



TRI STATE  
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REAL ESTATE EXPERTS



FOR LEASE | OFFICE SPACE

2,200 SF Move-In Ready Office Available in Kensington

482 Coney Island Ave, Brooklyn, NY 11218

Shlomi Bagdadi  
718.437.6100  
sb@tristatecr.com

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## Executive Summary



### OFFERING SUMMARY

**Available SF:** 2,200 SF

**Lease Rate:** Upon Request

**Lot Size:** 1,770 SF

**Building Size:** 2,913 SF

**Zoning:** C8-2

### PROPERTY OVERVIEW

2,200 SF Move-In Ready Office Available in Kensington

Highlights:

- 2 means of egress
- 2 bathrooms
- 4 Private Offices
- HVAC
- Furniture included
- Kitchenette
- Conference Room
- Natural Sunlight

### LOCATION OVERVIEW

Located in Kensington near the Church Ave Q & F trains. Steps away from the B16, B35, and B68 bus stops. Nearby national tenants include,

- Dunkin Donuts
- Duane Reade
- Chase
- TD Bank
- McDonalds
- Walgreens
- Rite Aid

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

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## Additional Photos



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## Location Maps



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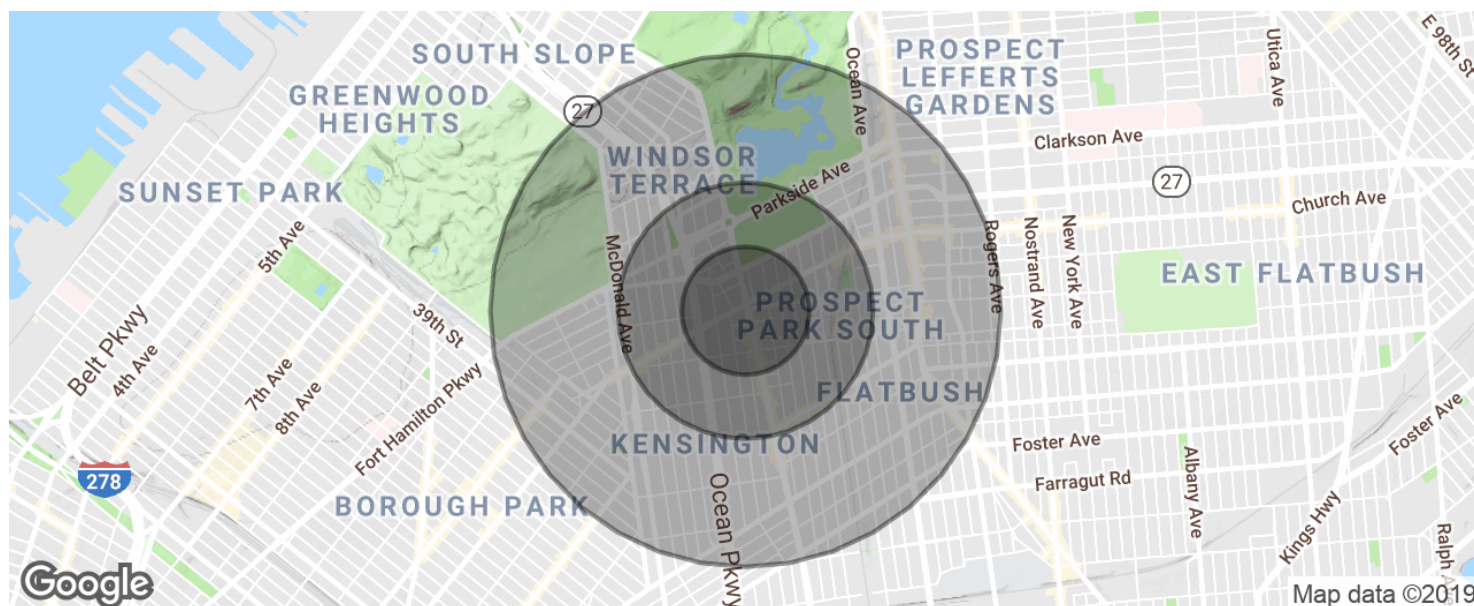
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## Demographics Map & Report



### POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total population	10,444	40,326	168,270
Median age	35.4	35.2	33.6
Median age (Male)	35.2	34.5	32.1
Median age (Female)	35.8	35.7	34.9

### HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total households	3,649	14,159	59,823
# of persons per HH	2.9	2.8	2.8
Average HH income	\$66,819	\$64,500	\$58,928
Average house value	\$793,946	\$749,887	\$641,242

\* Demographic data derived from 2010 US Census

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## Retailer Map



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