



TRI STATE  
COMMERCIAL<sup>®</sup>  
REAL ESTATE EXPERTS



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EXCLUSIVE BROKER

SHLOMI BAGDADI

**SPACE FOR LEASE**  
**718.437.6100**



**FOR LEASE | RETAIL SPACE**

**Up to 20,000 SF Creative | Retail | Office**

1005 Greene Ave, Brooklyn, NY 11221

Shlomi Bagdadi  
718.437.6100  
sb@tristatecr.com

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## Executive Summary



### OFFERING SUMMARY

**Available SF:** 10,000- 20,000SF

**Lease Rate:** Upon Request

**Lot Size:** 10,000 SF

**Building Size:** 20,000 SF

**Zoning:** C4-4L

### PROPERTY OVERVIEW

Up to 20,000 SF Creative | Retail | Office

Highlights:

- Rooftop
- 100ft fontage
- Drive up ramp
- Will be delivered White box

### LOCATION OVERVIEW

Located in Bed-Stuy near the B38, B47, Q24, and B52 bus stops. In close proximity to the J train at the Kosciuszko St, J train station. Nearby national tenants include,

- Dollar Tree
- Sprint
- Bank of America
- Dunkin Donuts
- Rite Aid
- Walgreens
- Footlocker
- Chase
- Citi Bank
- & 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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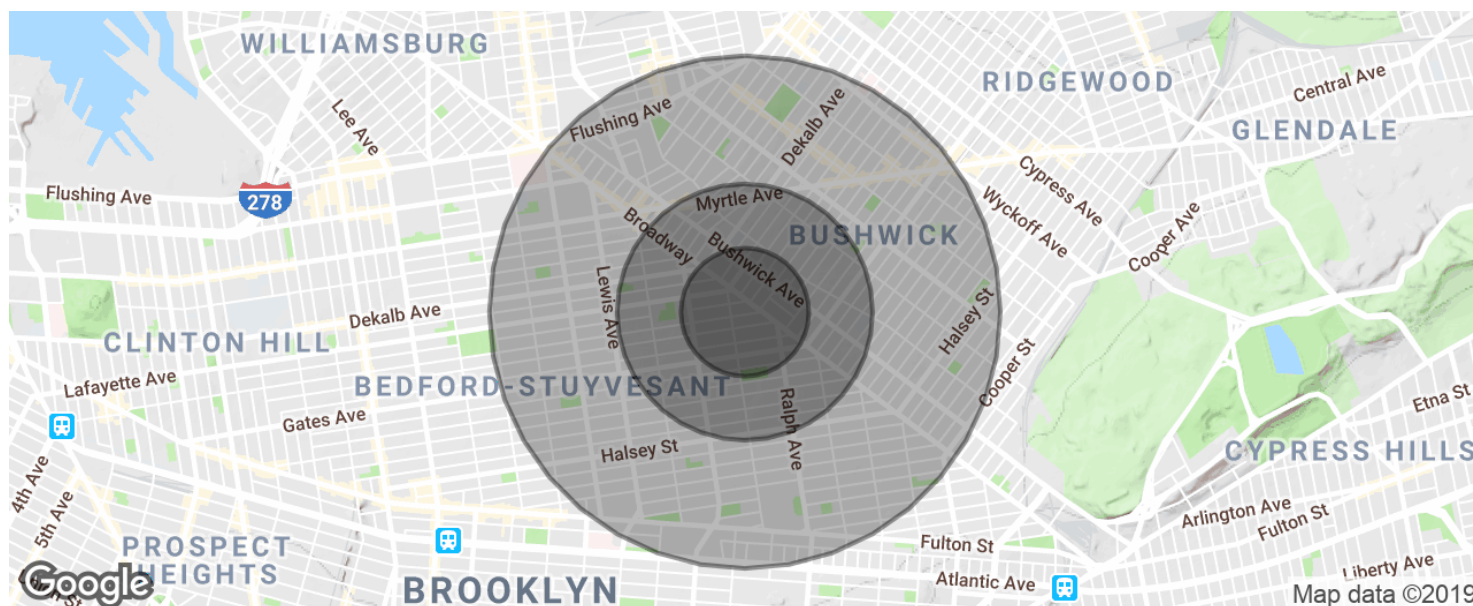
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## Demographics Map & Report



### POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total population	10,183	40,362	174,788
Median age	32.1	31.9	31.1
Median age (Male)	29.5	29.8	29.3
Median age (Female)	34.3	34.4	33.2

### HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total households	3,743	14,753	62,386
# of persons per HH	2.7	2.7	2.8
Average HH income	\$45,632	\$46,625	\$45,932
Average house value	\$622,510	\$607,412	\$635,171

\* Demographic data derived from 2010 US Census

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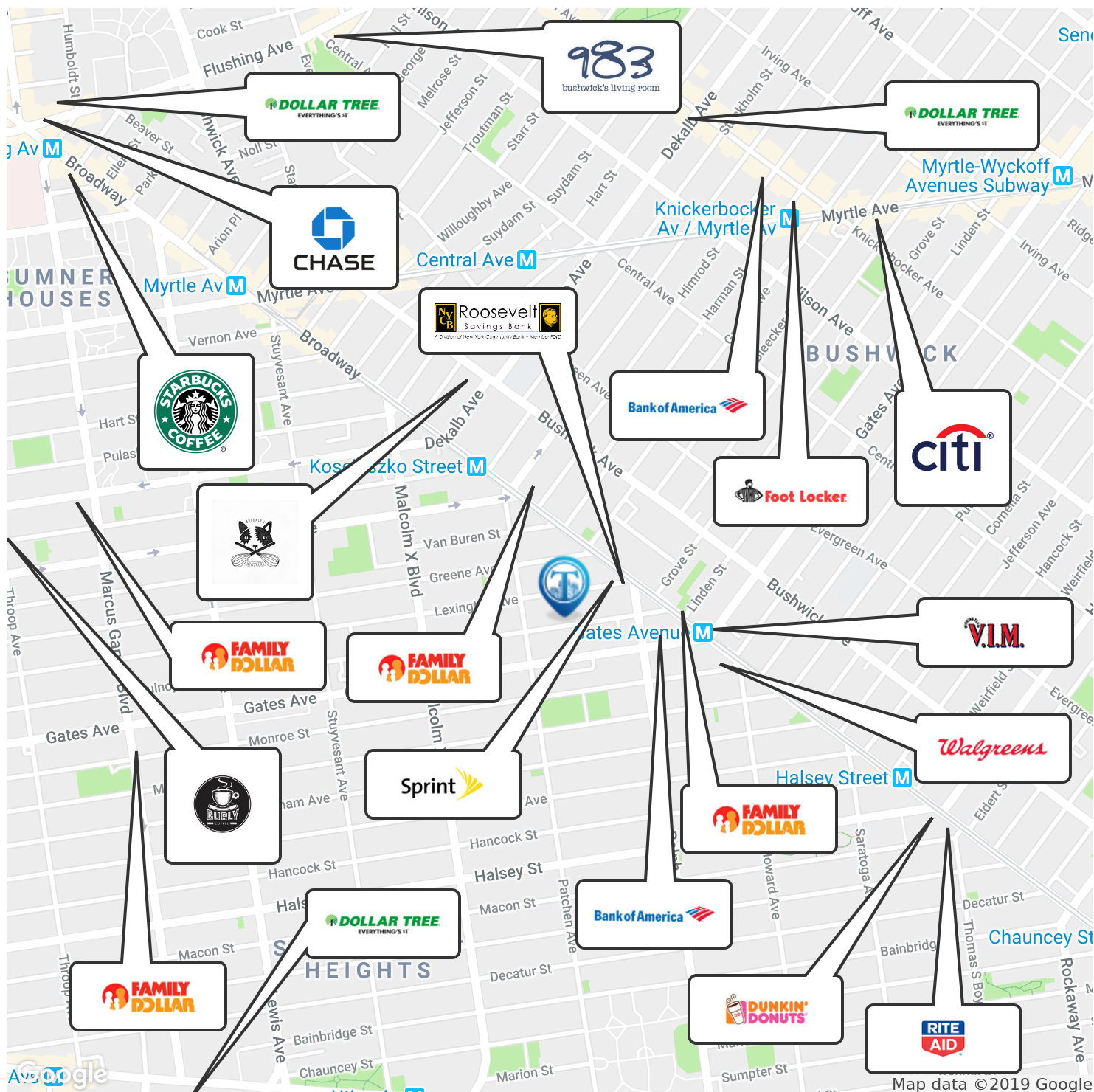
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## Retailer Map



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