



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



Newly Renovated Retail/Office Space In Prime Bay Ridge For Lease

1,500 SF

315 93rd St • Brooklyn • NY

For Pricing Call: 718-437-6100

Shlomi Bagdadi
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Michael Elkharrat
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Location Overview

Located in the Bay Ridge neighborhood of Brooklyn between 3rd Ave & 4th Ave near the Bay Ridge - 95th St subway station.

Nearest Transit: R train at Bay Ridge - 95th St and the B37, B8, S53, S93, & B63 bus lines.

Nearby tenants include Starbucks, Citizens Bank, KeyMe Locksmiths, Rite Aid Pharmacy, The UPS Store, Oishi Noodle Bar, Milk & Honey, Walgreens Pharmacy, Baya Bar - Acai & Smoothie Shop, The Bay Ridge Hotel, Paneantico Bakery Cafe Inc, Al Horno Lean Mexican Kitchen, Cue Boutique, Little Cupcake Bakeshop, Foodtown of Bay Ridge, Nino's Pizza, The Common, and more!

Main Highlights

- ▶ Located at the base of The Bay Ridge Hotel
- ▶ Former bar
- ▶ Newly renovated
- ▶ White boxed
- ▶ High ceilings
- ▶ Usable 1,500 SF basement
- ▶ Vent in basement
- ▶ Potential to use the rooftop for a restaurant
- ▶ Attainable liquor license
- ▶ Elevator in building
- ▶ Perfect for a cafe, coffee shop, restaurant, bar, or spa



17,880 SF

Total Building Size



6,540 SF

Lot Size



R4-1

Zoning

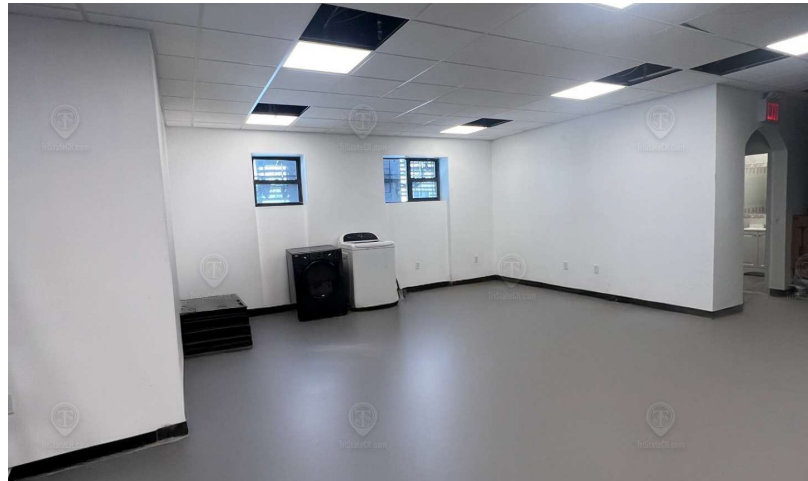
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Map data
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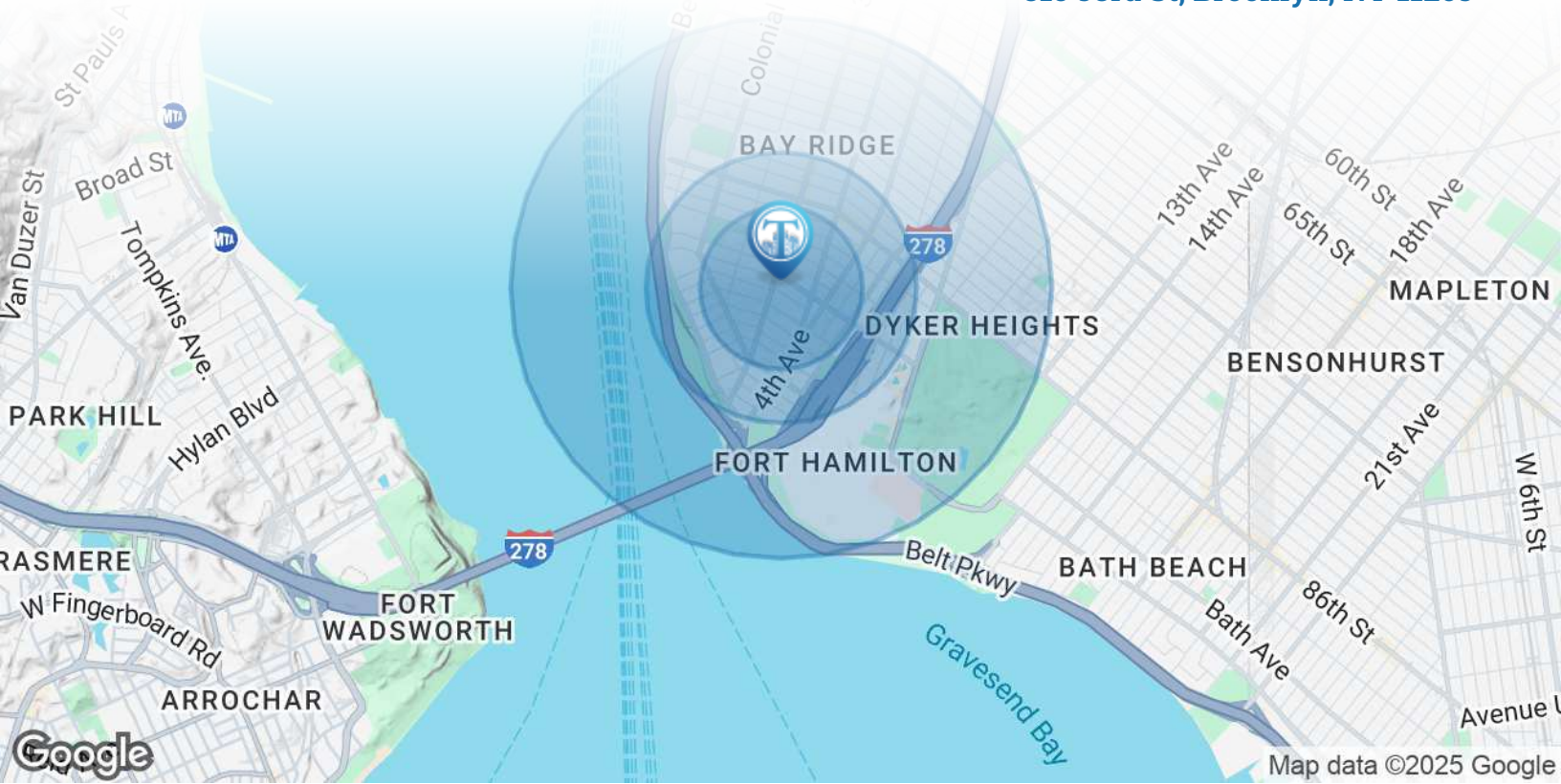
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	13,595	29,238	62,204
Average Age	42	43	42
Average Age (Male)	41	42	41
Average Age (Female)	43	45	44
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	6,186	13,590	26,592
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$114,500	\$124,473	\$130,232
Average House Value	\$1,053,971	\$1,052,769	\$1,115,364



62,204

People within 1 Mile



\$130,232

Avg Household Income

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