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FOR LEASE | RETAIL SPACE

2,500 SF Retail Space Available in Brighton Beach!

360 Neptune Ave, Brooklyn, NY 11235

Shlomi Bagdadi  
718.437.6100  
sb@tristatecr.com

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## Executive Summary



### OFFERING SUMMARY

**Available SF:** 2,500 SF

**Lease Rate:** Upon Request

**Lot Size:** 19,531 SF

**Building Size:** 66,869 SF

**Zoning:** R6

### PROPERTY OVERVIEW

2,500 SF Retail Space Available in Brighton Beach!

Highlights:

- Glass frontage
- Vanilla Box
- Storage available

### LOCATION OVERVIEW

Located in Brighton Beach near the Ocean Parkway Q train station. In close proximity to the B1, B4, & B68 bus stops. Nearby national tenants include,

- TD Bank
- Marshalls
- Bank of America
- AT & T
- Chase
- Starbucks
- Duane Reade
- & 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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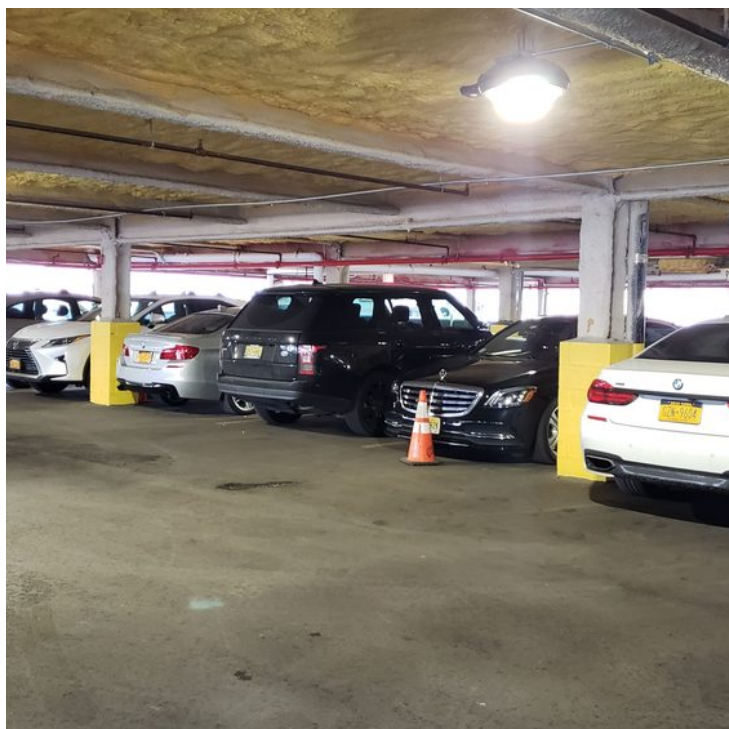
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## Additional Photos



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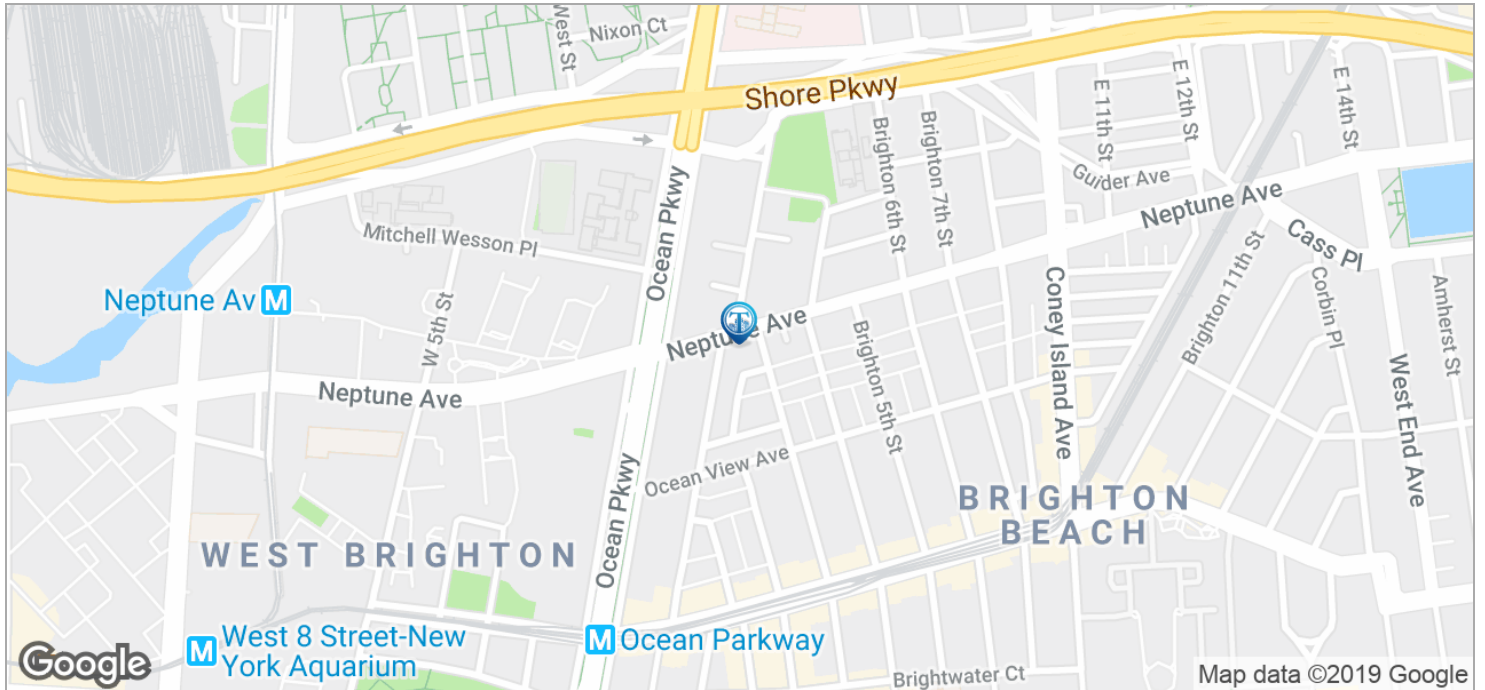
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## Location Maps



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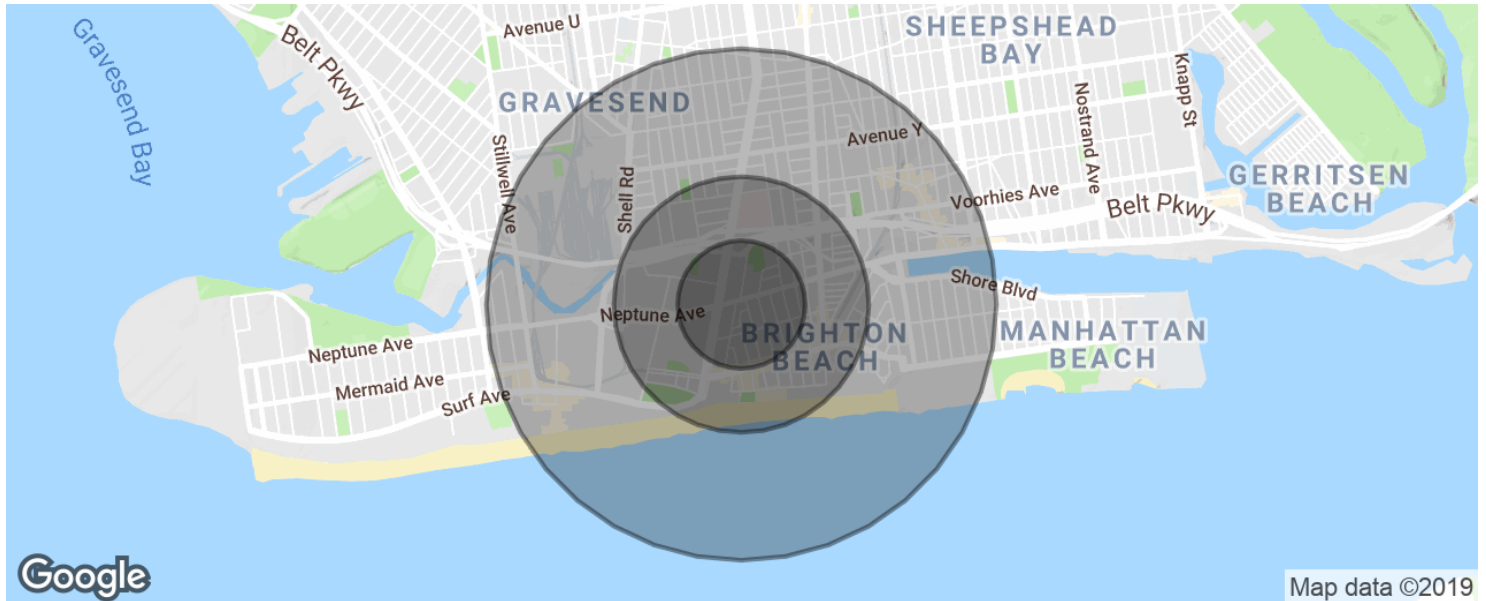
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## Demographics Map & Report



### POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total population	10,313	40,237	90,715
Median age	40.2	48.5	48.3
Median age (Male)	37.9	44.9	45.1
Median age (Female)	44.3	51.2	50.7

### HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total households	3,990	18,221	40,964
# of persons per HH	2.6	2.2	2.2
Average HH income	\$53,025	\$49,807	\$53,312
Average house value	\$484,714	\$472,292	\$492,644

\* Demographic data derived from 2010 US Census

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