

For Lease

785 Hart Street

East block between Knickerbocker
and Wilson Avenues

Bushwick
Brooklyn, NY

RIPCO
RETAIL LEASING

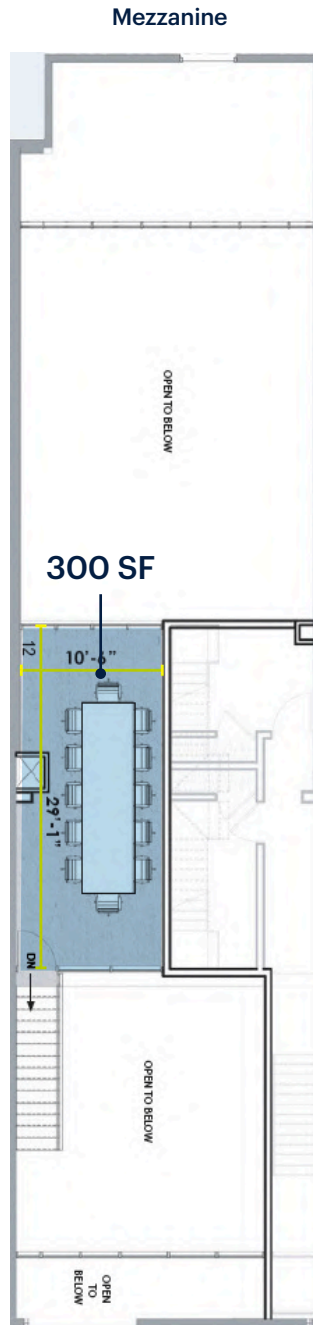
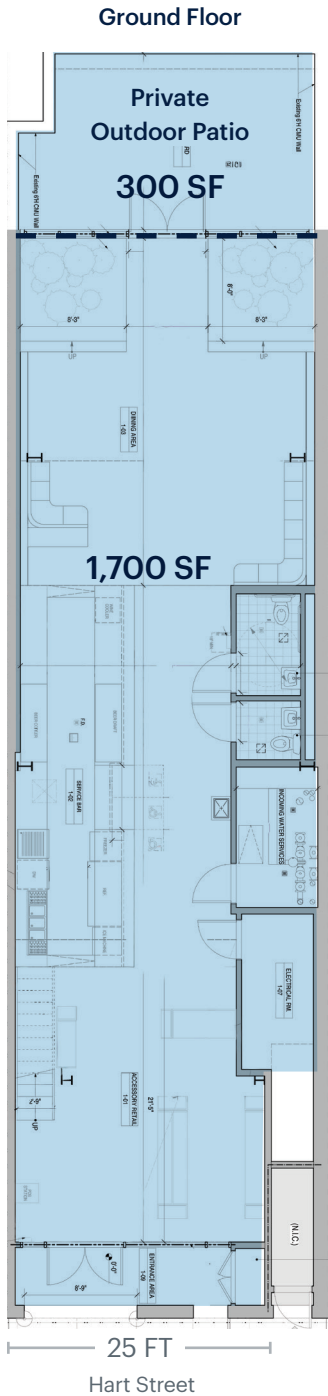
2,300 SF Turn key Restaurant and Bar Space
Ground, Mezzanine + Outdoor Patio

Former bar/lounge. Kitchen and venting in place.

Contact
Exclusive Agents

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Space Details

Location	East block between Knickerbocker and Wilson Avenues	
Size	Ground Floor	1,700 SF
	Mezzanine	300 SF
	Outdoor Garden/Patio	300 SF
	Total	2,300 SF
Frontage	25 FT on Hart Street	
Ceilings	Up to 18 FT	
Possession	Immediate	
Term	Negotiable	
Rent	Upon request	
Neighbors	Circo's Pastry Shop, Molasses Books, L Train Vintage, Ayat Bushwick, Nenes Deli Taqueria, Knickerbocker Bagel, Foster Sundry, NYC Pet	
Comments	<p>Former bar/lounge.</p> <p>Floor-to-ceiling glass storefront.</p> <p>Foldable rear glass doors open completely to private yard.</p> <p>Electric kitchen, gas, venting, and hood in place.</p> <p>HVAC in place.</p> <p>800 Amps.</p> <p>Two blocks from DeKalb Avenue subway station.</p> <p>Curb cut in place in front of main entrance.</p>	

Area Retail + Developments



New and Planned Developments By Number of Units*

- 100 and Greater
- 80 - 99
- 65 - 79
- 53 - 64

*2015 through present, excludes buildings with fewer than 10 units

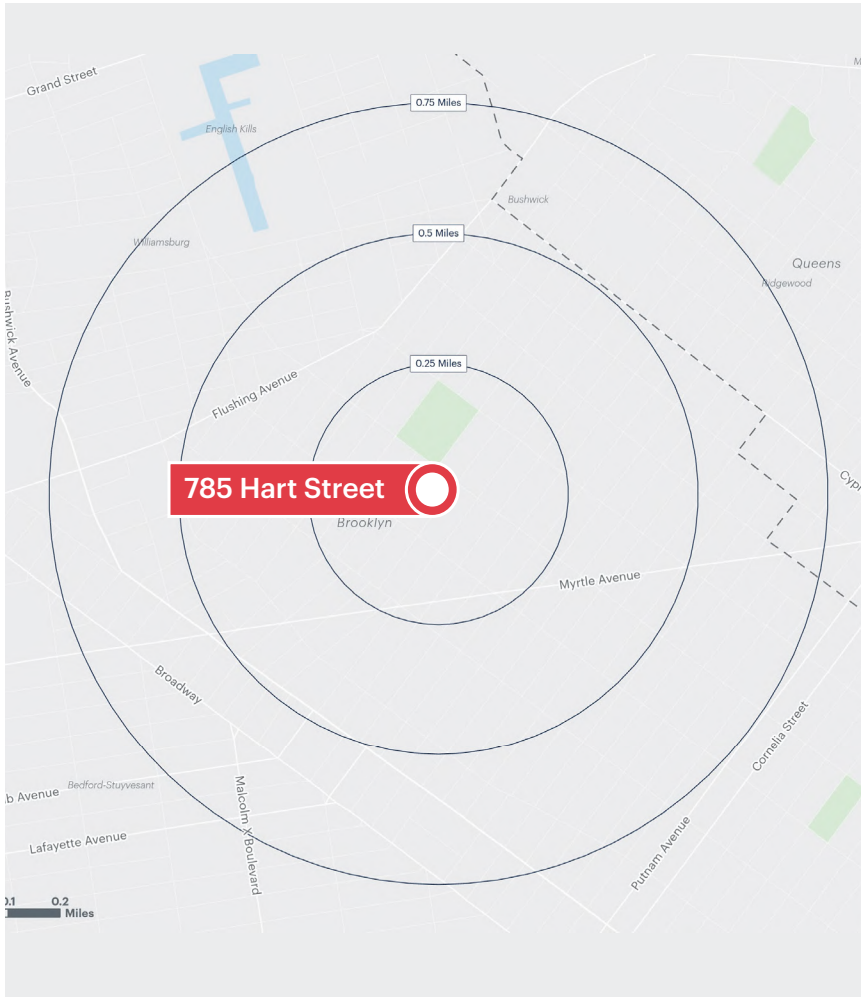
Shopping		
1. MG Pharmacy	13. The Imaging World	27. Bravo's Bike Repair
2. Harvest Cyclery	14. Vinyl Fantasy	28. NYC Pet
3. Big Tree Bottles	15. Costume Closet	29. J & J Threading Salon
4. Friends NYC	16. Yough	30. Knickerbocker Chemists
5. Happy Stop Convenience Shop	17. The Goal Barbershop	31. AG Hardware and Paint
6. Ozo Geeks - Mobile Laptop & Macbook Repair	18. Oriental Lumber	32. Little Shop of Soil
7. Wilson Liquors	19. Faby's Nails Salon	33. Domsey Express IV
8. United Sabaeans	20. Sunlit Nail Salon	34. Fine Care Pharmacy
9. Henry's Wine & Spirit	21. Other People's Clothes	35. LaundryBee
10. Pet NV Discounts	22. Sika Threading Salon	36. Sell For Cash NYC
11. Human Relations	23. L Train Vintage	37. Eddie's Ink Tattoo
12. Mr. Deli & Grill	24. TRIP AND TRAP	38. Irving Bottle
	25. Garden Deli and Grill	39. Lilly's Pet Service
	26. Molasses Books	40. Local Honey

Groceries	
1. Mr.Kiwi	7. Knickerbocker Fresh Market
2. Foodtown of Noll	8. Met Fresh of Bushwick
3. Food Story Natural Market	9. Windsor Farms Market
4. Myrtle Farmers Market	10. Sea Town Fish & Meat Market
5. Green Valley	11. Food Story Natural Market
6. Hana Natural	12. FOOD BAZAAR

Health & Fitness	
1. OutBox Gym	7. Wick Pilates
2. Green Fitness Studio	8. GP81
3. S&S Strength	9. Daya Yoga Studio
4. Diamond-Heart Striking & Grappling	10. PureGym
5. Free Mind, The Studio	11. Mind Pilates
6. Blue Star Alchemy	

Food & Beverage				
1. Ange Noir Cafe	9. Dunkin'	17. Ayat Bushwick	25. Starr Bar	33. La Cantine
2. Semkeh	10. Rosie Pizza Bar	18. Nook	26. Sunrise/Sunset	34. Carmelo's
3. El Regalo de Juquila	11. Bossa Nova Civic Club	19. El Encebollado de Victor	27. Tony's By Joe & John's Pizza	35. El Charro
4. Yia Yia's Taverna	12. Mood Ring	20. The Johnson's	28. Queen	36. Abe's Pagoda Bar
5. Santa Panza	13. Tabbouleh	21. Kings County Brewers	29. Amaranto	37. Tony's Pizza
6. El Santo	14. Carmenta's	22. Jupiter Disco	30. Desi Grill	38. Dunkin'
7. BK Bagels	15. The Three Diamond Door	23. Pitanga	31. Heavy Woods	39. QDOBA
8. Keybar	16. Mominette Bistro	24. Circo's Pastry Shop	32. Knickerbocker Bagel	40. Inca Chicken

Attractions & Entertainment	
1. Market Hotel	9. Théâtre XIV by Company XIV
2. Cafe Ornithology	10. The Red Pavilion
3. Ornithology Jazz Club	11. 233 Starr Karaoke & Eats
4. The Rose Lounge	12. Cocktail Magique Bar & Theatre by Company XIV
5. Seventh Heaven	13. Lot45
6. Zatar Cafe & Bistro	14. The Sultan Room
7. RISK Gallery & Boutique	15. Santa Salsa
8. House of Yes	



Demographic Ring Map

	Annual	Weekday	Weekend
DeKalb Avenue 	2,932,695	9,009	11,594
Myrtle-Wyckoff Avenues 	5,230,944	15,817	21,843

Area Demographics

2025 ESRI Summary Report

	.25 miles	.50 miles	.75 miles
Total Population	14,477	51,544	99,407
Average Household Income	\$106,305	\$107,980	\$108,432
Total Households	5,425	19,381	38,517
Daytime Population	9,036	39,380	77,341
Total Businesses	293	1,181	2,412

Consumer Spending

	.25 miles	Growth Rate %	.50 miles	Growth Rate %	.75 miles	Growth Rate %
Apparel & Services	\$3.5 M	1.77%	\$12.8 M	2.01%	\$25.5 M	2.35%
Dining-Out	\$22.4 M	1.77%	\$81 M	2.01%	\$160.4 M	2.36%
Entertainment	\$19.4 M	1.77%	\$70.4 M	2.02%	\$140.5 M	2.36%
Total Retail Goods	\$150 M	1.77%	\$544 M	2.02%	\$1.1 B	2.35%
Total Budget Expenditure	\$497.8 M	1.77%	\$1.8 B	2.02%	\$3.6 B	2.35%

Compound Annual Growth Rate (2025 - 2030)

Transportation

2025 Ridership Report

	Annual	Weekday	Weekend
Knickerbocker Avenue 	919,957	2,924	3,190