

FULLY BUILT OUT 2ND GENERATION RESTAURANT & BAR FOR LEASE

57-38 MYRTLE AVENUE

RIDGEWOOD
QUEENS | NY

5,000 SF

For Lease



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**
5,927,332

B52

Annual

B **52**
2,987,639

Bus

B13

Annual

B **13**
1,919,546

B54

Annual

B **54**
2,658,271

B26

Annual

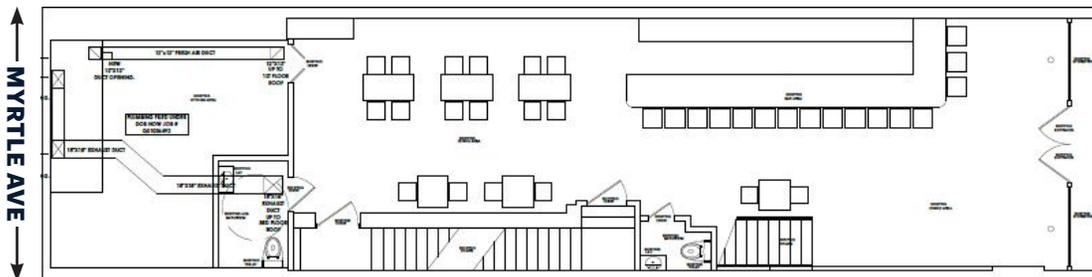
B **26**
2,639,105

Q58

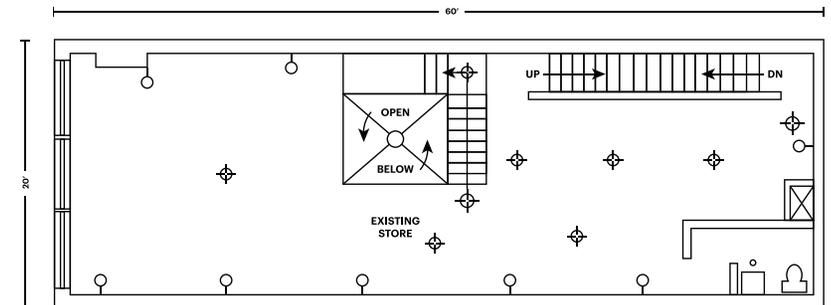
Annual

Q **58**
9,131,904

FIRST FLOOR



MEZZANINE/2ND FLOOR



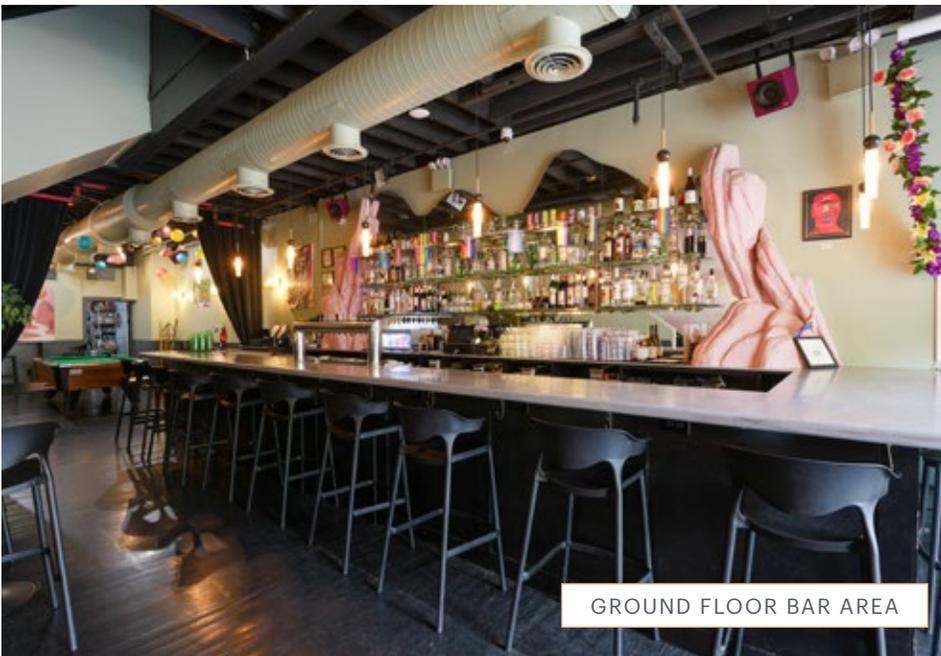
INTERIOR PHOTOS



GROUND FLOOR RECREATION SPACE



MEZZANINE LEVEL LOUNGE

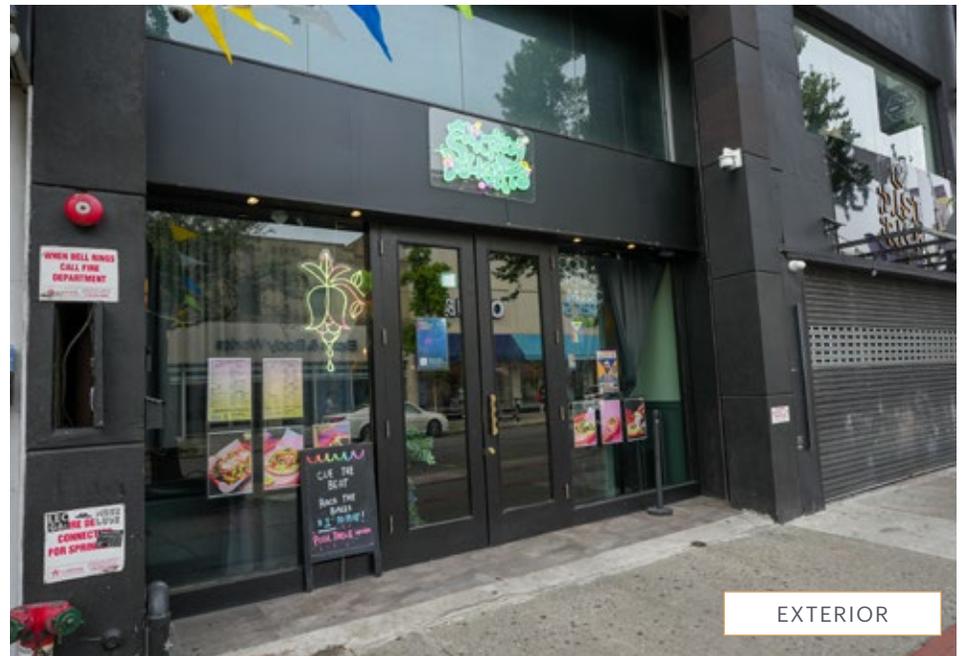
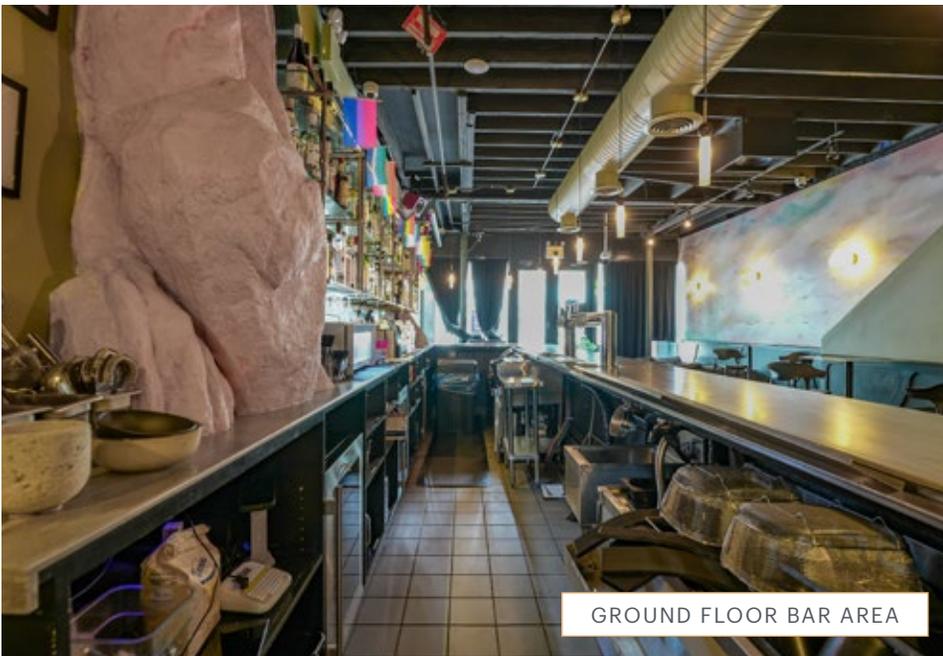
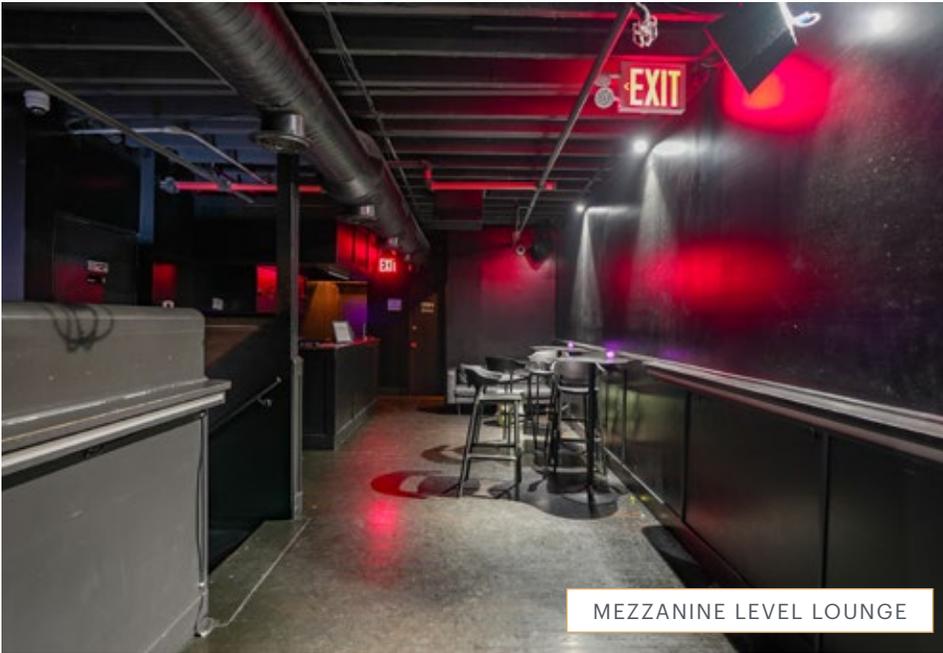


GROUND FLOOR BAR AREA

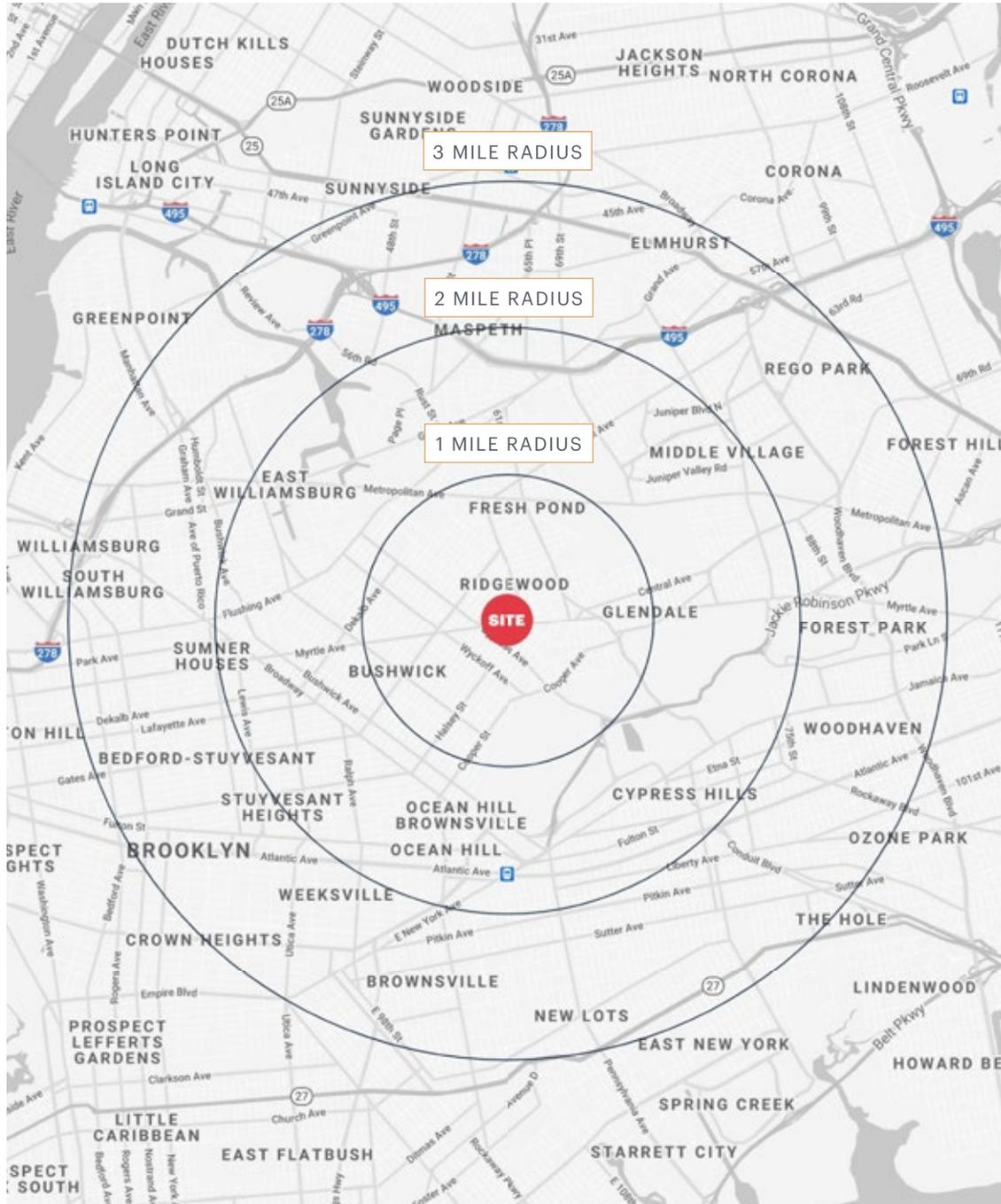


GROUND FLOOR COMMERCIAL KITCHEN

INTERIOR PHOTOS



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

DANIEL YEU

dyeu@ripcony.com
646.827.9976

MICHELLE ABRAMOV

mabramov@ripcony.com
718.663.2652

GREG BATISTA

gbatista@ripcony.com
516.933.8880



80-02 Kew Gardens Rd
3rd Floor
Queens, NY 11415
718.663.2650

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.