

781 FRANKLIN AVENUE, BROOKLYN, NY 11238

FOR LEASE

3,400 SF TURNKEY RESTAURANT & BAR

Between Saint Johns Place & Lincoln Place



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PROPERTY SUMMARY

LOCATION

Located in the Crown Heights neighborhood of Brooklyn.

HIGHLIGHTS

- Built-Out Restaurant & Bar
- 3,400 SF With Multi-Level Layout & Open Sight-Lines
- First Floor: Dining, Bar & Kitchen
- Sub Level: Additional Dining & Lounge
- Lower Levels: Additional Dining, Prep, Storage, Walk-In, Back of House
- Private Outdoor Space: Additional Seating and Chef's Garden
- Turnkey Build-Out Vented Kitchen with Infrastructure
- Wood Fire Pizza Oven with Dough Maker + Prep Area
- Full Bar – Modern Design with Seating & Cocktail Service
- Two Storefronts: Excellent Visibility on Franklin Avenue
- Fully Equipped

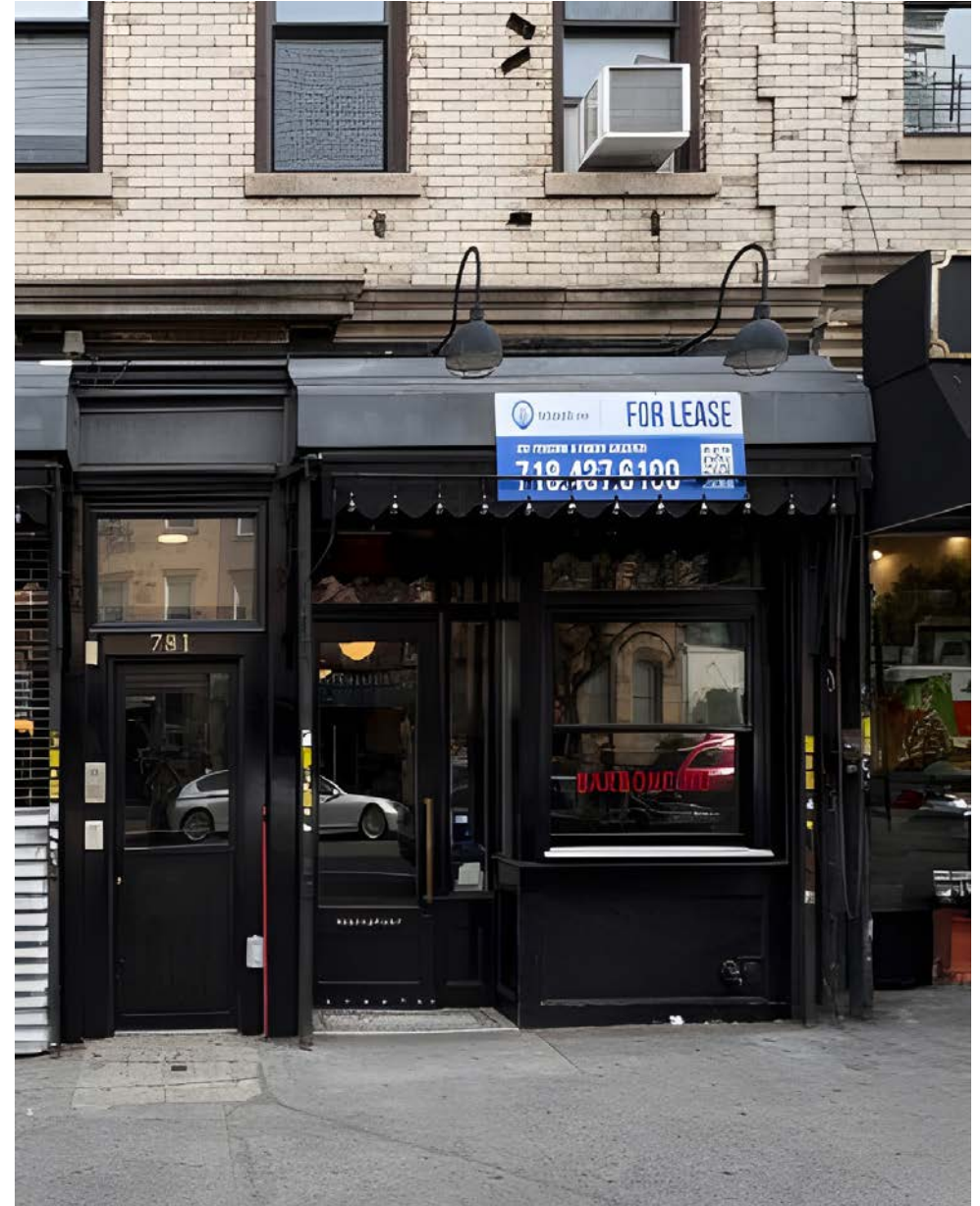
TRANSPORTATION

2 **3** **4** **5** Trains at Franklin Avenue

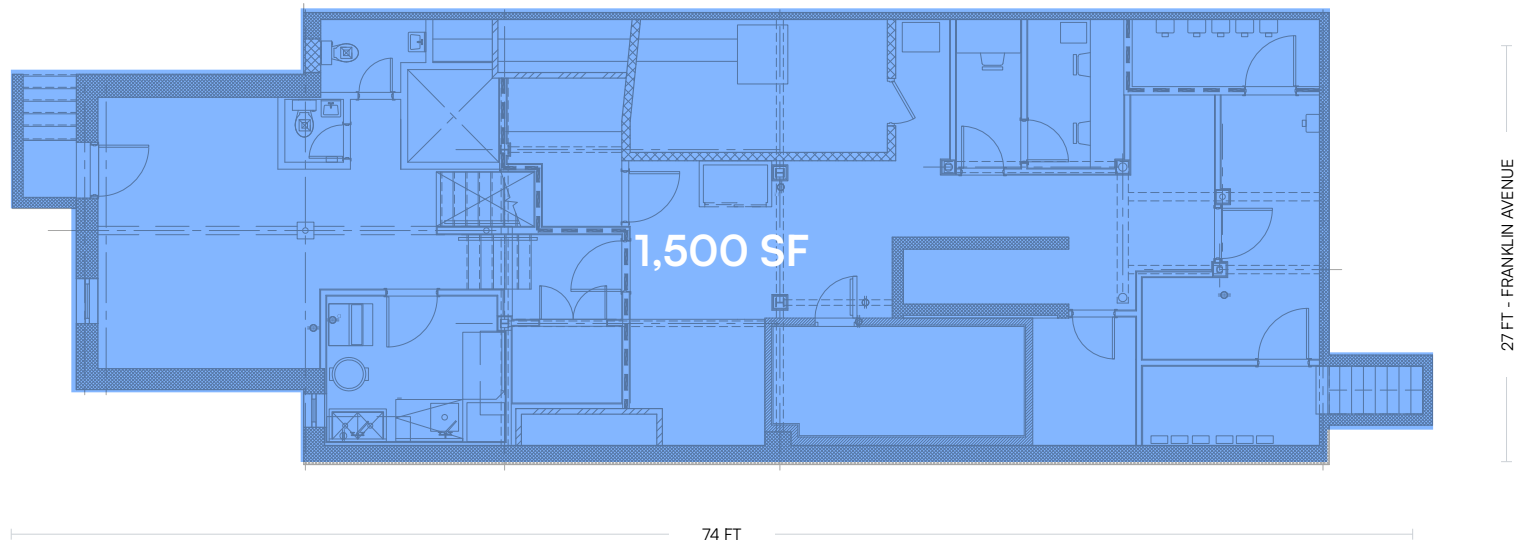
B45 **B48** **B49** Bus Lines

NEIGHBORS

Bagel Pub, Starbucks, Capital One Bank, Dunkin', The Canary, 95 South Soul Food Restaurant, Arden, Franklin Park, Veggies Natural Juice Bar, Grilled, Crown Heights Pizza, Franklin Finest Deli, Briscola Trattoria, Citi Bike: Eastern Pkwy & Franklin Ave, Dunkin', Wise Deli & Grill, Sal's, Golden Krust Caribbean Restaurant, Jui bite, and more!



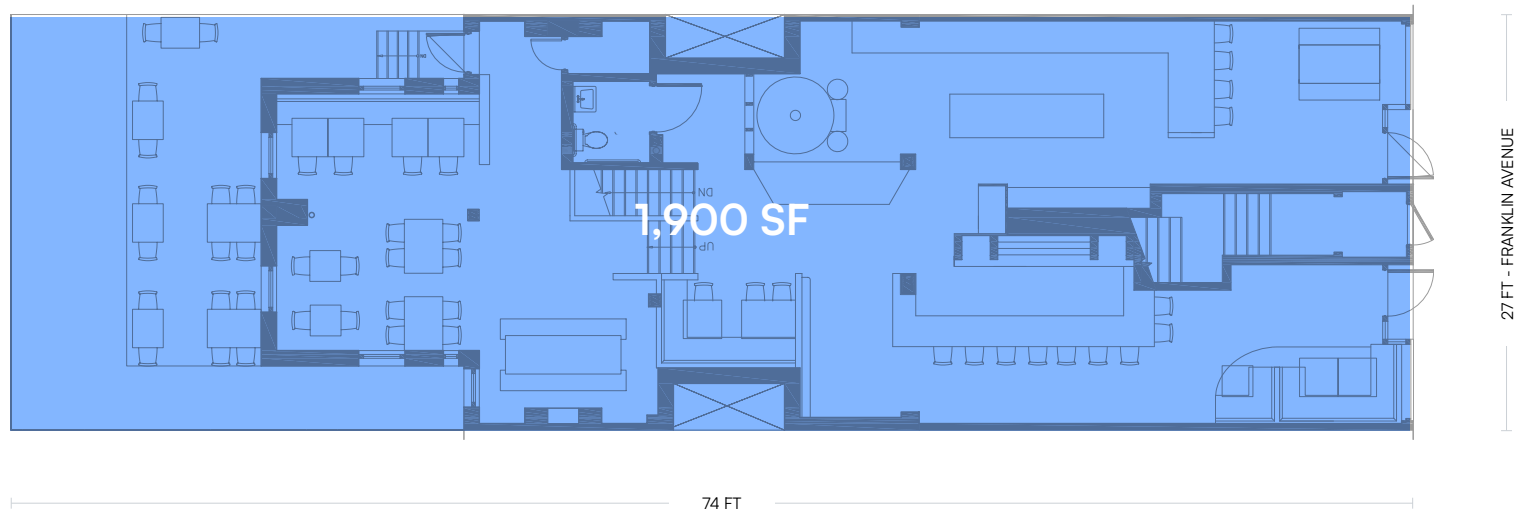
FLOOR PLANS



BASEMENT

All square footages are approximate

FLOOR PLANS



FIRST FLOOR

All square footages are approximate

PROPERTY PHOTOS



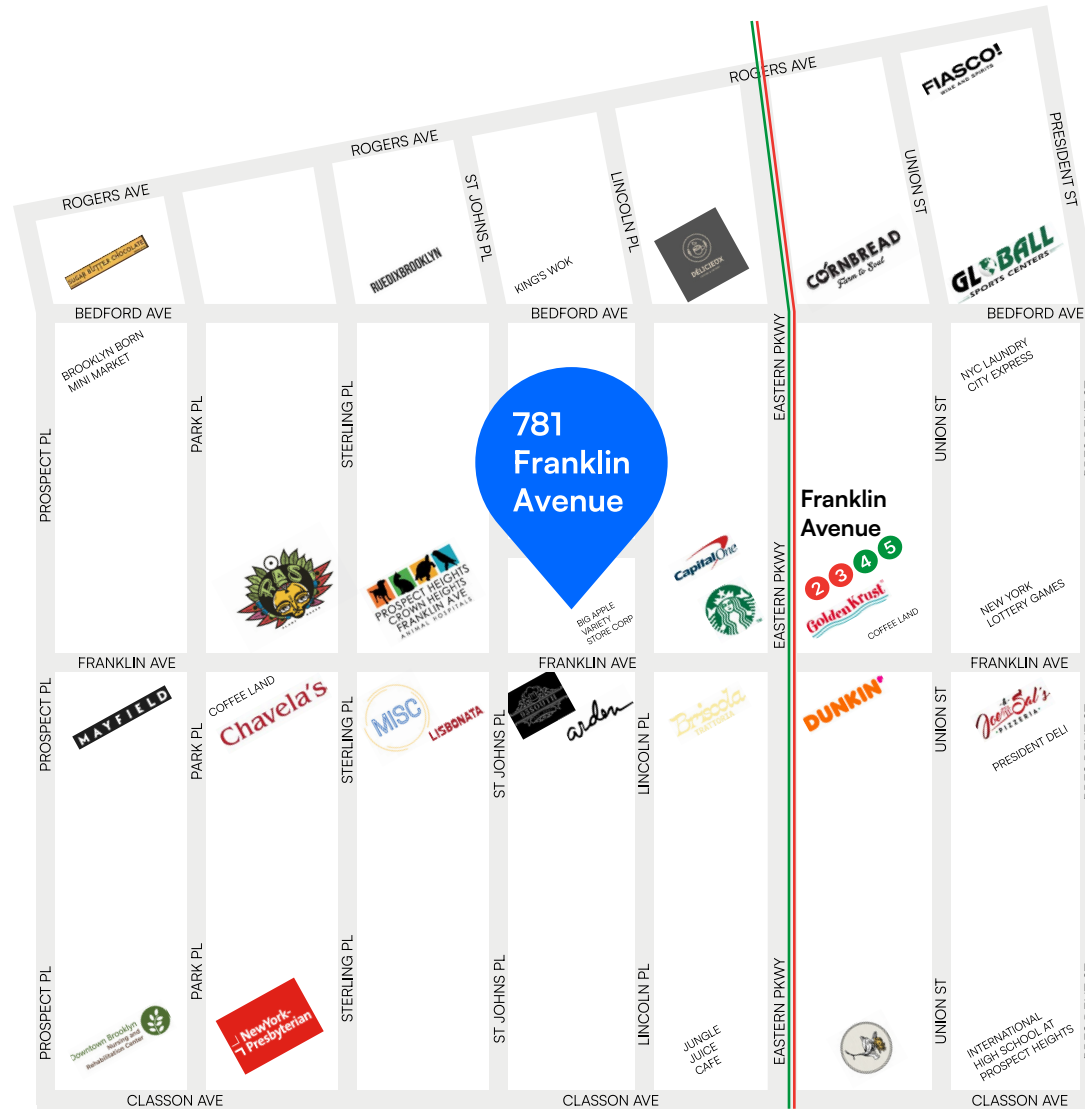
All equipment is provided in its current as-is condition. Broker makes no representations or warranties and is relying solely on ownership for all information provided.

PROPERTY PHOTOS



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RETAIL MAP





PLACE
YOURSELF ON
THE CROWN
HEIGHTS MAP

LOCATION OVERVIEW

CROWN HEIGHTS

At the intersection of Crown Heights and Weeksville, this vibrant pocket of Central Brooklyn is defined by its rich cultural heritage and growing creative energy. The area offers steady foot traffic, neighborhood charm, and an eclectic mix of local retailers, art spaces, and diverse dining. With convenient subway access to Manhattan, it balances historic character with ongoing community-driven development.

POINTS OF INTEREST

- Weeksville Heritage Center
- Brooklyn Children's Museum
- Brooklyn Botanic Garden
- Prospect Park
- Brooklyn Museum
- Barclays Center

DEMOGRAPHICS

Within a one-mile radius of the property

74,043

Total Households

186,208

People

\$101,848

Avg Household Income

*Source: walkscore.com

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