



TRI STATE  
COMMERCIAL  
REAL ESTATE EXPERTS



FOR LEASE | OFFICE SPACE

3,500 SF Office | Community Facility Available in Brighton Beach!

2901 Brighton 3 Street, Brooklyn, NY 11235

Shlomi Bagdadi  
718.437.6100  
sb@tristatecr.com

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## Executive Summary



### OFFERING SUMMARY

**Available SF:** 3,500 SF

**Lease Rate:** Upon Request

**Lot Size:** 19,531 SF

**Building Size:** 66,869 SF

**Zoning:** R6

### PROPERTY OVERVIEW

3,500 SF Office | Community Facility Available in Brighton Beach!

Highlights:

- Private entrance
- Community Facility
- Reasonable Divisions will be considered

### LOCATION OVERVIEW

Located in Brighton Beach near the Ocean Parkway Q train station. In close proximity to the B1, B4, & B68 bus stops. Nearby national tenants include,

- TD Bank
- Marshalls
- Bank of America
- AT & T
- Chase
- Starbucks
- Duane Reade
- Capital One
- Dunkin Donuts
- & many more!

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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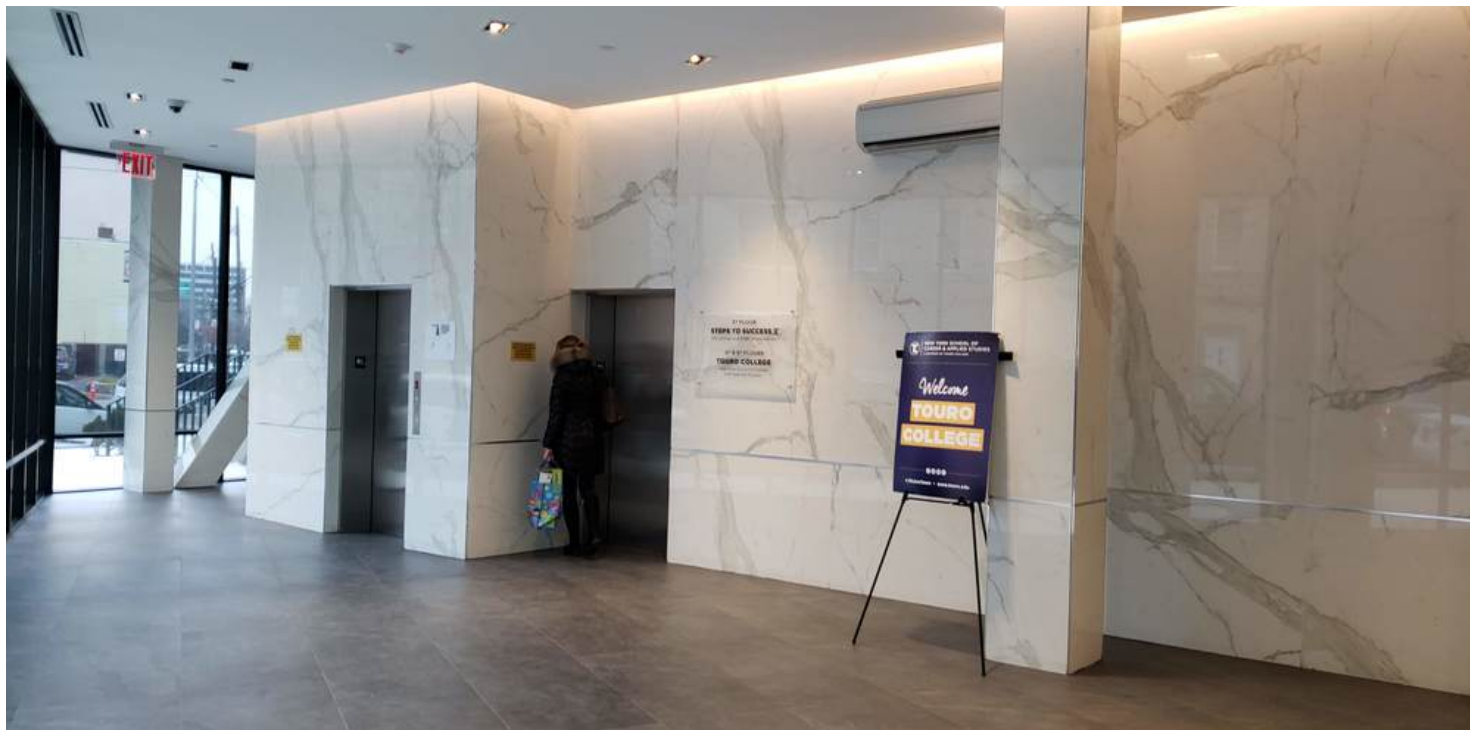
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## Additional Photos



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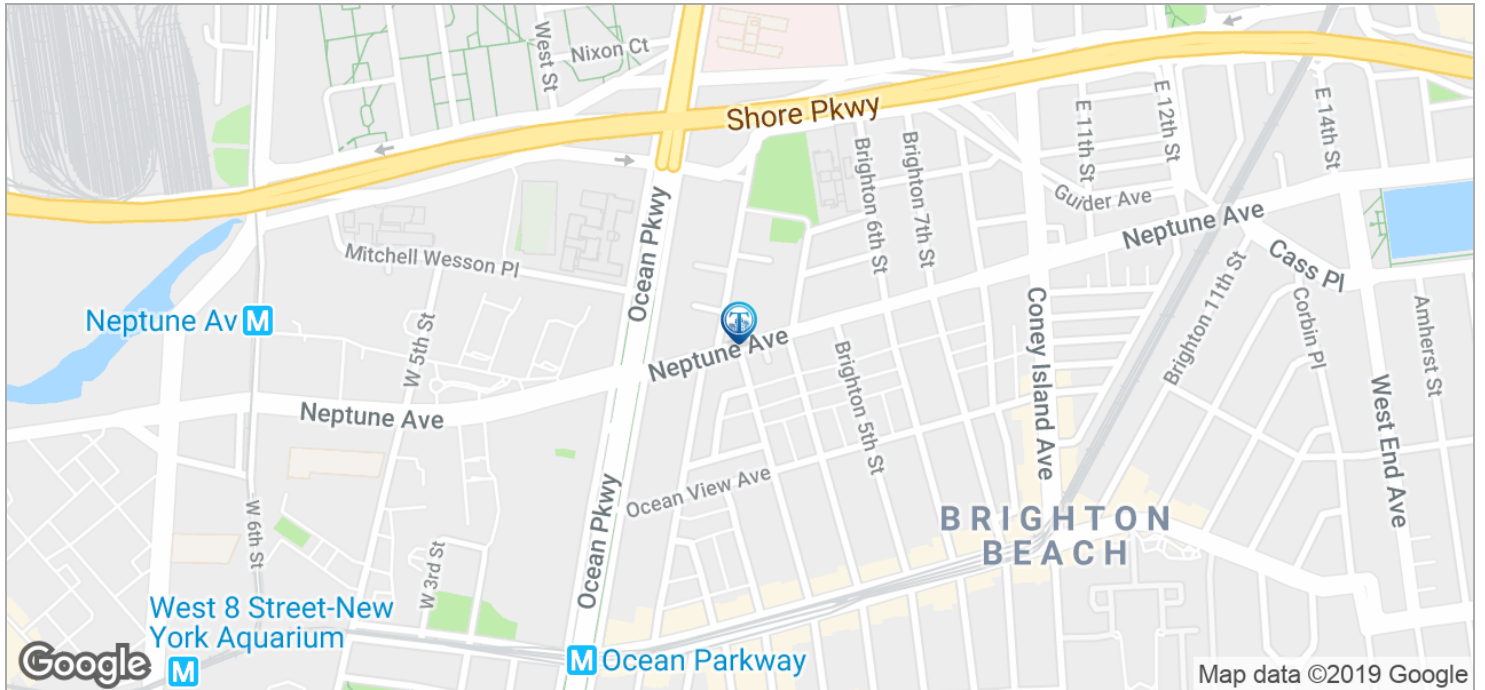
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## Location Maps



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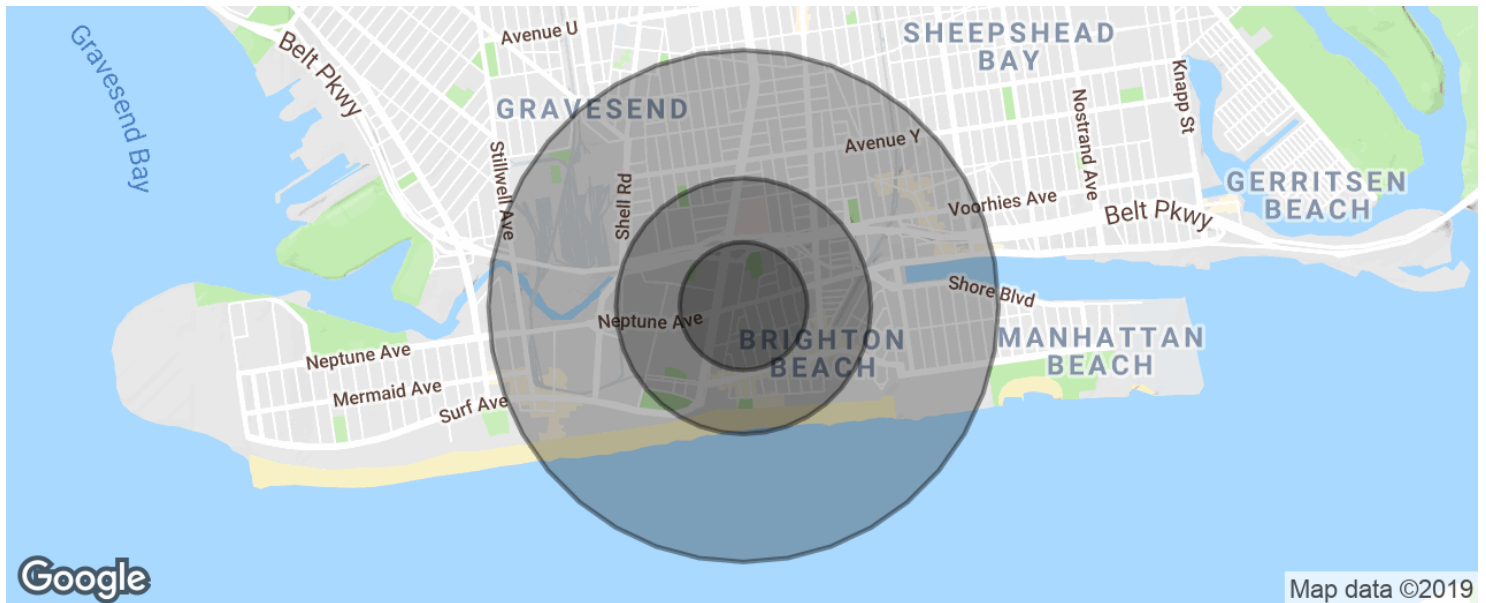
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## Demographics Map & Report



### POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total population	10,080	40,544	92,109
Median age	39.7	48.3	48.4
Median age (Male)	37.4	44.8	45.2
Median age (Female)	43.8	51.1	50.8

### HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total households	3,848	18,321	41,638
# of persons per HH	2.6	2.2	2.2
Average HH income	\$53,137	\$49,934	\$53,267
Average house value	\$490,685	\$472,004	\$492,714

\* Demographic data derived from 2010 US Census

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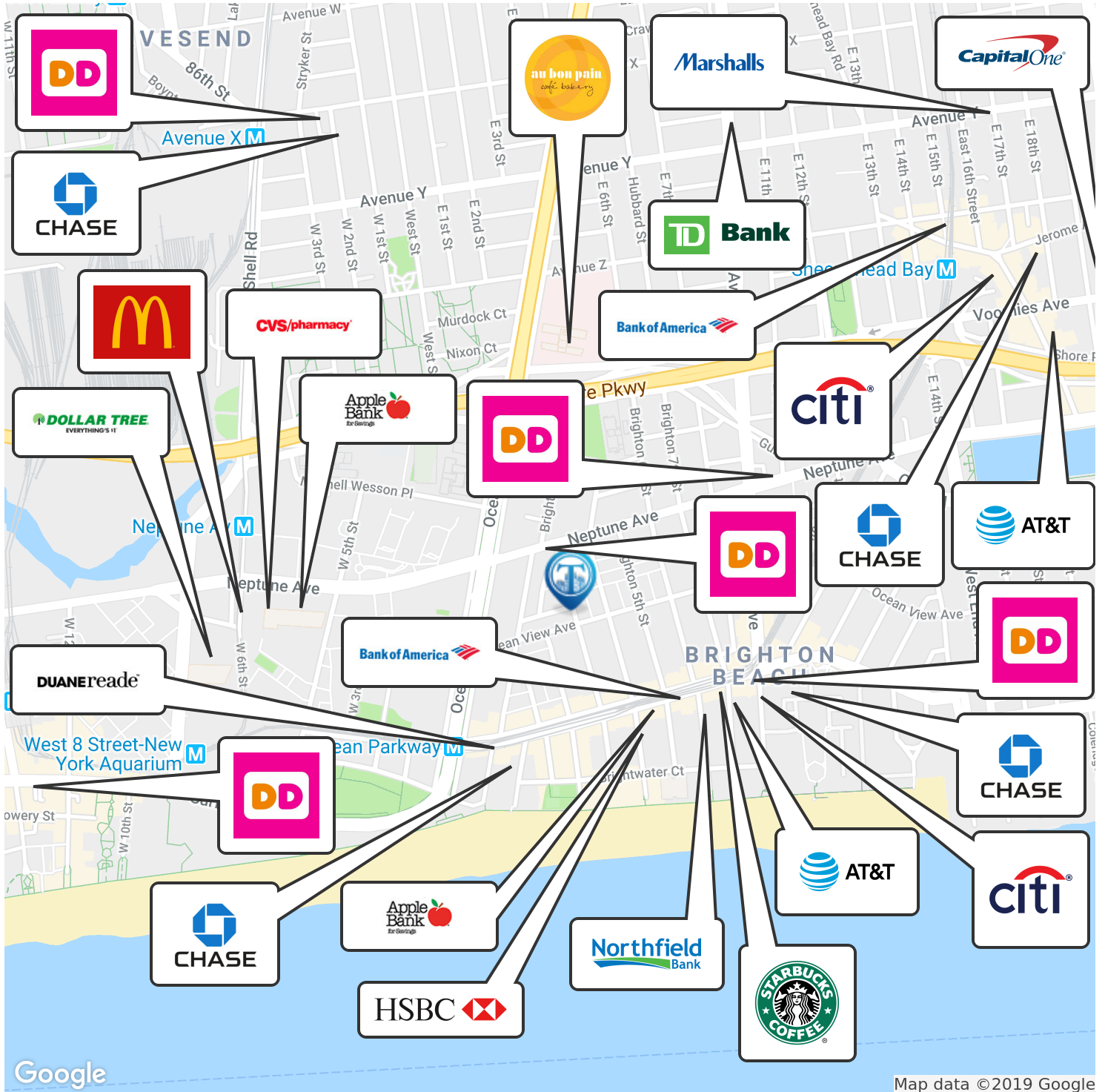
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### Retailer Map



Google

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