

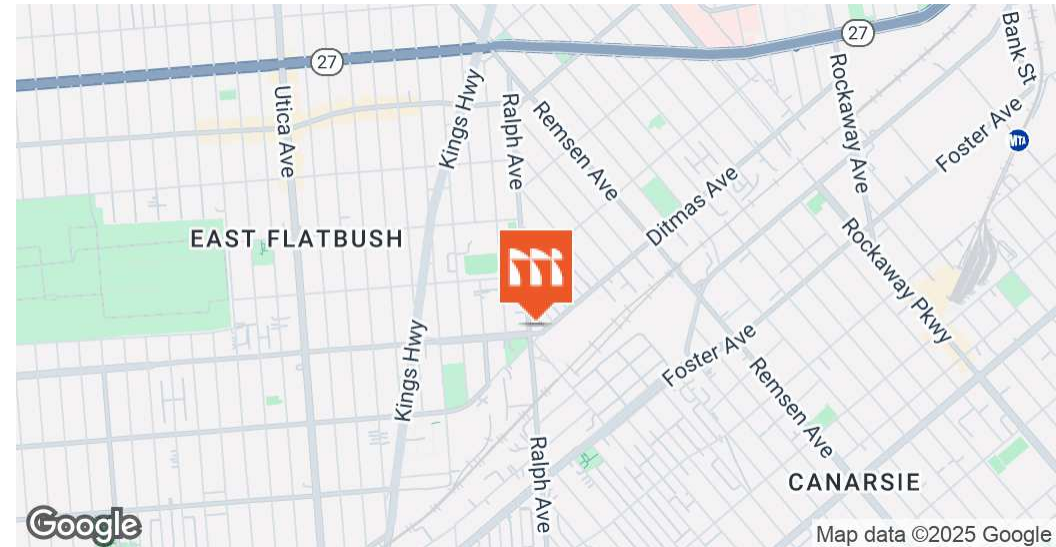
1269 RALPH AVENUE BROOKLYN NY

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OFFERING SUMMARY

Lease Rate:	\$4,000.00 per month (MG)
Building Size:	800 SF
Available SF:	800 SF
Year Built:	1980
Renovated:	2002
Market:	East Flatbush
Submarket:	Canarsie

PROPERTY OVERVIEW

Prime Turnkey restaurant for rent

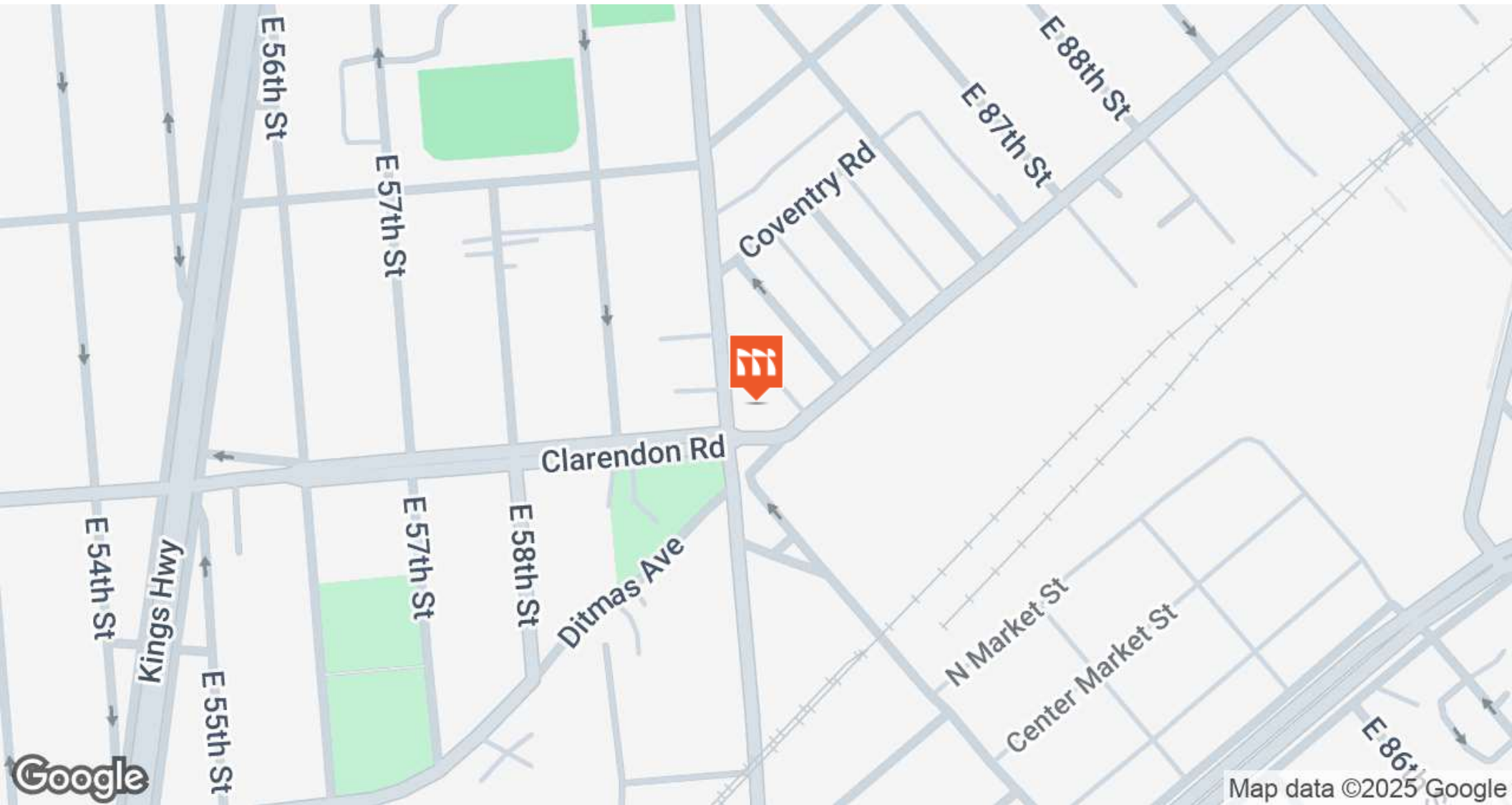
PROPERTY HIGHLIGHTS

- Turnkey restaurant space with 800 sq ft ground floor and fully finished basement.
- \$4,000 per month includes taxes.
- Single-story construction with front and rear access from the street.

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RETAIL PROPERTY **FOR LEASE**

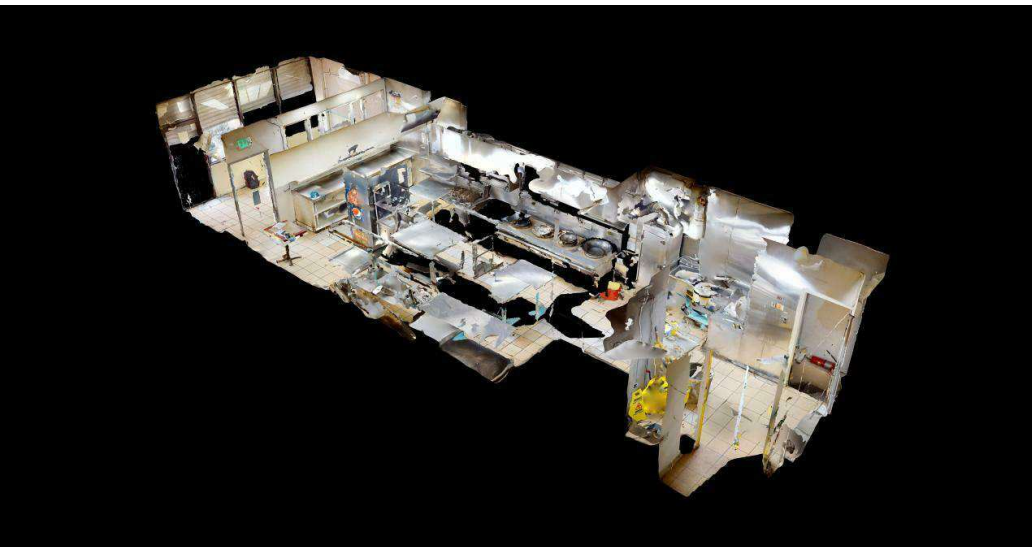


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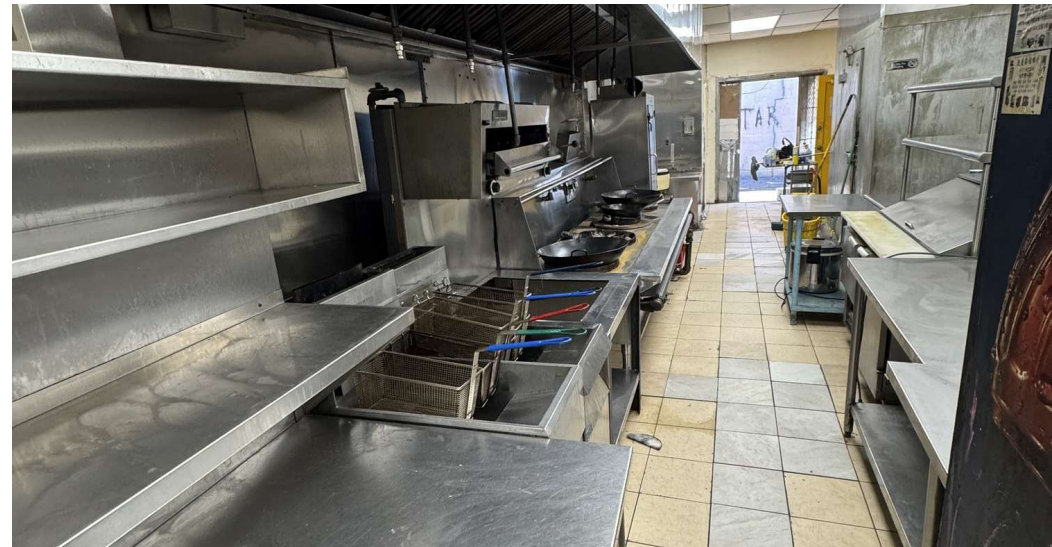


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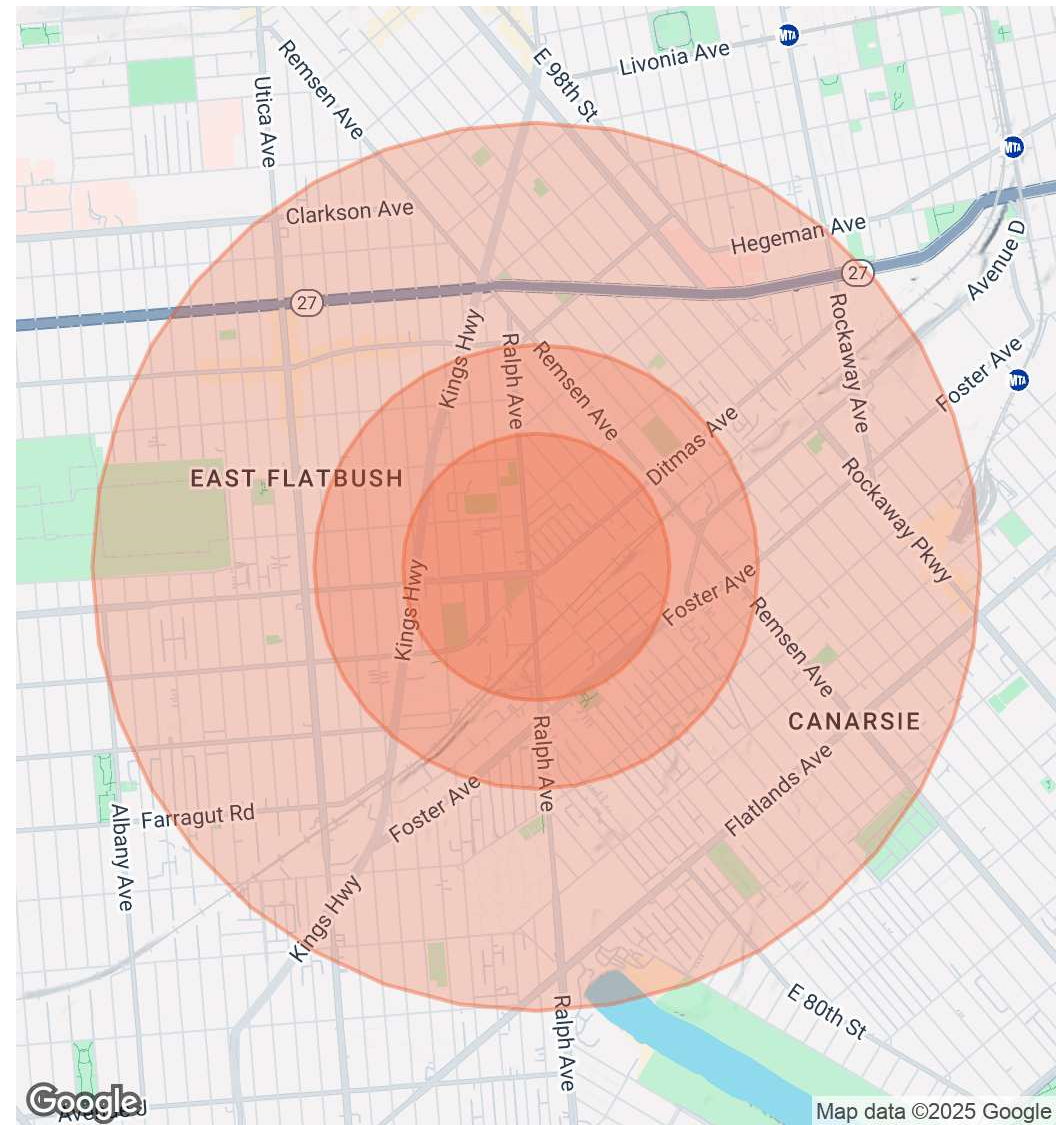
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RETAIL PROPERTY **FOR LEASE**

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	4,215	18,813	106,384
Average Age	45	43	42
Average Age (Male)	43	41	40
Average Age (Female)	47	45	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,566	6,693	36,975
# of Persons per HH	2.7	2.8	2.9
Average HH Income	\$109,248	\$105,861	\$93,356
Average House Value	\$687,548	\$691,963	\$677,008

Demographics data derived from AlphaMap



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RETAIL PROPERTY FOR LEASE