

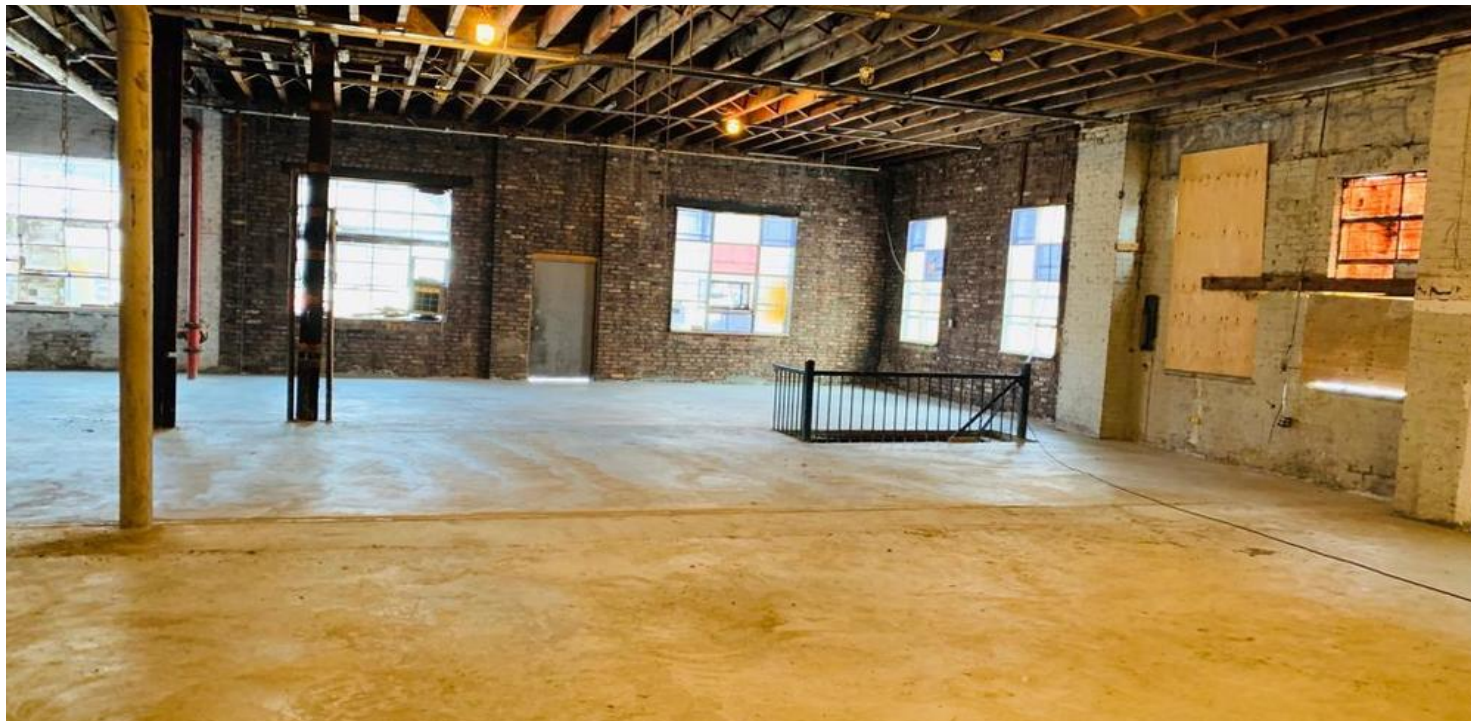
4,000 SF Office | Storage Space Available in Gravesend

2569 Shell Rd, Brooklyn, NY 11223



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

Executive Summary



OFFERING SUMMARY

Available SF: 4,000 SF

Lease Rate: Upon Request

Lot Size: 30,796 SF

Building Size: 13,674 SF

Zoning: M1-1

PROPERTY OVERVIEW

4,000 SF Office | Storage + 9 Car Parking Available in Gravesend

Highlights:

- Newly Finished
- Vanilla Box
- Sheet rock walls
- 2,500 SF Basement

LOCATION OVERVIEW

Located in Gravesend next to the F train station at the Ave X Station. In close proximity to the B1 and B4 bus stop. Nearby national tenant includes,

- Retro Fitness
- Dunkin Donuts
- Walgreens
- Chase
- Santander
- Rite Aid
- Blink Fitness

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.

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Tri State Commercial® Realty Inc // 482 Coney Island Ave // Brooklyn, 11218 // <http://tristatecr.com/>



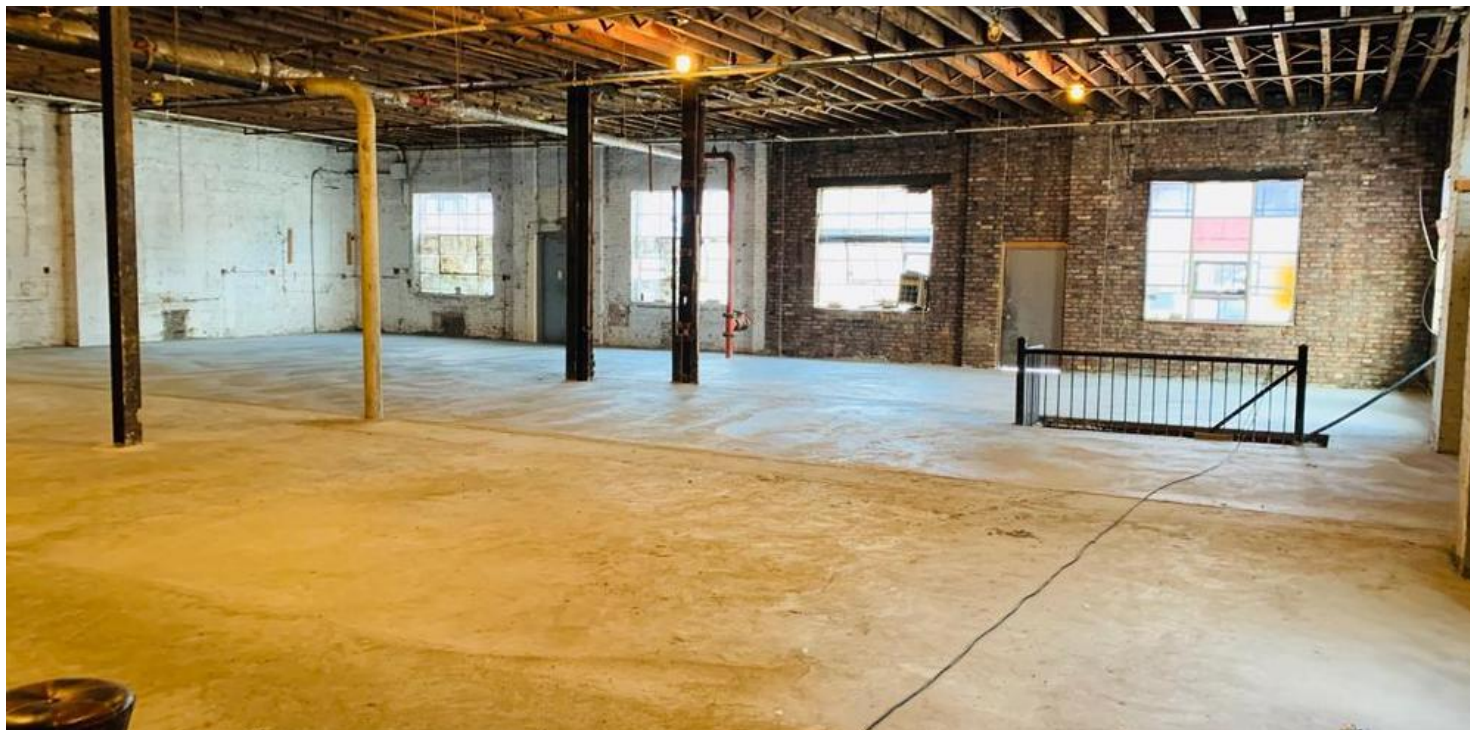
4,000 SF Office | Storage Space Available in Gravesend

2569 Shell Rd, Brooklyn, NY 11223



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

Additional Photos



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.

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Tri State Commercial® Realty Inc // 482 Coney Island Ave // Brooklyn, 11218 // <http://tristatecr.com/>



4,000 SF Office | Storage Space Available in Gravesend

2569 Shell Rd, Brooklyn, NY 11223



TRI STATE
COMMERCIAL[®]
REAL ESTATE EXPERTS

Location Maps



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.

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Tri State Commercial[®] Realty Inc // 482 Coney Island Ave // Brooklyn, 11218 // <http://tristatecr.com/>



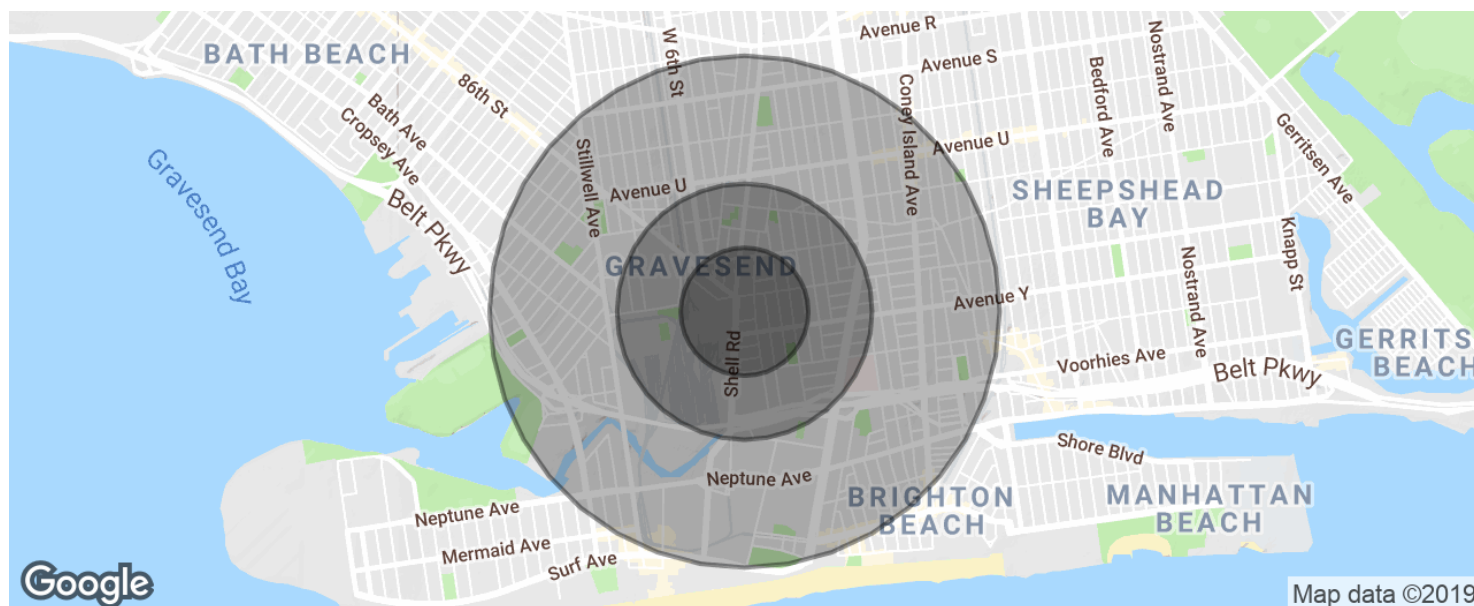
4,000 SF Office | Storage Space Available in Gravesend

2569 Shell Rd, Brooklyn, NY 11223



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total population	5,084	23,004	104,214
Median age	48.8	47.0	44.0
Median age (Male)	48.8	45.5	42.2
Median age (Female)	48.2	48.7	45.7

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total households	2,257	9,683	42,027
# of persons per HH	2.3	2.4	2.5
Average HH income	\$52,792	\$54,494	\$56,335
Average house value	\$617,968	\$565,609	\$545,922

* Demographic data derived from 2010 US Census

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.

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Tri State Commercial® Realty Inc // 482 Coney Island Ave // Brooklyn, 11218 // <http://tristatecr.com/>



4,000 SF Office | Storage Space Available in Gravesend

2569 Shell Rd, Brooklyn, NY 11223



TRI STATE
COMMERCIAL
REAL ESTATE EXPERTS

Retailer Map



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.

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Tri State Commercial® Realty Inc // 482 Coney Island Ave // Brooklyn, 11218 // <http://tristatecr.com/>

