



TRI STATE
COMMERCIAL
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

500 SF Retail Space Available in Gowanus

489 3rd Ave, Brooklyn, NY 11215

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

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Executive Summary



OFFERING SUMMARY

Available SF: 500 SF

Lease Rate: Upon Request

Lot Size: 2,556 SF

Building Size: 7,598 SF

Zoning: R6A, C2-4

PROPERTY OVERVIEW

500 SF Retail Space Available in Gowanus

Highlights:

- Glass Storefront
- Lots of natural light
- Vanilla Box Condition

LOCATION OVERVIEW

Located in Gowanus near the F & G train station at the 4th Ave - 9th Street Station. Also in close proximity to the R train at the 9th Street station. Steps away from the B37, B61, and B103 bus stops. Nearby national tenants include,

- Starbucks
- Chase
- Capital One
- T-mobile
- Sprint
- Burger King
- Dunkin Donuts
- Retro Fitness
- Rite Aid
- & 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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Location Maps



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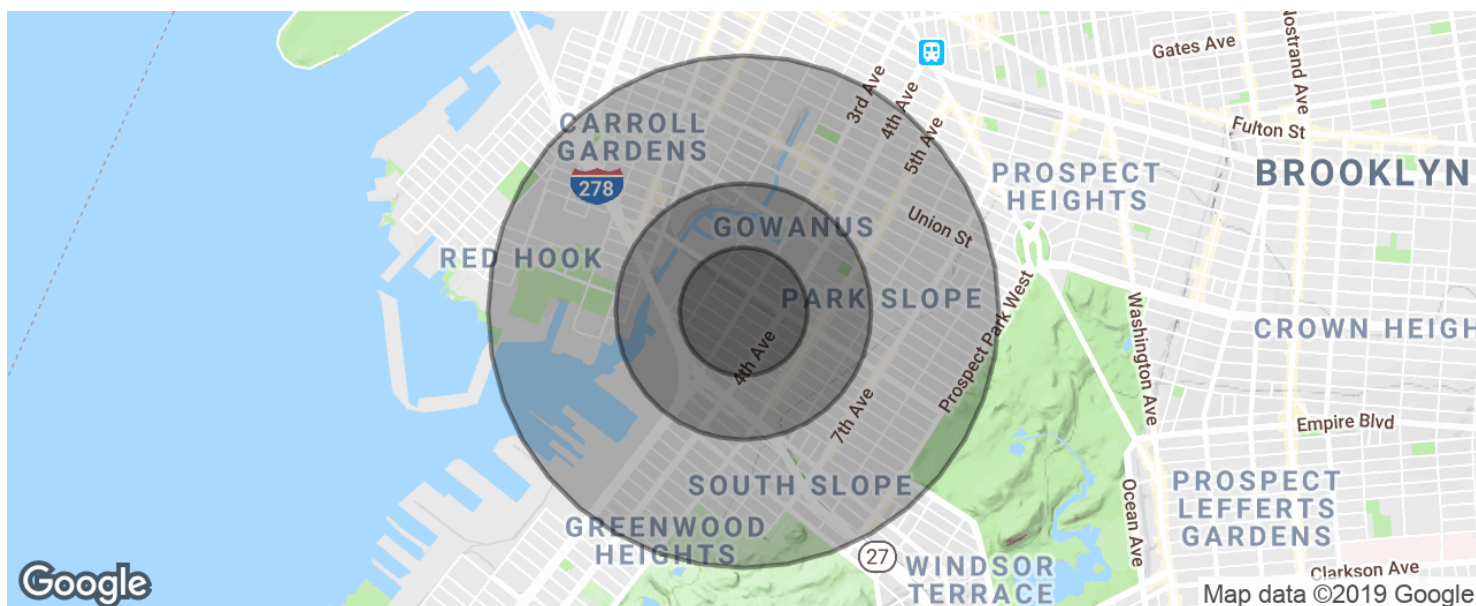
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total population	6,495	23,690	110,531
Median age	32.8	33.9	33.8
Median age (Male)	33.1	34.7	33.5
Median age (Female)	32.3	33.1	34.1

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total households	2,895	9,863	46,386
# of persons per HH	2.2	2.4	2.4
Average HH income	\$80,200	\$89,796	\$102,982
Average house value	\$844,796	\$874,281	\$916,071

* Demographic data derived from 2010 US Census

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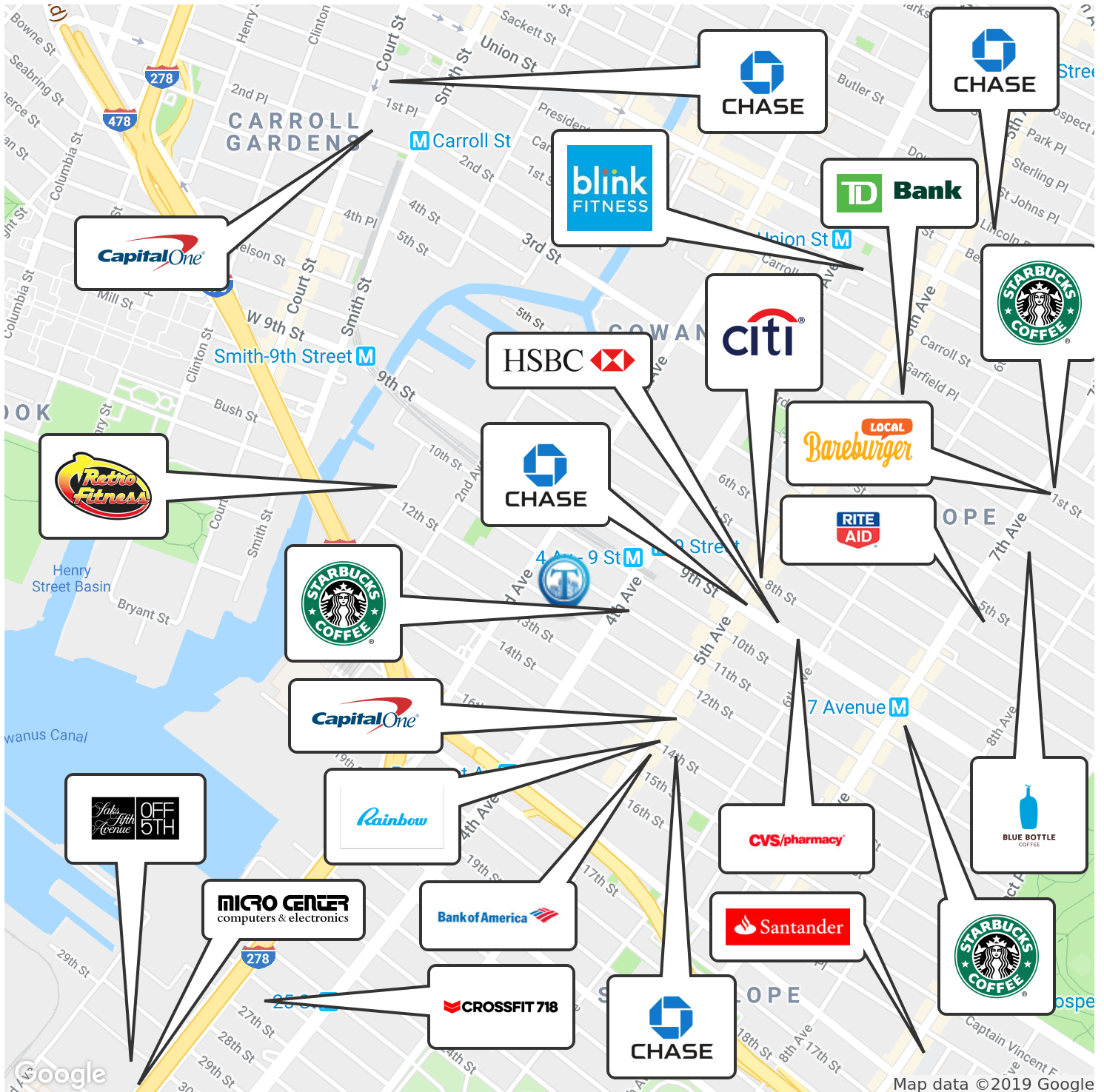
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Retailer Map



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