



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

1,000 SF Retail Space + Basement Available in Sheepshead Bay!

2007 Ave U, Brooklyn, NY 11229

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

1,000 SF Retail Space + Basement Available in Sheepshead Bay!

2007 Ave U, Brooklyn, NY 11229



**TRI STATE
COMMERCIAL**
REAL ESTATE EXPERTS

Executive Summary



OFFERING SUMMARY

Available SF: 1,000 SF

Lease Rate: Upon Request

Lot Size: 5,375 SF

Building Size: 4,380 SF

Zoning: R7A

PROPERTY OVERVIEW

1,000 SF Retail Space + Basement Available in Sheepshead Bay!

Highlights:

- White Box
- Rectangle Shape
- Full Basement
- Can be combined with 1,000 SF retail space next door.

LOCATION OVERVIEW

Located in Sheepshead Bay near the Ave U, Q train station. Steps away from the B3 and B49 bus stops. Nearby national tenants include,

- Capital One
- Dunkin Donuts
- TD Bank
- Chase
- Duane Reade
- Target
- Citi Bank
- Starbucks
- Marshalls
- Stop & Shop
- & 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.

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

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



1,000 SF Retail Space + Basement Available in Sheepshead Bay!

2007 Ave U, Brooklyn, NY 11229



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/>



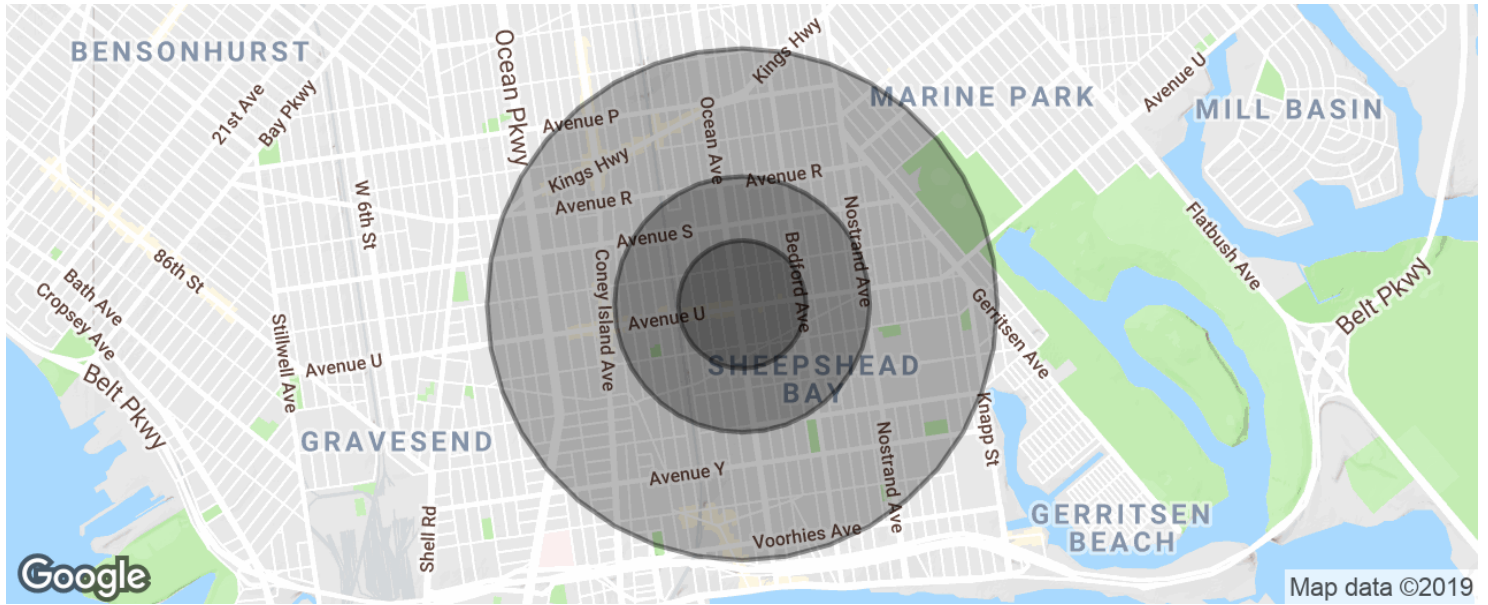
1,000 SF Retail Space + Basement Available in Sheepshead Bay!

2007 Ave U, Brooklyn, NY 11229



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total population	9,516	34,805	128,233
Median age	38.1	39.8	40.7
Median age (Male)	36.4	37.3	38.0
Median age (Female)	38.4	41.4	42.7

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total households	3,365	12,526	49,809
# of persons per HH	2.8	2.8	2.6
Average HH income	\$69,815	\$65,077	\$62,362
Average house value	\$614,143	\$591,778	\$542,136

* 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/>



1,000 SF Retail Space + Basement Available in Sheepshead Bay!

2007 Ave U, Brooklyn, NY 11229



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/>

