,797

ESTIMATED DAYTIME POPULATION

1 mile	98,646
2 miles	327,634
3 miles	874,588

CONTACT EXCLUSIVE AGENTS

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Please visit us at ripcony.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.