

224 BRIGHTON BEACH AVENUE

BROOKLYN, NY 11235

RW
RW REAL ESTATE GROUP, LLC



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PROPERTY DESCRIPTION

Brokers Protected

Newly renovated restaurant space on Brighton Beach Avenue. This property is a prime location with high visibility and foot traffic with over 14,000 vehicles passing per day. Close proximity to local and national retailers including Dunkin', Chase Bank, Ocean View Cafe, Tatiana, Carvel, Starbucks, and many more. Excellent tourism exposure with a short walk to Brighton Beach and Coney Island.

Highlights

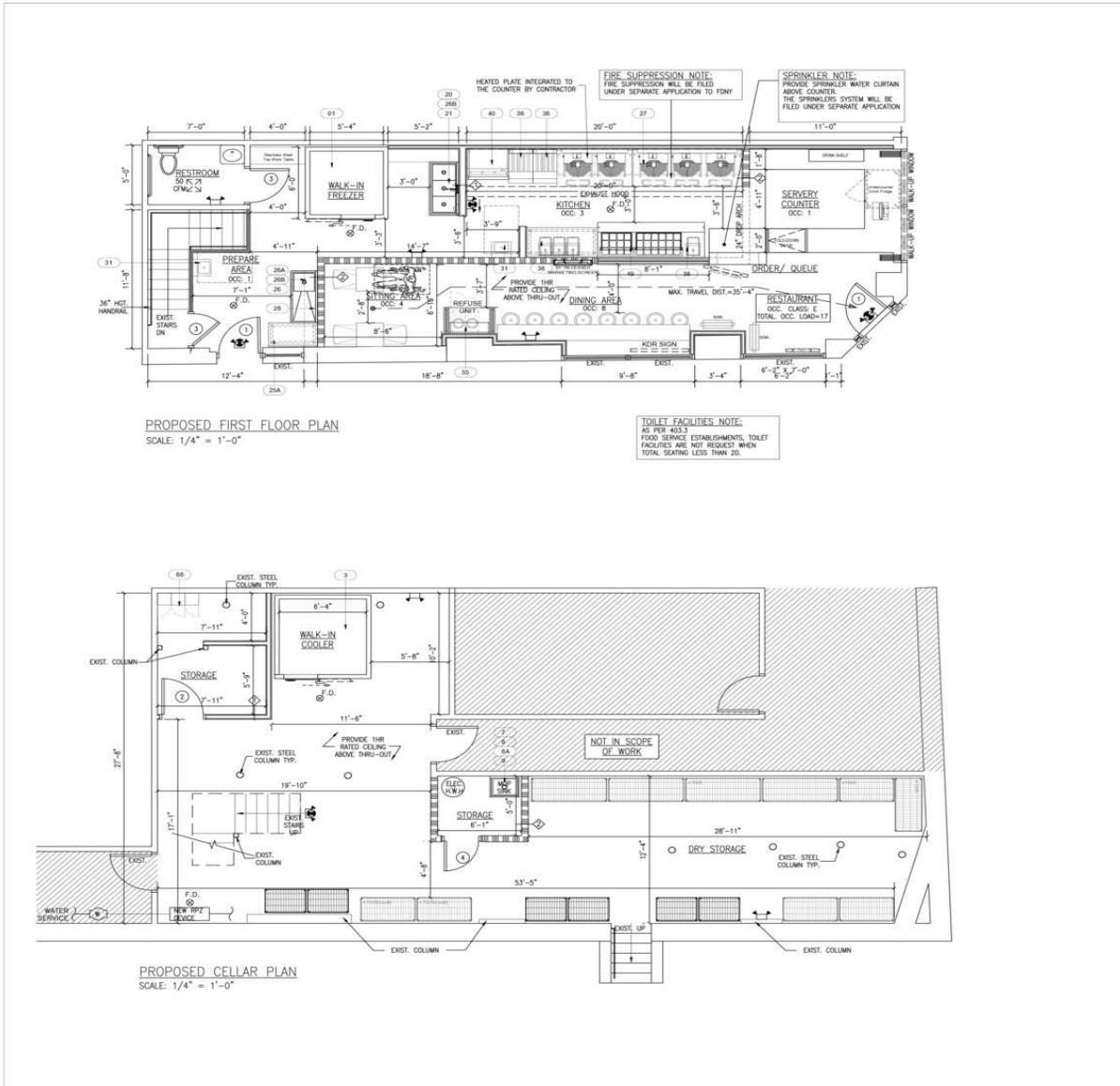
- + Turn-Key Restaurant Space
- + All Equipment Can Convey
- + Brand new HVAC
- + 20' ceiling height
- + 100' Combined Brighton Beach Avenue and Brighton 1st Place frontage
- + >0.25 mile from Ocean Pkwy and Brighton Beach Subway (Q & B Trains)
- + Steps from bus lines B1 & B68
- + 2-minute walk to Riegelmann Boardwalk

Equipment List on Request.

OFFERING SUMMARY

Lease Rate:	Upon Request
Available SF:	1,100 SF
Building Size:	10,613 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	5,389	15,276	34,377
Total Population	11,128	31,224	73,091
Average HH Income	\$52,582	\$60,030	\$67,584



PLUMBING FIXTURE CALCULATION (2022 NYCPC TABLE 403.1)

FLOOR	CLASSIFICATION	OCCUPANCY	REQ'D WC		PRO'D WC		REQ'D LAV.		PRO'D LAV.	
			MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE
1	ASSEMBLY (RESTAURANT)	A-2	1 PER 75 17/2= 9 1 REQ'D	1 PER 75 17/2= 9 1 REQ'D	1		1 PER 200 17/200=0.09 1 REQ'D		1	

AS PER 403.2 EXP. 2, SEPARATE FACILITIES ARE NOT REQ'D WHEN TOTAL OCCUPANT LOAD IS 30 OR FEWER.

WALL LEGEND

- EXIST. PARTITION OR WALL TO REMAIN
- NON-RATED INTERIOR PARTITION WITH 5/8" METAL STUDS 20 GA @ 16" O.C. WITH ONE LAYER OF 5/8" GYPSUM BOARD ON EACH SIDE
- NEW TWO-HOUR FIRE-RATED INTERIOR PARTITION WITH 5/8" METAL STUDS 18 GA @ 16" O.C. WITH TWO LAYERS OF 5/8" TYPE "X" GYPSUM BOARD ON EACH SIDE

LEGEND

- PROPERTY LINE
- NEW YORK CITY APPROVED HARMONIZED COMBINED SMOKE, DETECTOR & CARBON MONOXIDE DETECTOR (TYP.)
- MECHANICAL VENT AS NOTED ON PLAN
- INTERIOR FLOOR DRAIN
- EXT./EMERGENCY LIGHT W. BATTERY BACK-UP
- EMERGENCY LIGHT W. BATTERY BACK-UP
- FIRE SUPPRESSION PAIL STATION

ADA SEATING NOTE:
ACCESSIBLE SEATING MUST BE PROVIDED - 5% OF THE TABLES OR AT LEAST ONE (IF LESS THAN 20 ARE PROVIDED) MUST BE ACCESSIBLE.

- TABLE HEIGHT 34" MAXIMUM, 28" MINIMUM
- KNEE CLEARANCE: 27" MINIMUM (FROM FLOOR TO BOTTOM OF TABLE SURFACE)
- CLEAR FLOOR AREA OF 30" BY 48" NEEDED AT EACH SEATING AREA
- KNEE CLEARANCE EXTENDS AT LEAST 18" UNDER THE TABLE

FANG ARCHITECT, PC
ARCHITECTURE CONSULTING

35-18 LINDEN PLACE, 3FL
FLUSHING, NEW YORK
3453 338-4880
INFO@FANGPC.COM
CONSULTANTS

INTERIOR RENOVATION OF EXIST. COMMERCIAL BUILDING
224 BRIGHTON BEACH AVENUE, BROOKLYN, NY 11235

PROPOSED FLOOR PLAN

ARCHITECT SEAL
REGISTERED ARCHITECT
STATE OF NEW YORK

REVISIONS	DATE

FROM: DRAWING OR ON INSTRUMENT OF SERVICE AND THE PROJECT IS NOT TO BE REPRODUCED WITHOUT THE WRITTEN CONSENT OF FANG ARCHITECT, PC.

OFFICIAL STAMP

JOB NUMBER
B00948676-11

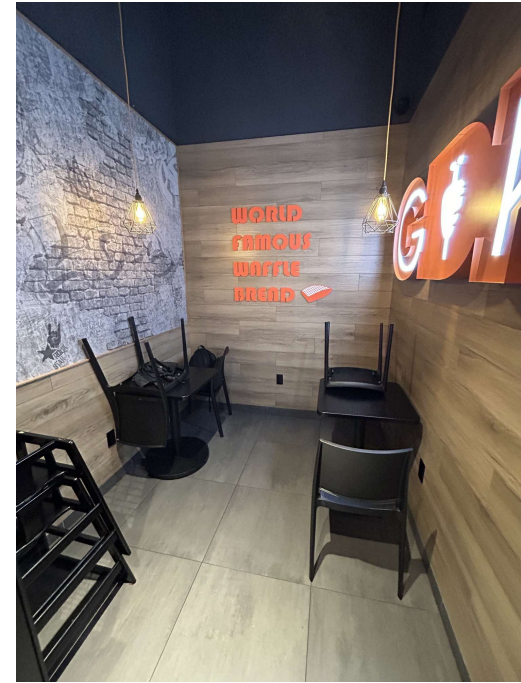
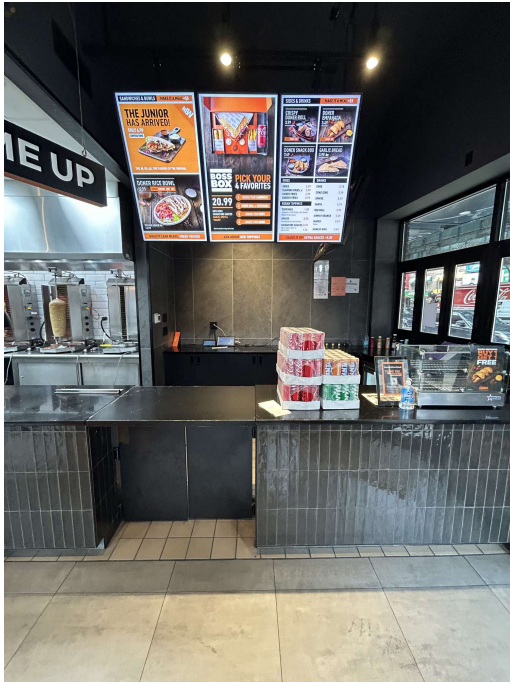
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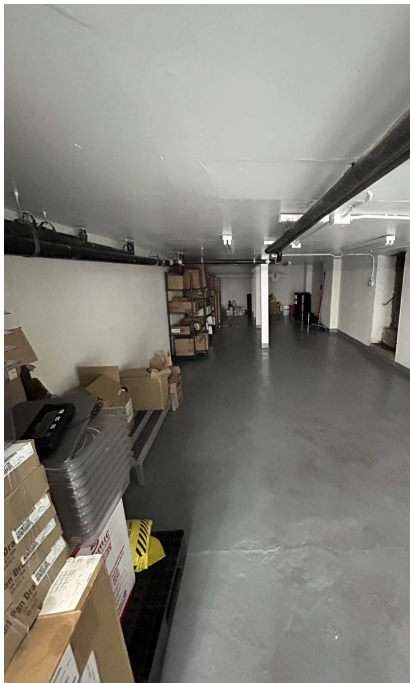
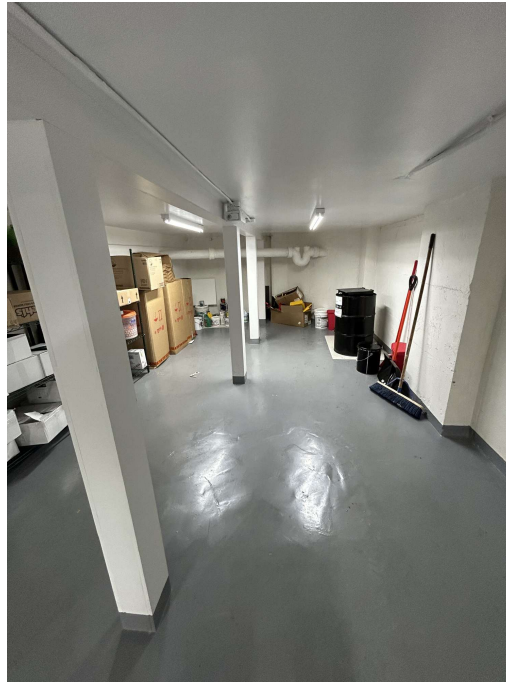
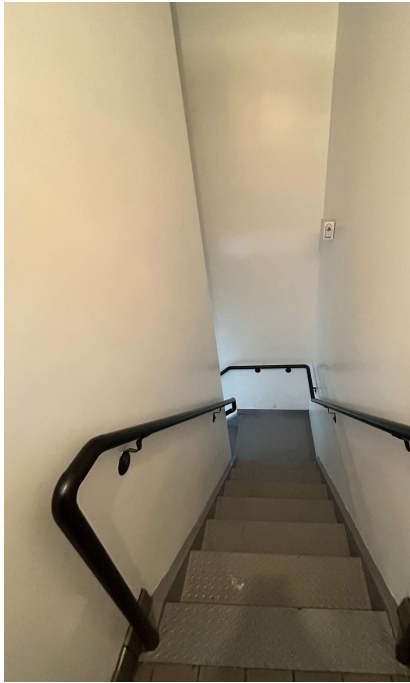
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PROJECT NO.: 2324
DATE: 05/03/23

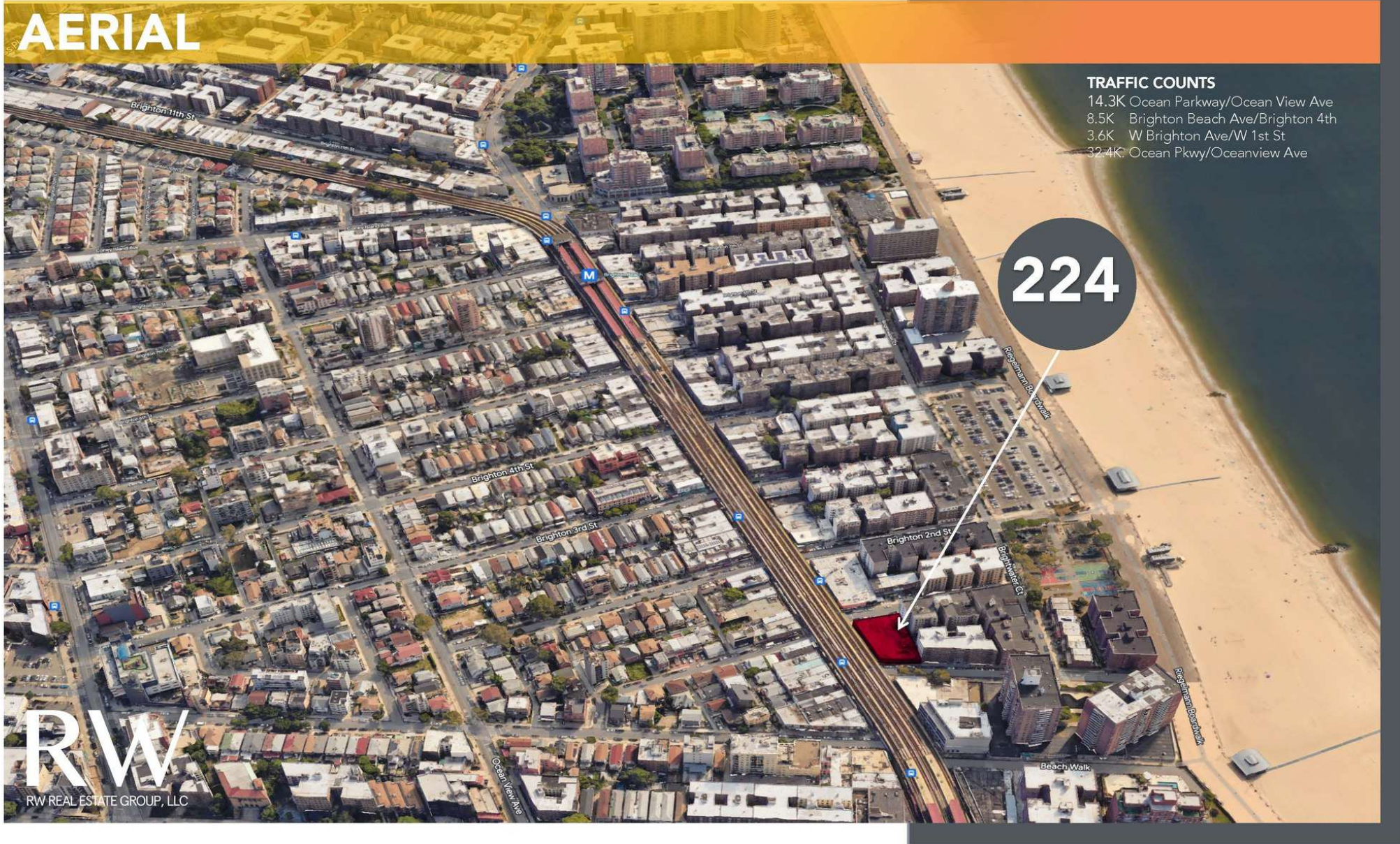


CUSTOMER AREA PHOTOS









TRAFFIC COUNTS

- 14.3K Ocean Parkway/Ocean View Ave
- 8.5K Brighton Beach Ave/Brighton 4th
- 3.6K W Brighton Ave/W 1st St
- 32.4K Ocean Pkwy/Oceanview Ave

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