



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS



FOR LEASE | OFFICE SPACE

1,500 SF Brand New Built-out Office | Retail in Clinton Hill

1012 Fulton St, Brooklyn, NY 11238

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

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Executive Summary



OFFERING SUMMARY

Available SF: 1,500 SF

Lease Rate: Upon Request

Lot Size: 2,040 SF

Building Size: 4,400 SF

Zoning: R7A

PROPERTY OVERVIEW

1,500 SF Brand New Built-out Office | Retail in Clinton Hill

Highlights:

- Hardwood Floors
- 2 private offices
- Conference Room
- HVAC
- Basement

LOCATION OVERVIEW

Located in Clinton Hill near the A & C trains at the Franklin Ave train station. In close proximity to the B25, B26, and B48 bus stops. Nearby national tenants include,

- TD Bank
- Santander
- Chase
- Starbucks
- Burger King
- Capital One
- Planet Fitness
- Bank of America
- & 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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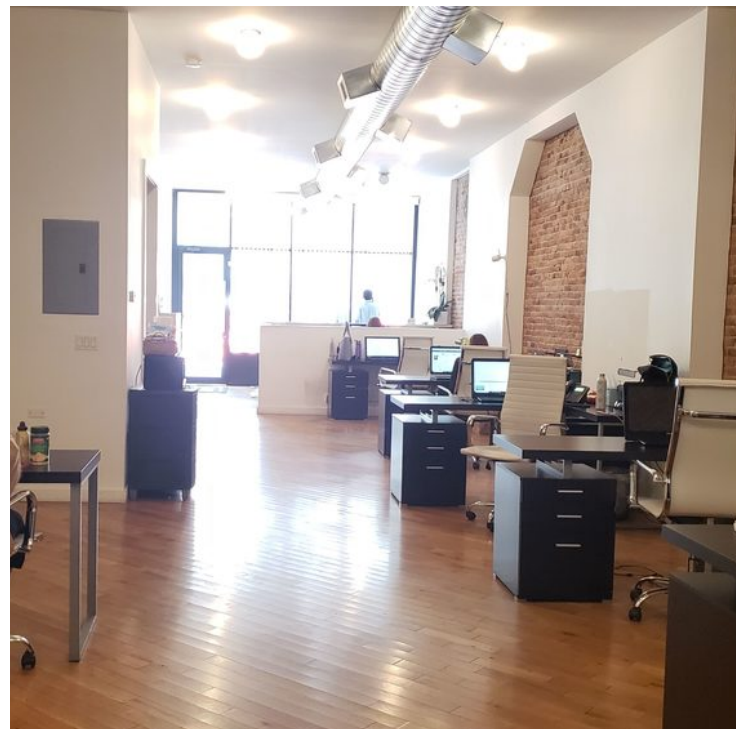
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Additional Photos



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Location Maps



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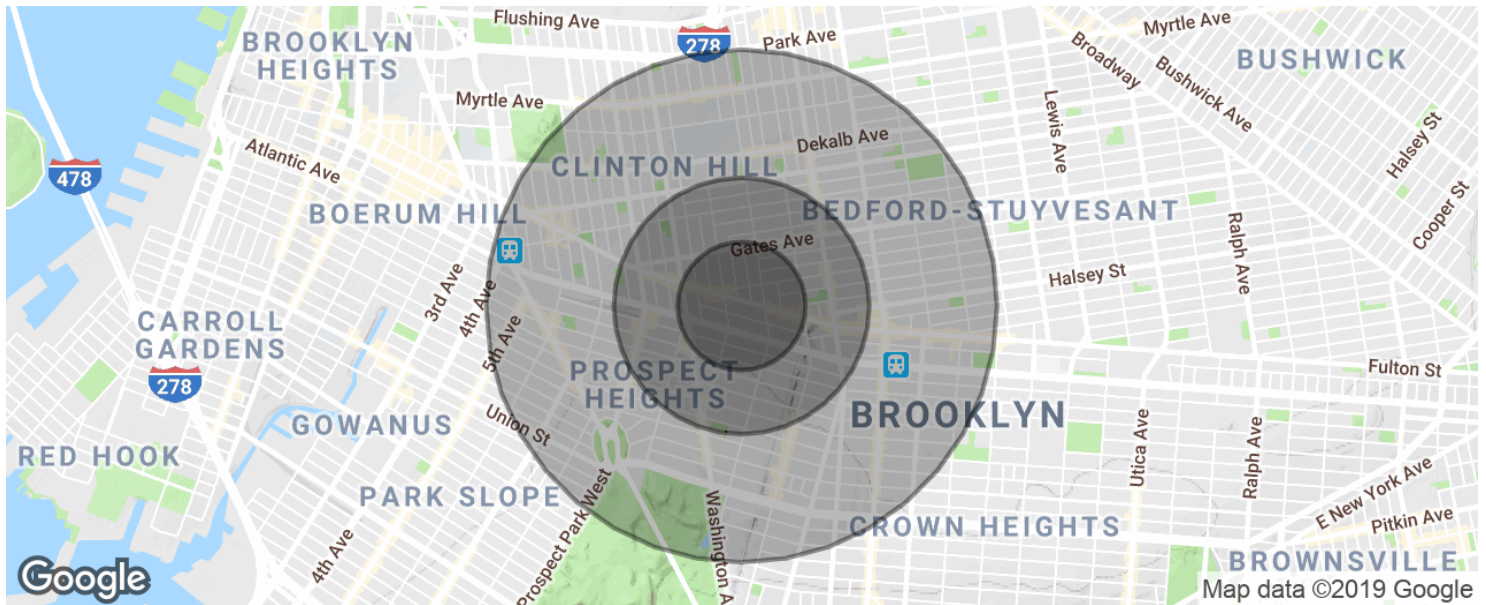
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total population	8,163	35,121	166,154
Median age	33.0	32.6	33.4
Median age (Male)	33.0	32.7	32.9
Median age (Female)	32.8	32.7	34.1

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total households	3,791	15,823	70,763
# of persons per HH	2.2	2.2	2.3
Average HH income	\$69,491	\$68,264	\$70,994
Average house value	\$744,571	\$723,571	\$646,878

* Demographic data derived from 2010 US Census

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Retailer Map



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