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SHLOMI BAGDADI

SPACE FOR LEASE  
718.437.6100

FOR LEASE | RETAIL SPACE

1,000 SF Office Space available in Bushwick!

1098 Bushwick Ave, Brooklyn, NY 11221

Shlomi Bagdadi  
718.437.6100  
sb@tristatecr.com

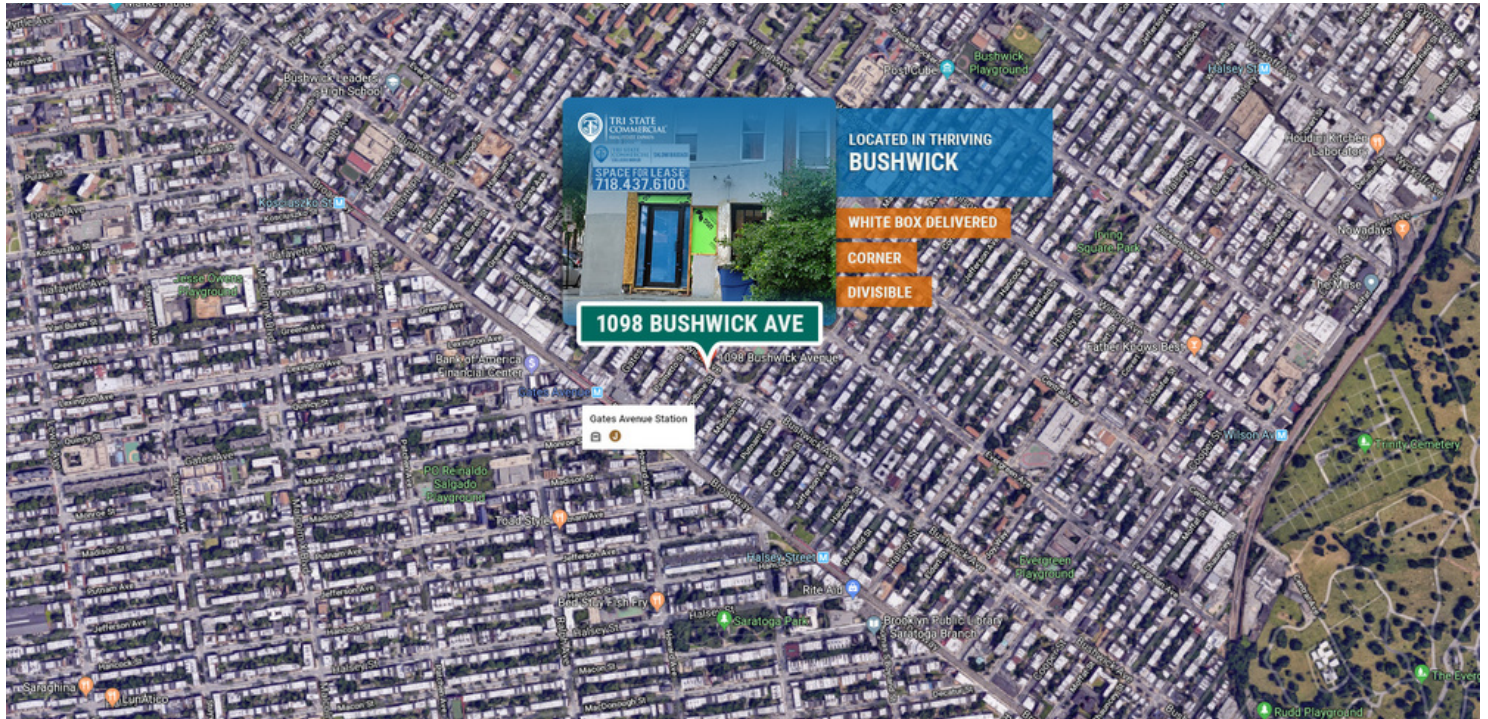
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## Executive Summary



### OFFERING SUMMARY

**Available SF:** 1,000 SF

**Lease Rate:** Upon Request

**Lot Size:** 1,250 SF

**Building Size:** 1,913 SF

**Zoning:** R6

### PROPERTY OVERVIEW

1,000 SF Office Space available in Bushwick!

**Features:**

- White Box Delivered
- Corner
- Divisible

### LOCATION OVERVIEW

Located in Bushwick near the Gates Av J & Z train station. Steps away from the B52 & Q24 bus stops. Nearby tenants include,

- Citi Bank
- Popeyes
- Capital One
- Santander
- Starbucks
- Sprint
- Dunkin Donuts
- Dollar Tree
- White Castle
- & 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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## Additional Photos



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## Location Maps



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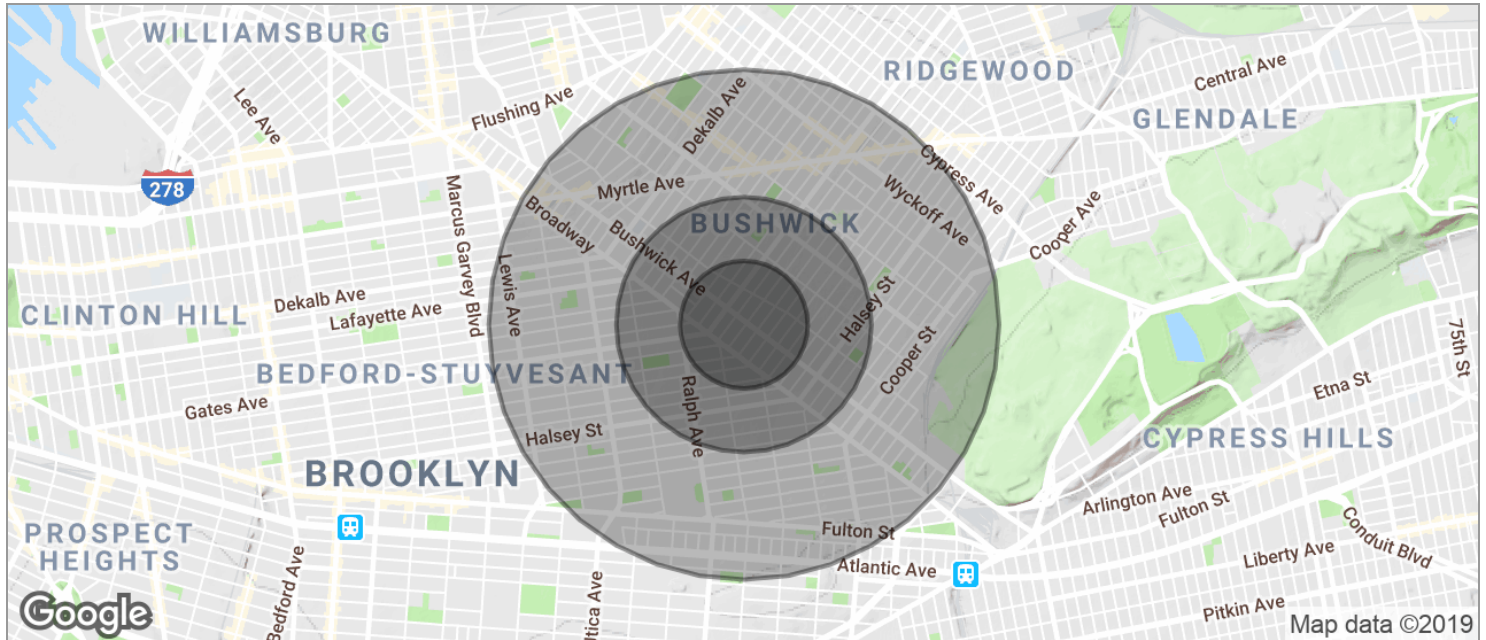
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## Demographics Map



|                                | 0.25 MILES | 0.5 MILES | 1 MILE    |
|--------------------------------|------------|-----------|-----------|
| <b>POPULATION</b>              |            |           |           |
| TOTAL POPULATION               | 11,403     | 44,371    | 180,518   |
| MEDIAN AGE                     | 30.9       | 31.1      | 30.8      |
| MEDIAN AGE (MALE)              | 29.2       | 28.7      | 28.8      |
| MEDIAN AGE (FEMALE)            | 32.1       | 33.7      | 32.9      |
| <b>HOUSEHOLDS &amp; INCOME</b> |            |           |           |
| TOTAL HOUSEHOLDS               | 3,963      | 15,637    | 62,726    |
| # OF PERSONS PER HH            | 2.9        | 2.8       | 2.9       |
| AVERAGE HH INCOME              | \$45,310   | \$45,031  | \$45,212  |
| AVERAGE HOUSE VALUE            | \$580,990  | \$601,829 | \$590,959 |

\* Demographic data derived from 2010 US Census

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## Retailer Map



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