



# 170 7TH AVE, BROOKLYN, NY

## Premises

**Ground Floor:** +/-1,250 SF

**Lower Level:** +/-1,250 SF

**Ceiling Height:** 10 Ft

**Possession:** Arranged

**Rent:** Upon Request

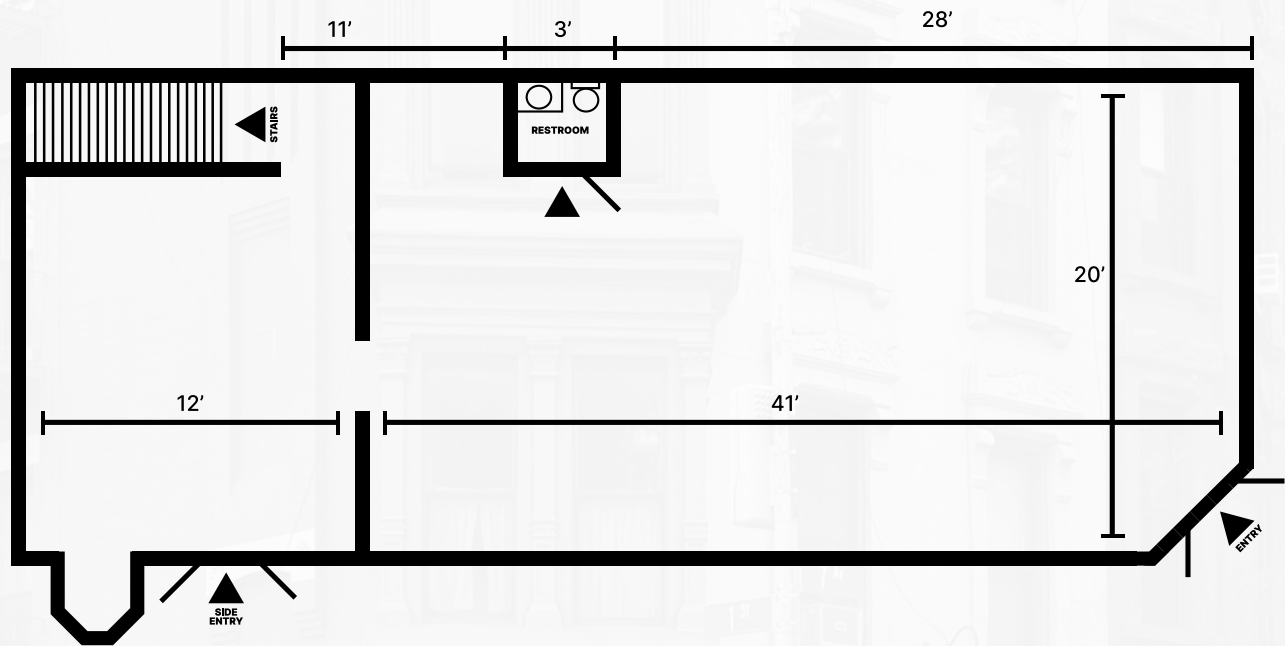
**Uses:** Perfect for any QSR or small format restaurant

## Highlights

- NWC of 1st Street and 7th Avenue
- Very strong neighborhood demographics
- Turnkey restaurant infrastructure in place
- Corner unit with multiple entrances
- Potential for outdoor seating
- ADA restroom & access in place
- Quintessential Brooklyn/Park Slope building with great character
- Surrounded by a mix of both national brands and local tenants up and down 7th Avenue
- Excellent signage opportunity and visibility to vehicular and pedestrian traffic



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## Past and Present



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