457 3RD AVENUE, BROOKLYN, NY 11215

FOR LEASE

2,000 SF PARK SLOPE RESTAURANT/RETAIL SPACE + 1,000 SF BACKYARD

Between 9th Street & 10th Street

SHLOMI BAGDADI
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TRI STATE COMMERCIAL®

PROPERTY SUMMARY

LOCATION

Located in the Park Slope neighborhood of Brooklyn.

SPACE DETAILS

- Ground Floor Access
- Plumbing in Place
- HVAC System
- Glass Storefront
- Backyard
- Hood in Place
- Turnkey, 2nd Generation Restaurant/Bar
- Clean Space
- Wrap Around Frontage
- Column-Free Layout
- Perfect for Cafe, Fast Food, and Restaurants/Bar Users!
- Boiler Inspection Done August, Water Heater Installed Last Year & Good for Next 12 Years, Basement, Walk-In Boxes
- Key Money $120K

TRANSPORTATION

D F G N R W Trains at 4th Avenue - 9th Street

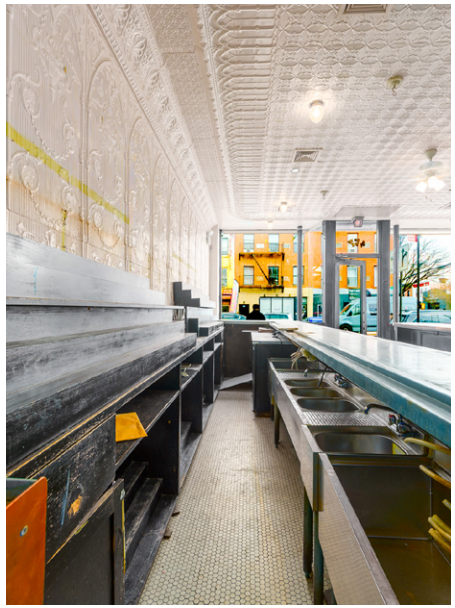
B61 B37 B103 B63 Bus Lines

NEIGHBORS

Starbucks, Dunkin', Table 87, The Pink Moon, Four & Twenty Blackbirds, Mighty Quinn's Barbeque, Enterprise Rent-A-Car, Fiorella Coffee & Flower Shop, Bombolona Bakehouse, The Yard - Gowanus Brooklyn Coworking Office Space, Brooklyn Glass, La Quinta Inn & Suites by Wyndham, Brooklyn CenterStage Dance Studio, Drip & Blend, and more!

TSC.

PROPERTY PHOTOS



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RESTAURANT LAYOUT & EXISTING INFRASTRUCTURE

MAIN DINING (~840 SF)

- Operational and Functional for Easy Startup
- Additional Access to 37′ × 14′ Enclosed Patio for Extended Seating Year-Round Within the Building Line
- Architecturally Distinctive Pressed Tin Metal Ceilings and Walls
- 25 FT Brushed Zinc Bar
- Existing Booth and Island Seating
- Hexagon Porcelain Mosaic Tile Floor in White With Radiant Heat
- Frozen Drink Machine Included

KITCHEN (~190 SF)

- 10 FT Vented Hood
- 8-Burner Stove
- 5 FT Grill
- True Stainless Steel Food Service Stations
- Salamanders
- Fry Station
- Independent Utilities: Gas, Electric, Water Meter, Hot Water Tank, and Boiler
- Restrooms
- ADA-Compliant 7 FT × 7 FT Bathroom
- Secondary Restroom (2 FT 6 IN × 5 FT)

TSC.

RESTAURANT LAYOUT & EXISTING INFRASTRUCTURE

BASEMENT (~936 SF)

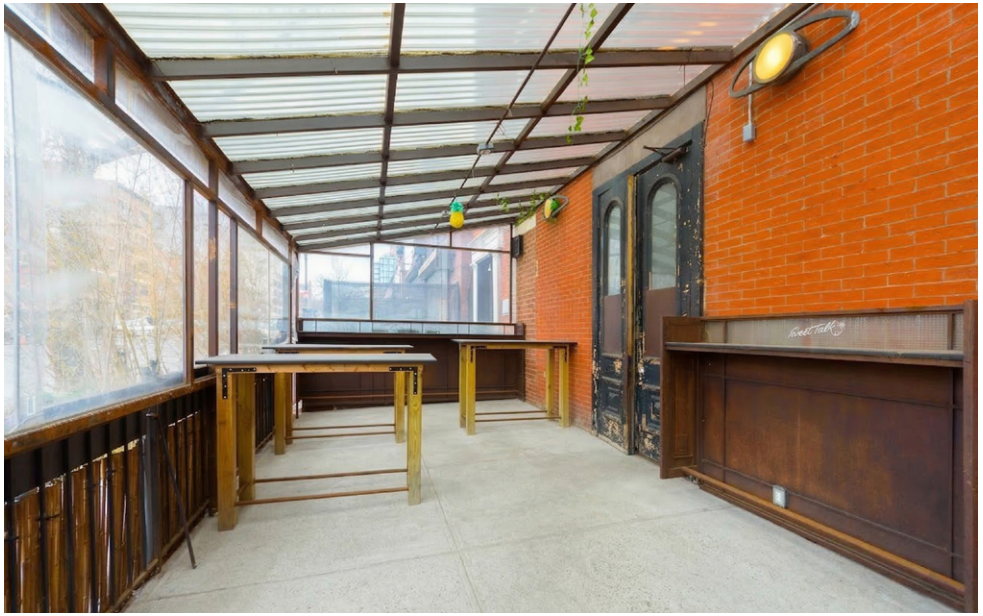
- Ideal for Prep, Storage, and Back-of-House Operations
- Accessible Via Sidewalk Hatch With Full Egress
- 19 FT × 9 FT Walk-In Box
- Wine/Liquor Storage
- Small Office
- Prep Area
- Ice Machine
- Slotted Sink

STREET-VISIBLE ENCLOSED PATIO SEATING (~518 SF)

- Excellent for Year-Round Dining and Additional Revenue (e.g., Private Events)

ADDITIONAL BENEFITS

- Previously Established On-Premise Liquor License Simplifies Approval
- Clean DOB History With No Violations
- Separate Fenced Garbage Area; Tenant Responsible for Sanitation
- Prime Corner Location With High Foot Traffic and Nearby Residential Developments



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PROPERTY RENDERINGS

Main Dinner

Basement

Bar Area

Outside Dinner Area

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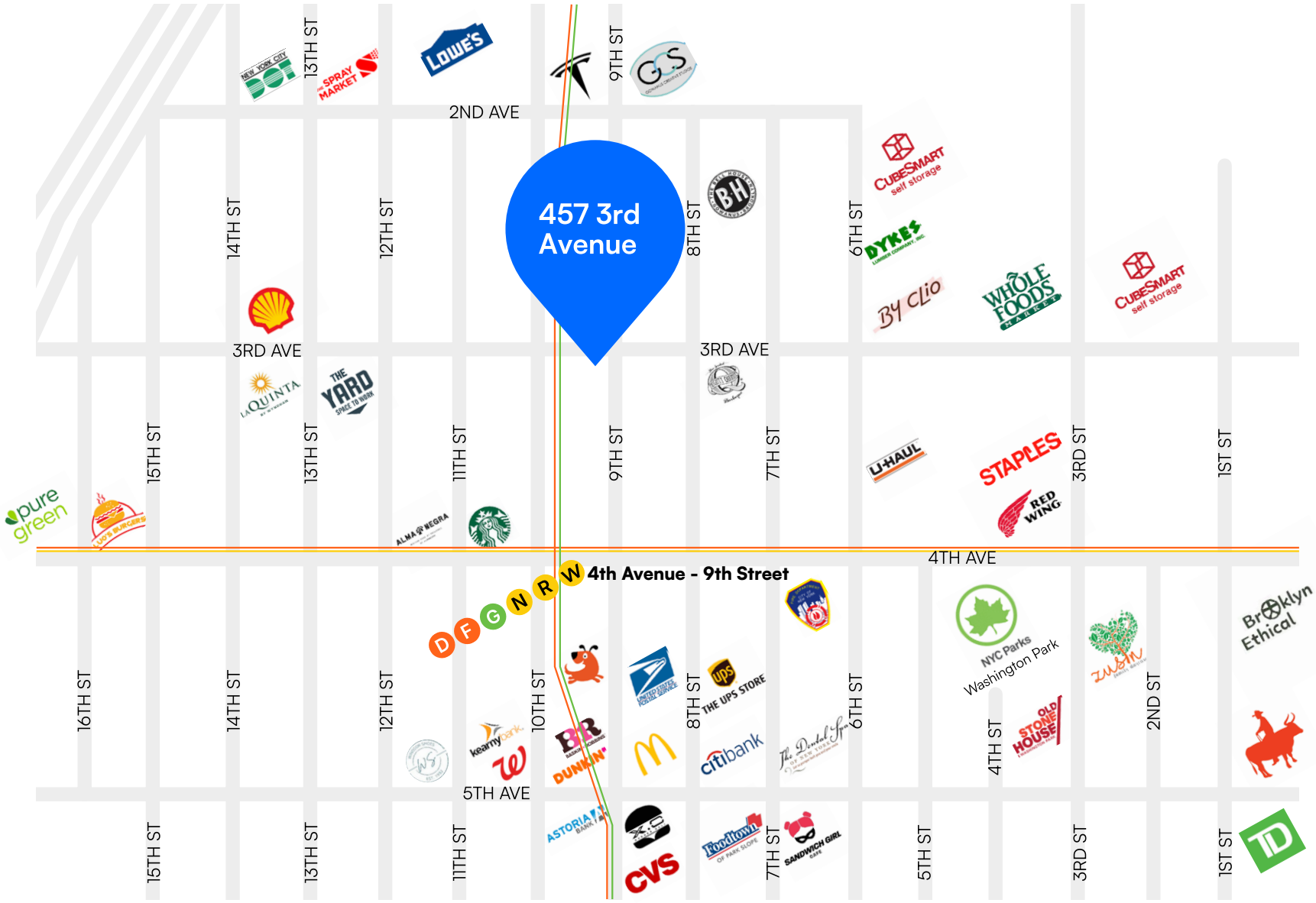
RETAIL MAP



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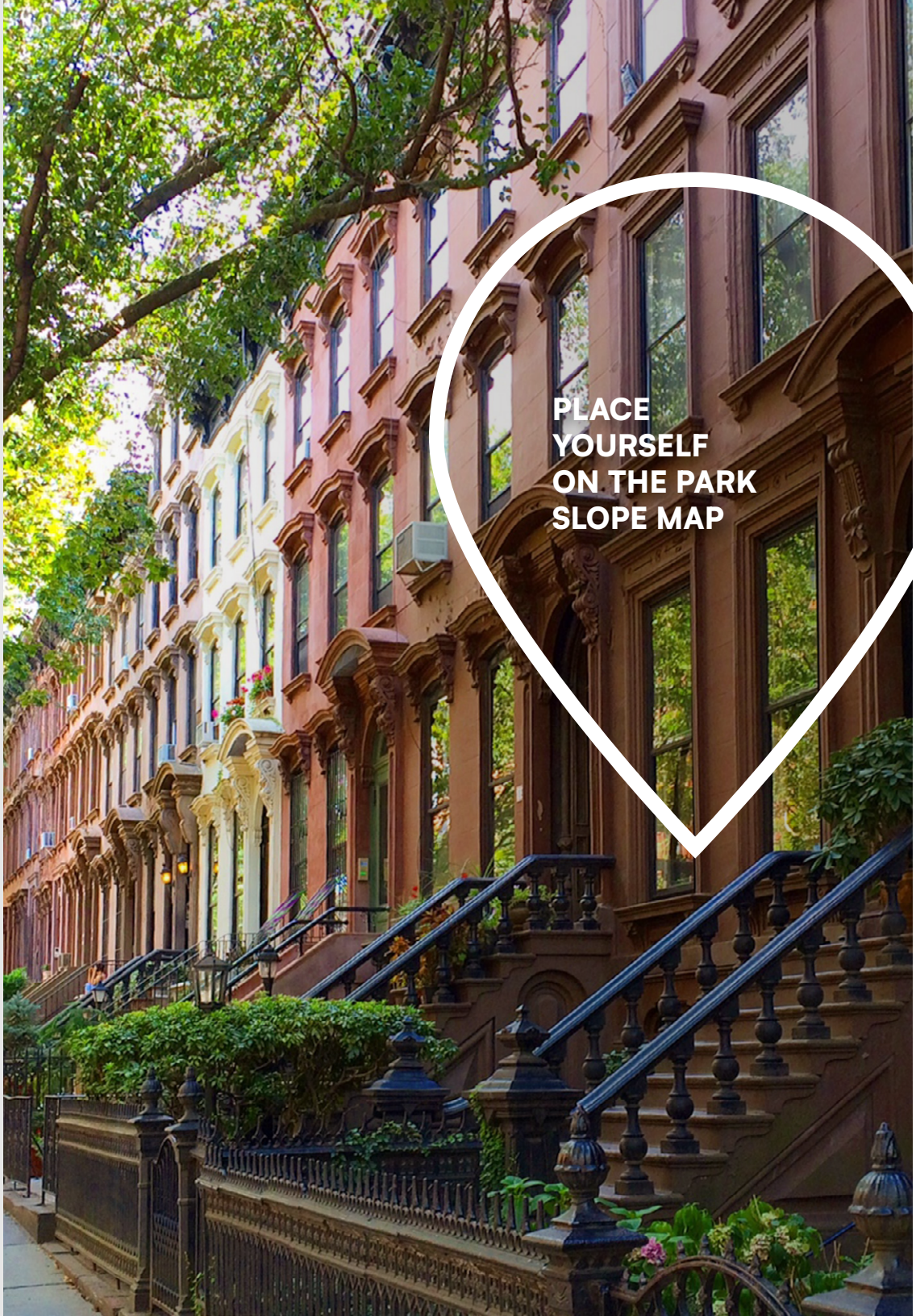

LOCATION OVERVIEW

PARK SLOPE

Located along the lively 3rd Avenue corridor, 457 3rd Avenue sits at the intersection of two of Brooklyn's most dynamic neighborhoods: Gowanus and Park Slope. Known for its blend of industrial heritage and residential charm, the area has evolved into a vibrant hub of restaurants, breweries, creative studios, and neighborhood retail.

Third Avenue serves as a growing commercial spine, attracting a steady mix of local residents, young professionals, and visitors exploring the nearby arts and dining scene. Just a short distance from the scenic Prospect Park and the cultural and entertainment venues surrounding Barclays Center, the location benefits from strong neighborhood foot traffic and convenient transit connections. With its mix of historic warehouse conversions, new residential developments, and destination dining, the district offers an energetic environment for retail, food and beverage, and creative businesses.

POINTS OF INTEREST

- Prospect Park
- Barclays Center
- Gowanus Canal
- Whole Foods Market Gowanus

DEMOGRAPHICS

Within a one-mile radius of the property

$231,267	121,950	$231,267
Total Households	People	Avg Household Income

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