

THREE POINT REAL ESTATE

509 Myrtle Avenue

CLINTON HILL, BROOKLYN 11205



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#### DETAILS

**LOCATION:** Prime Myrtle Ave btwn Ryerson & Grand  
**DIMENSIONS:** 30' x 100'  
**RETAIL SF:** 3,000 SF  
**STATUS:** Vacant Turn-Key Restaurant  
**ZONING:** R7A/C2-4  
**RENT TYPE:** Modified Gross  
**AVAILABILITY:** Immediately

#### NEIGHBORING RETAILERS



#### HIGHLIGHTS

- Fully Built-Out Restaurant with Bar, Commercial Kitchen, Venting, Hood, Walk-In Cooler, and Basement Prep Area  
> Formerly *SoCo* Southern Fused Cuisine
- Directly Across from Pratt Institute  
> Serves approx. 6,000 students and 1,500 faculty  
> Drives consistent foot traffic and strong demand for food & beverage, and retail
- Situated in a Densely Populated Residential Area
- Surrounded by National and Local Restaurants, Retailers, and Service-Based Businesses
- High Visibility Location with Strong Vehicular and Pedestrian Traffic
- G at Clinton-Washington Avenue

**ASKING RENT: \$60/SF**

For Further Information, Please Contact:

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