



TRI STATE
COMMERCIAL
REAL ESTATE EXPERTS

4TH FLOOR AVAILABLE



FOR LEASE | RETAIL SPACE 2,000 SF Move in Ready Built-out Office

1491 Broadway, Brooklyn, NY 11221

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

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Executive Summary



OFFERING SUMMARY

Available SF: 2,000 SF

Lease Rate: Upon Request

Lot Size: 5,983 SF

Building Size: 23,500 SF

Zoning: R6

PROPERTY OVERVIEW

2,000 SF Move in Ready Built-out Office

Highlights:

- Elevator Building
- Built-Out Office

LOCATION OVERVIEW

Located in Bushwick near the J train at the Halsey St Station. Steps away from the B7, B26, and Q24 bus. Nearby national tenants include,

- Blink Fitness
- Foot Locker
- Sprint
- Citi Bank
- Starbucks
- Dunkin Donuts
- Rite Aid
- Capital One
- & 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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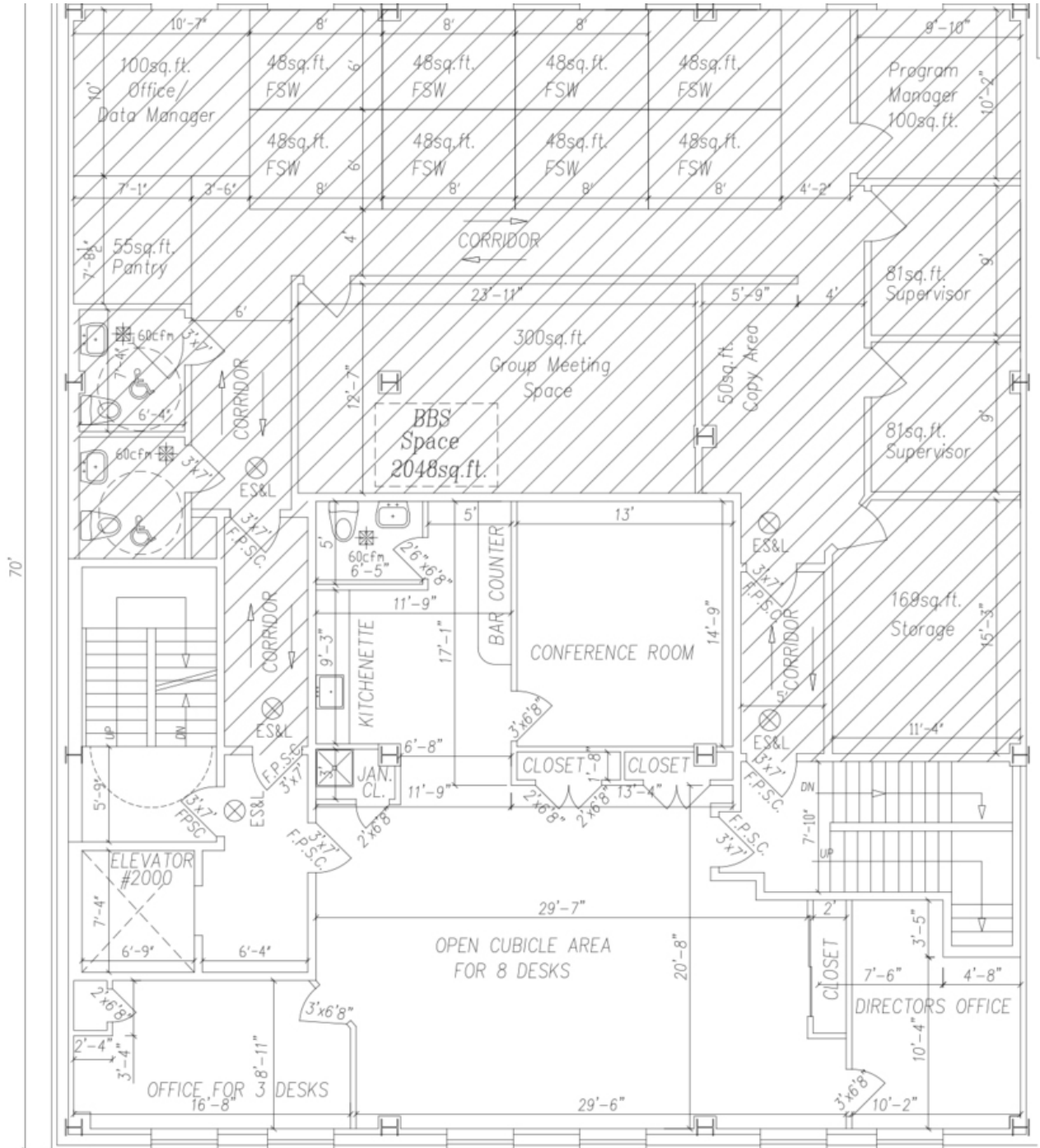
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Floor Plans



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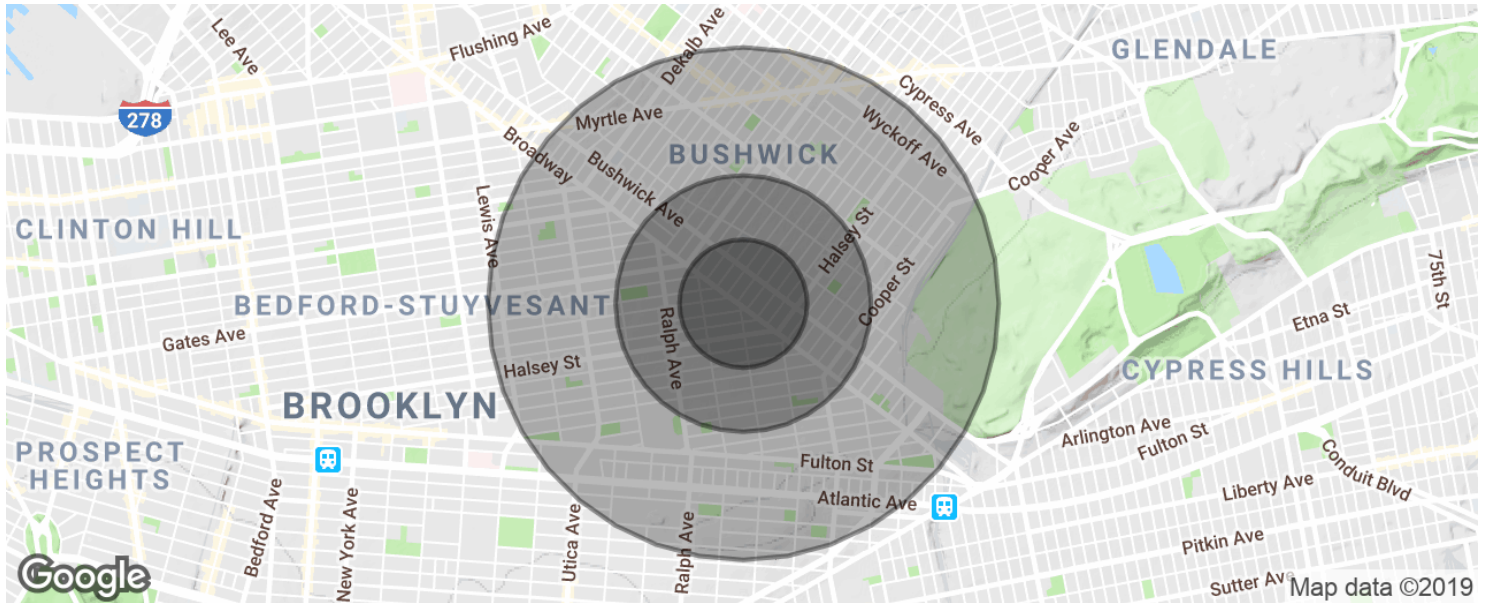
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total population	10,926	43,615	168,144
Median age	30.6	30.8	30.8
Median age (Male)	28.9	28.4	28.6
Median age (Female)	33.0	33.4	33.0

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total households	3,991	15,733	59,412
# of persons per HH	2.7	2.8	2.8
Average HH income	\$47,012	\$46,131	\$44,557
Average house value	\$581,599	\$571,133	\$580,938

* Demographic data derived from 2010 US Census

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Retailer Map



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