



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

**6,500 SF Built-out Radiology Office for Lease in Brighton Beach!**

3044 Coney Island Ave, Brooklyn, NY 11235

Shlomi Bagdadi  
718.437.6100  
sb@tristatecr.com

# 6,500 SF Built-out Radiology Office for Lease in Brighton Beach!

3044 Coney Island Ave, Brooklyn, NY 11235



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

## Executive Summary



### OFFERING SUMMARY

**Available SF:** 6,500 SF

**Lease Rate:** Upon Request

**Lot Size:** 10,886 SF

**Building Size:** 33,000 SF

**Zoning:** R6

### PROPERTY OVERVIEW

6,500 SF Built-out Radiology Office for Lease in Brighton Beach!

Highlights:

- High ceilings
- ADA Accessible
- Lots of natural light

### LOCATION OVERVIEW

Located in Brighton Beach near the Brighton Beach B & Q train station. In close proximity to the B68 & B4 bus stops. Nearby national tenants include,

- TD Bank
- Dunkin Donuts
- Verizon
- Marshalls
- Bank of America
- Starbucks
- AT & T
- & 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/>



6,500 SF Built-out Radiology Office for Lease in Brighton Beach!

3044 Coney Island Ave, Brooklyn, NY 11235



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

## Additional Photos



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/>



# 6,500 SF Built-out Radiology Office for Lease in Brighton Beach!

3044 Coney Island Ave, Brooklyn, NY 11235



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/>



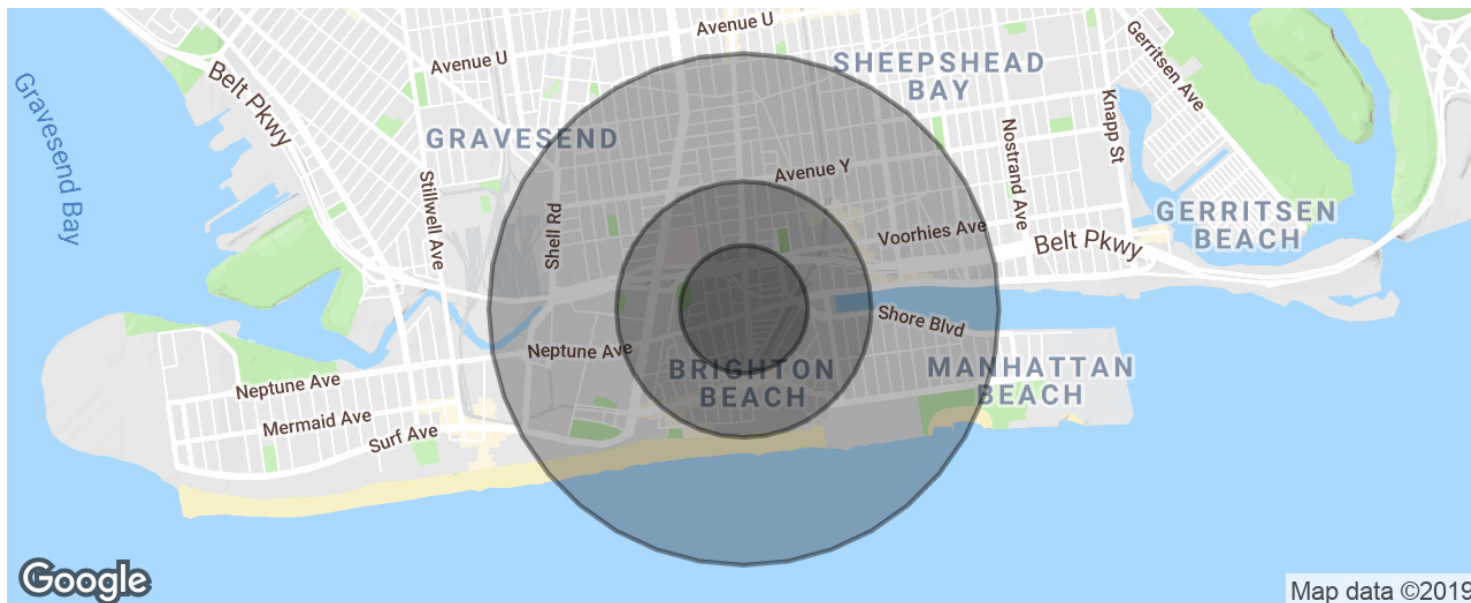
# 6,500 SF Built-out Radiology Office for Lease in Brighton Beach!

3044 Coney Island Ave, Brooklyn, NY 11235



**TRI STATE  
COMMERCIAL**  
REAL ESTATE EXPERTS

## Demographics Map & Report



### POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total population	7,894	34,516	101,014
Median age	36.5	45.2	47.2
Median age (Male)	34.7	41.5	44.2
Median age (Female)	39.3	48.3	49.5

### HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total households	3,016	15,038	44,606
# of persons per HH	2.6	2.3	2.3
Average HH income	\$51,926	\$47,893	\$56,222
Average house value	\$507,595	\$470,372	\$521,372

\* 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/>



# 6,500 SF Built-out Radiology Office for Lease in Brighton Beach!

3044 Coney Island Ave, Brooklyn, NY 11235



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/>

