



TRI STATE
COMMERCIAL
REAL ESTATE EXPERTS

For Sale



Turn Key Restaurant For Sale

700 SF

4917 Church Avenue • Brooklyn • NY

For Pricing Call: 718-437-6100

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Samuel Shouela
718.437.6100 x212
samuel.s@tristatecr.com

4917 Church Avenue, Brooklyn, NY 11203



Location Overview

Located in the Little Little Caribbean neighborhood of Brooklyn between East 49th St & Utica Avenue near the Church Ave subway station.

Nearest Transit: 2, 3, 4, & 5 trains at Church Ave and the B35, B46-SBS, & B46 bus lines.

Nearby tenants include Walgreens Pharmacy, Boost Mobile, Popeyes Louisiana Kitchen, Chase Bank, Capital One Bank, T-Mobile, American Best Wings & Pizza, Golden Krust Caribbean Restaurant, and more!

Main Highlights

- ▶ Business for sale
- ▶ Turn key restaurant
- ▶ Glass frontage
- ▶ Prime location
- ▶ 700 SF ground floor + 700 SF basement



4,400 SF

Total Building Size



R5

Zoning

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Additional Photos

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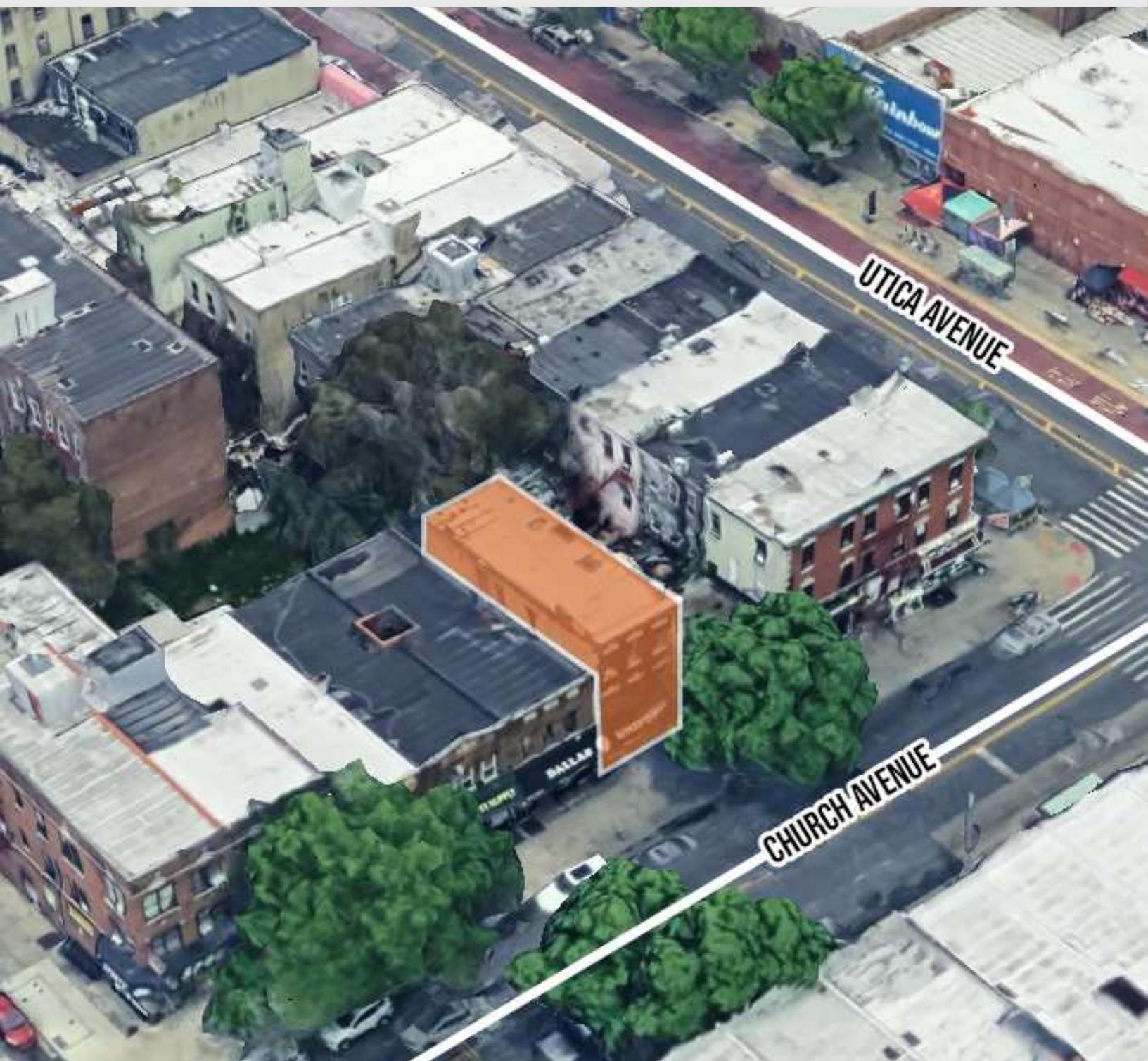
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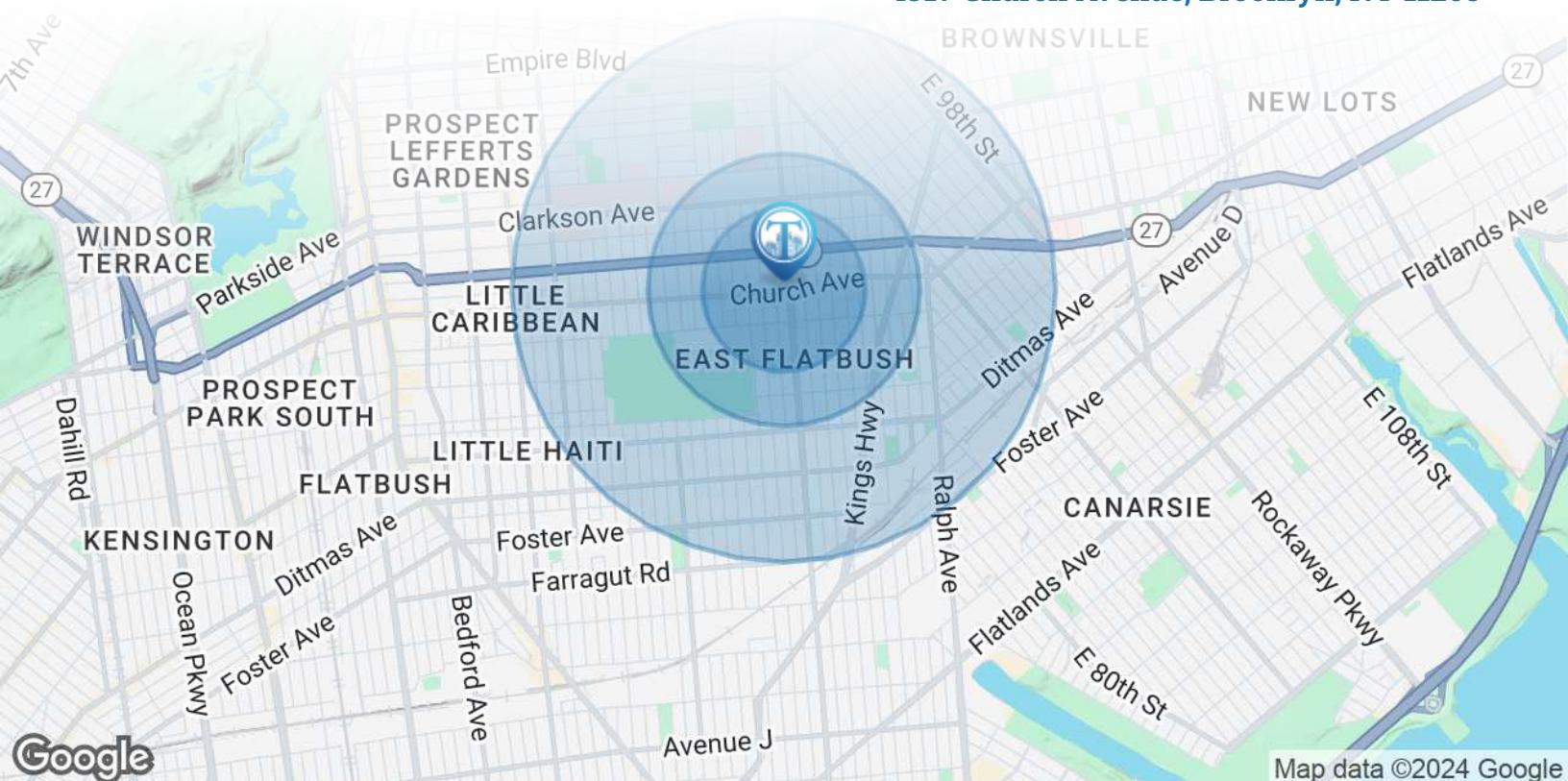
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Area Demographics

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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	10,538	31,319	128,709
Average Age	41	42	41
Average Age (Male)	39	40	39
Average Age (Female)	43	44	43



128,709

People within 1 Mile

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	3,661	10,816	46,030
# of Persons per HH	2.9	2.9	2.8
Average HH Income	\$90,633	\$92,412	\$84,897
Average House Value	\$691,887	\$682,779	\$724,748



\$84,897

Avg Household Income

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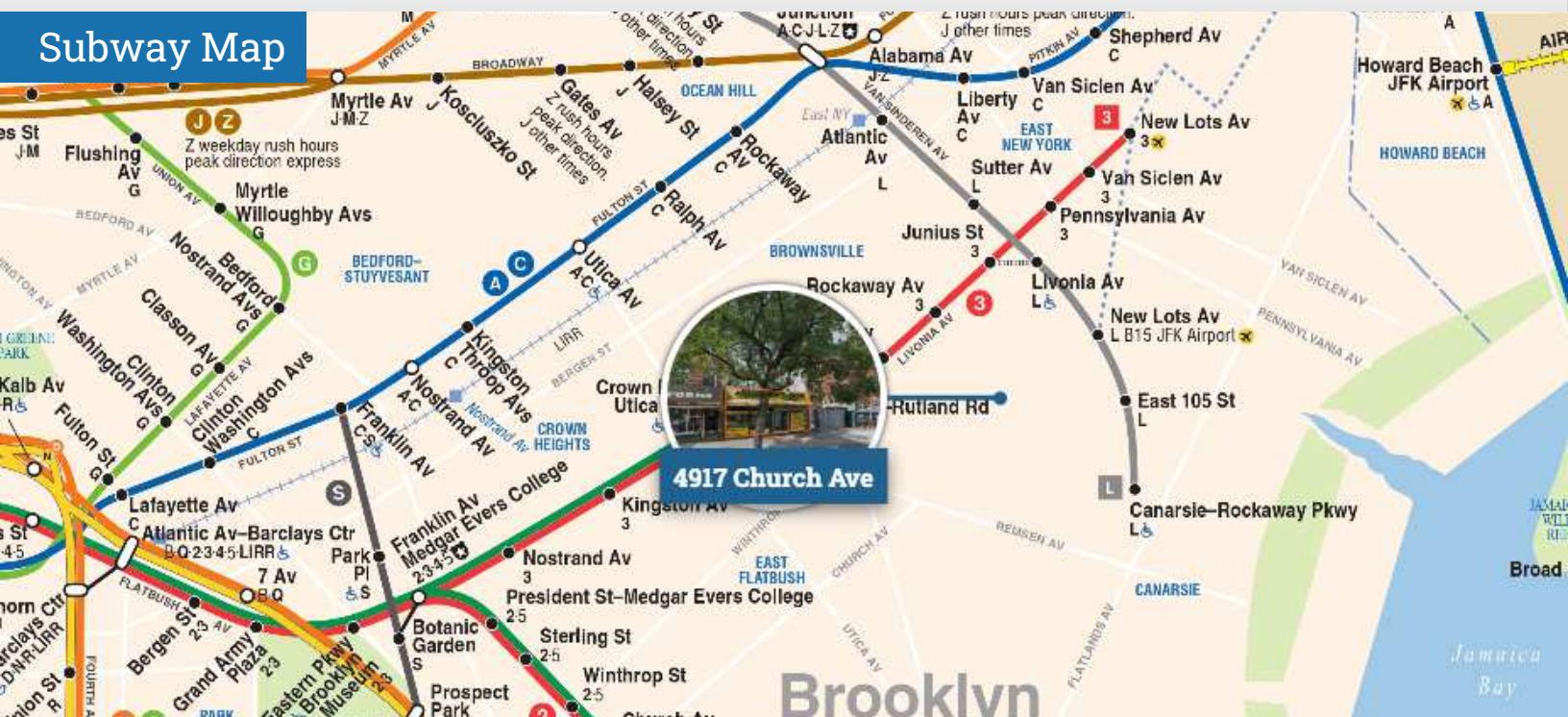
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Transportation Map

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Subway Map



Bus Map



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RETAIL BROKER NETWORK