



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



Built Out Restaurant For Lease With Large Backyard

1,800 SF

631 Wilson Ave • Brooklyn • NY

For Pricing **Call: 718-437-6100**

Shlomi Bagdadi
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Location Overview

Located in the Bushwick neighborhood of Brooklyn between Decatur St & Cooper St near the Wilson Ave subway station.

Nearest Transit: L train at Wilson Ave and the B20, B26, & B60 bus lines.

Nearby tenants include Ilegal Taqueria, Family Dollar, Laugh, Live, Love with Liquor and Wine, D & J Wines and Liquors, Money Cat Vietnamese American, Bushwick Post: Authorized UPS FedEx DHL USPS, Olydian Musical Instruments, Fire House Deli & Grill 2, Witching Hour, tikal cafe, Jimmy's Pizza, P.S. /I.S. 384 Frances E. Carter, Almanzar Family Group Day Care, Creative Scene, and more!

Main Highlights

- ▶ Large backyard
- ▶ Vented
- ▶ Full basement
- ▶ Built kitchen
- ▶ Walk-in fridge
- ▶ Full built-out wet bar
- ▶ 12' Ceilings
- ▶ Glass frontage 25' wide



6,006 SF

Total Building Size



2,783 SF

Lot Size



R6

Zoning

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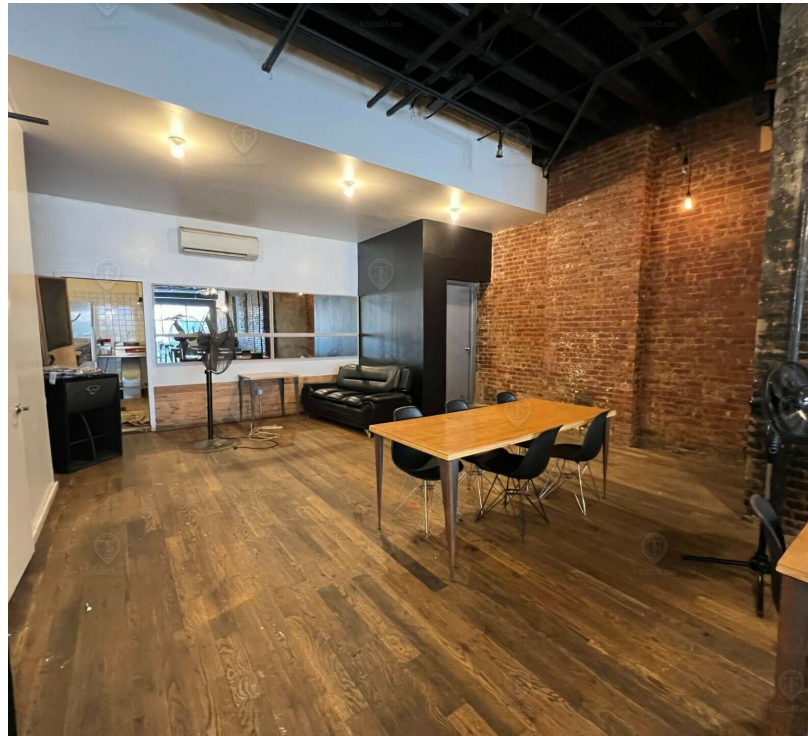
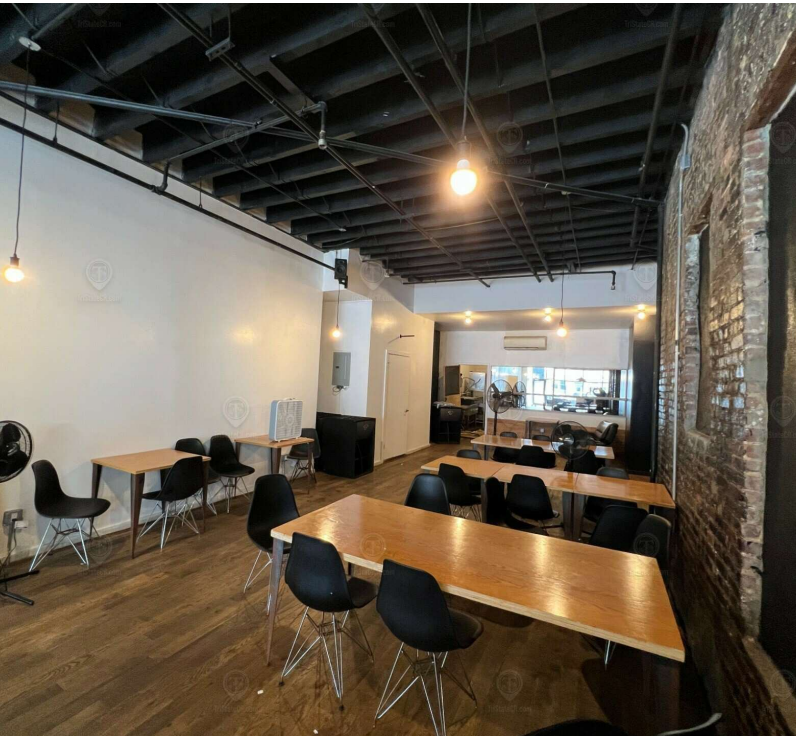
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Additional Photos

631 Wilson Ave, Brooklyn, NY 11207



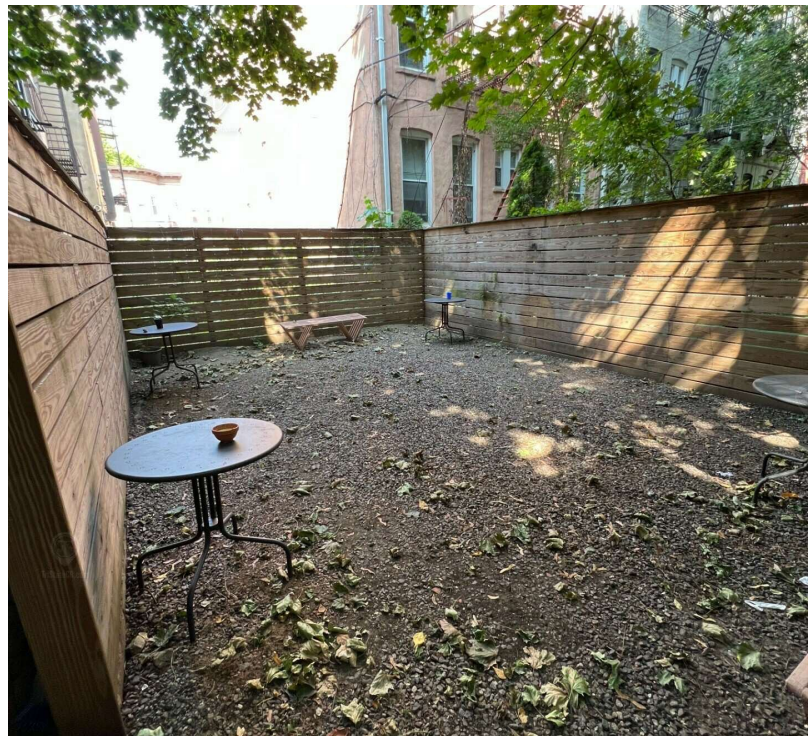
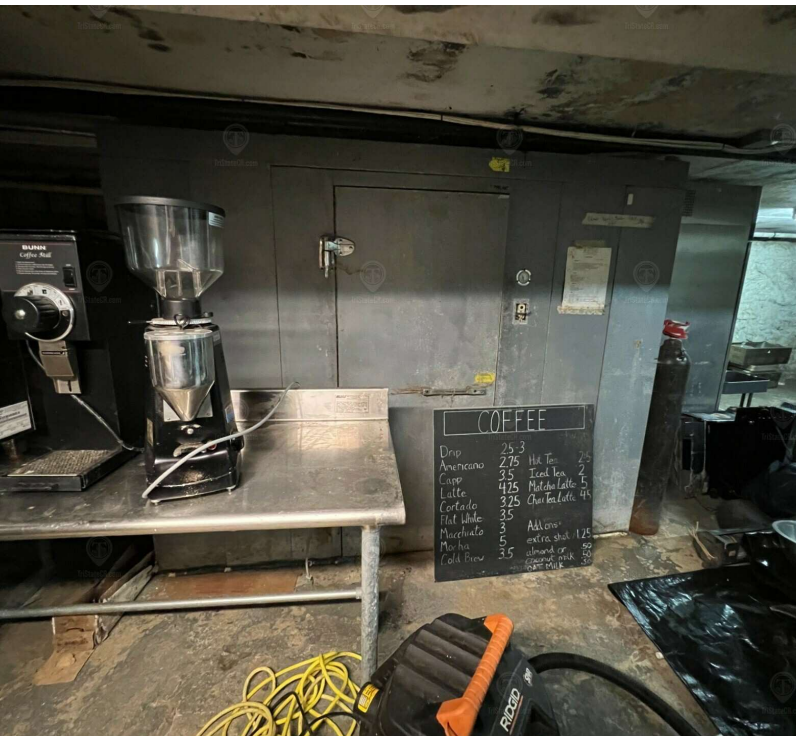
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Map data
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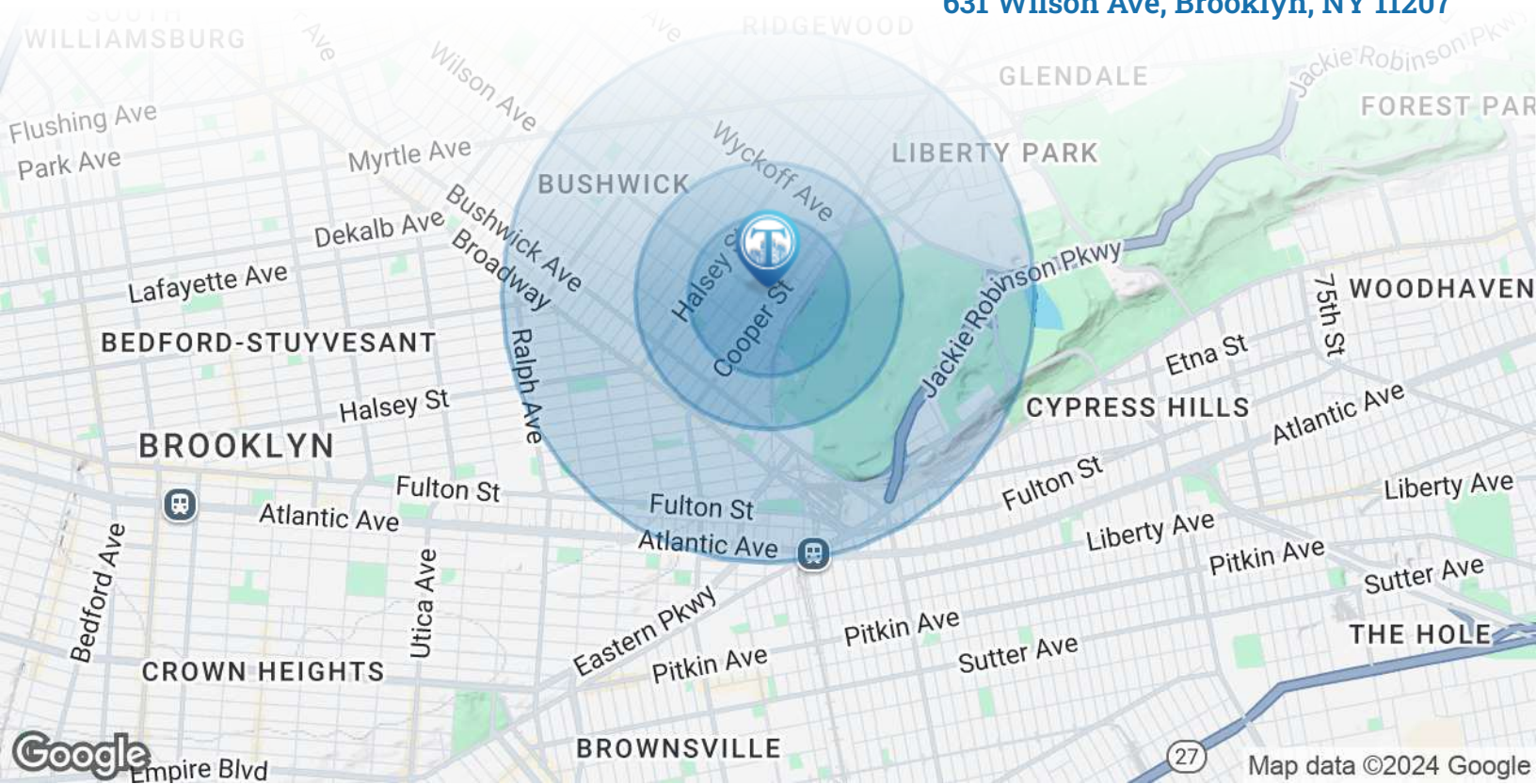
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	12,351	32,227	129,479
Average Age	36	36	37
Average Age (Male)	35	35	36
Average Age (Female)	37	37	38
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	4,382	11,226	46,414
# of Persons per HH	2.8	2.9	2.8
Average HH Income	\$92,692	\$100,919	\$95,637
Average House Value	\$972,384	\$1,052,656	\$1,045,127



129,479

People within 1 Mile



\$95,637

Avg Household Income

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