



196 Smith Street

Retail Opportunity

Boerum Hill, Brooklyn, NY
Between Baltic and Warren Streets

<p>Size Ground floor: 1,800 sf Lower level: 1,200 sf</p> <p>Ceiling height Ground floor: 12'-18'</p> <p>Status Formerly Crispy Burger</p> <p>Possession Immediate</p> <p>Neighbors</p>	<p>Comments</p> <ul style="list-style-type: none"> - Fully built-out restaurant space - 1/2 a block away from Bergen Street (Warren Street entrance) Station F G servicing over 3.6 million riders annually - High foot traffic seven days a week - Located on vibrant Smith Street next to popular restaurants and bars in a prominent brownstone Brooklyn neighborhood
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**Books
Are
Magic**



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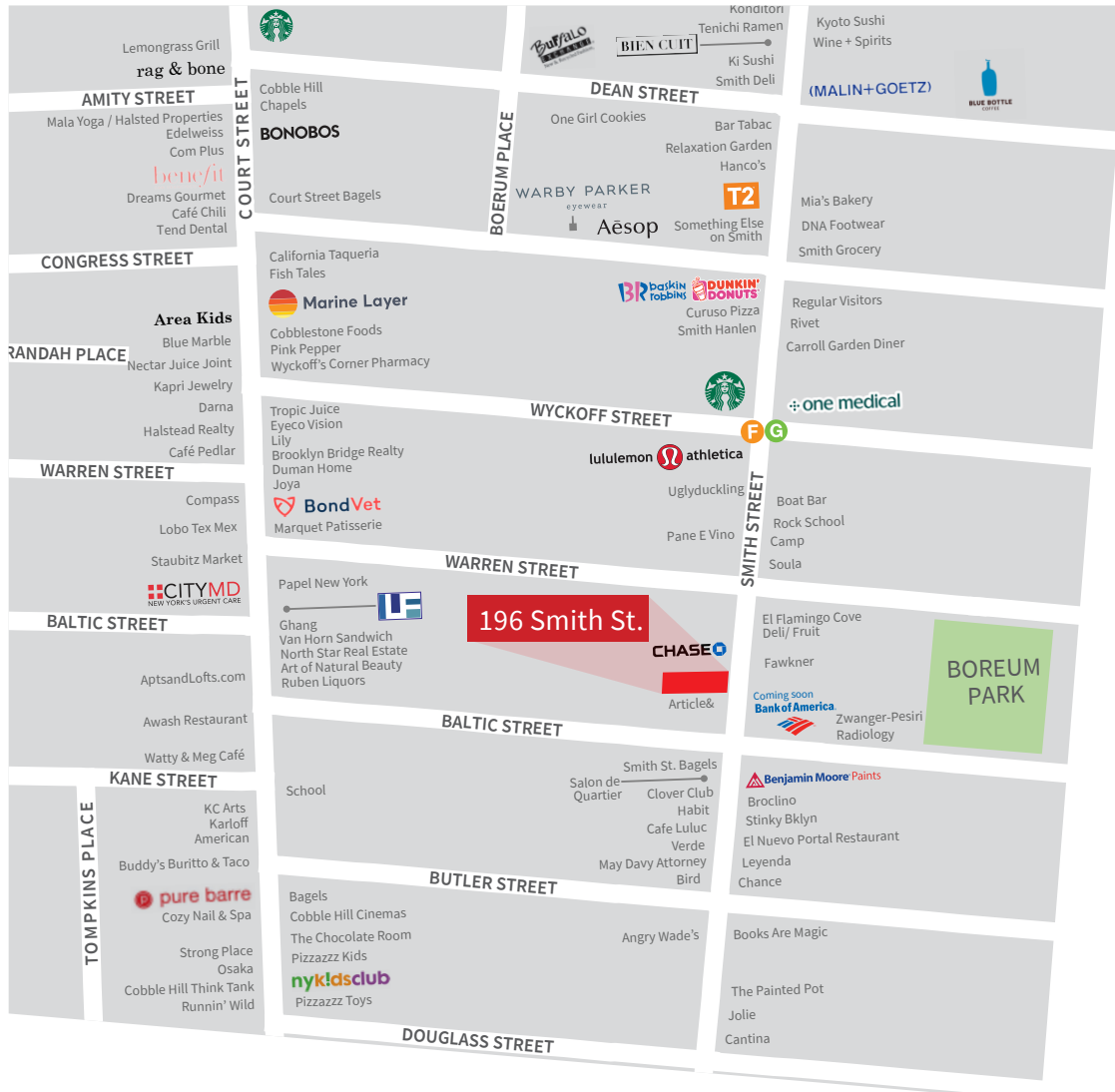
3.6M
annual subway
ridership



45,312
residential population
(1/2-m radius)



\$156,509
median household
income (1/4-m radius)



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