



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

250 SF Retail Space Available in Bed-Stuy!

482 Tompkins Ave, Brooklyn, NY 11216

Shlomi Bagdadi  
718.437.6100  
sb@tristatecr.com

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## Executive Summary



### OFFERING SUMMARY

**Available SF:** 250 SF

**Lease Rate:** Upon Request

**Lot Size:** 3,706 SF

**Building Size:** 8,982 SF

**Zoning:** R6A

### PROPERTY OVERVIEW

250 SF Retail Space Available in Bed-Stuy!

Highlights:  
-Glass Storefront

### LOCATION OVERVIEW

Located in Bedford-Stuyvesant near the Kingston-Throop Ave C train station. In close proximity to the B25 and B43 bus stop. Nearby national tenants include,

- TD Bank
- Walgreens
- Burger King
- Chase
- Capital One
- Citi Bank
- Starbucks
- Rainbow
- Verizon
- Dollar Tree
- 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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## Location Maps



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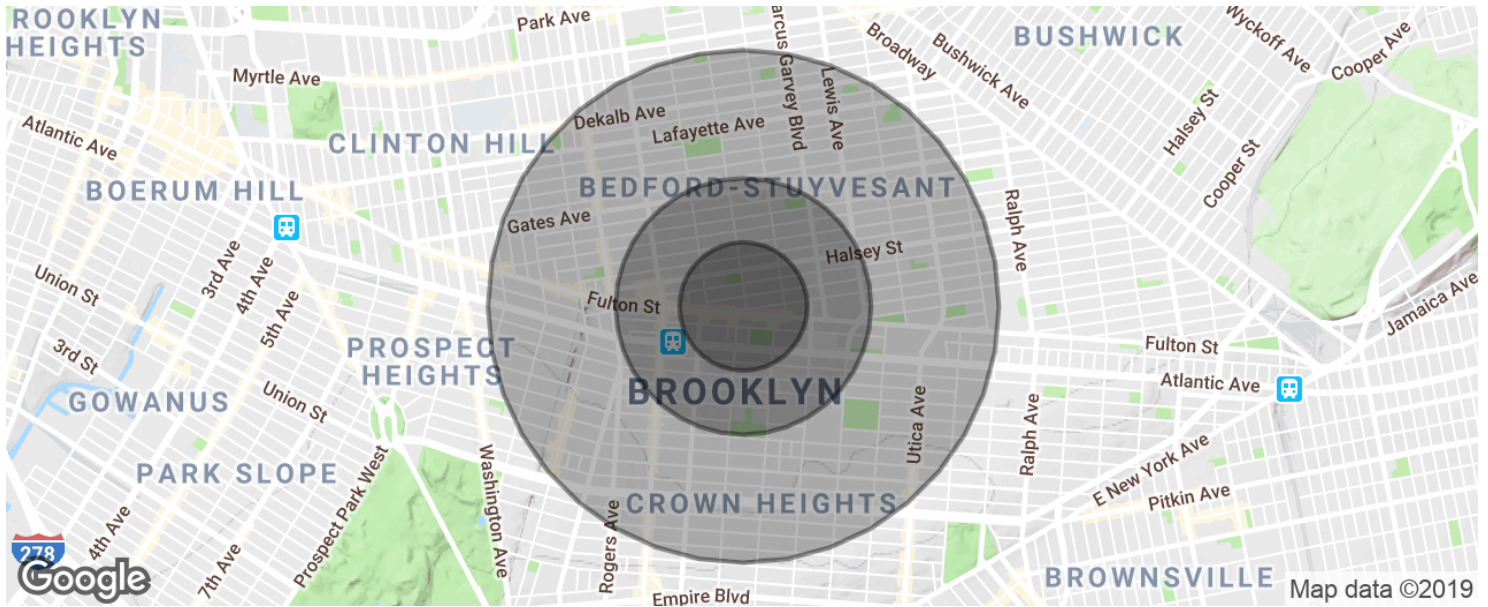
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## Demographics Map & Report



### POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total population	9,507	43,193	168,766
Median age	37.4	36.5	33.6
Median age (Male)	36.1	35.5	32.1
Median age (Female)	38.1	37.6	35.3

### HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total households	3,952	17,926	67,537
# of persons per HH	2.4	2.4	2.5
Average HH income	\$54,973	\$51,890	\$51,023
Average house value	\$700,738	\$694,243	\$654,505

\* Demographic data derived from 2010 US Census

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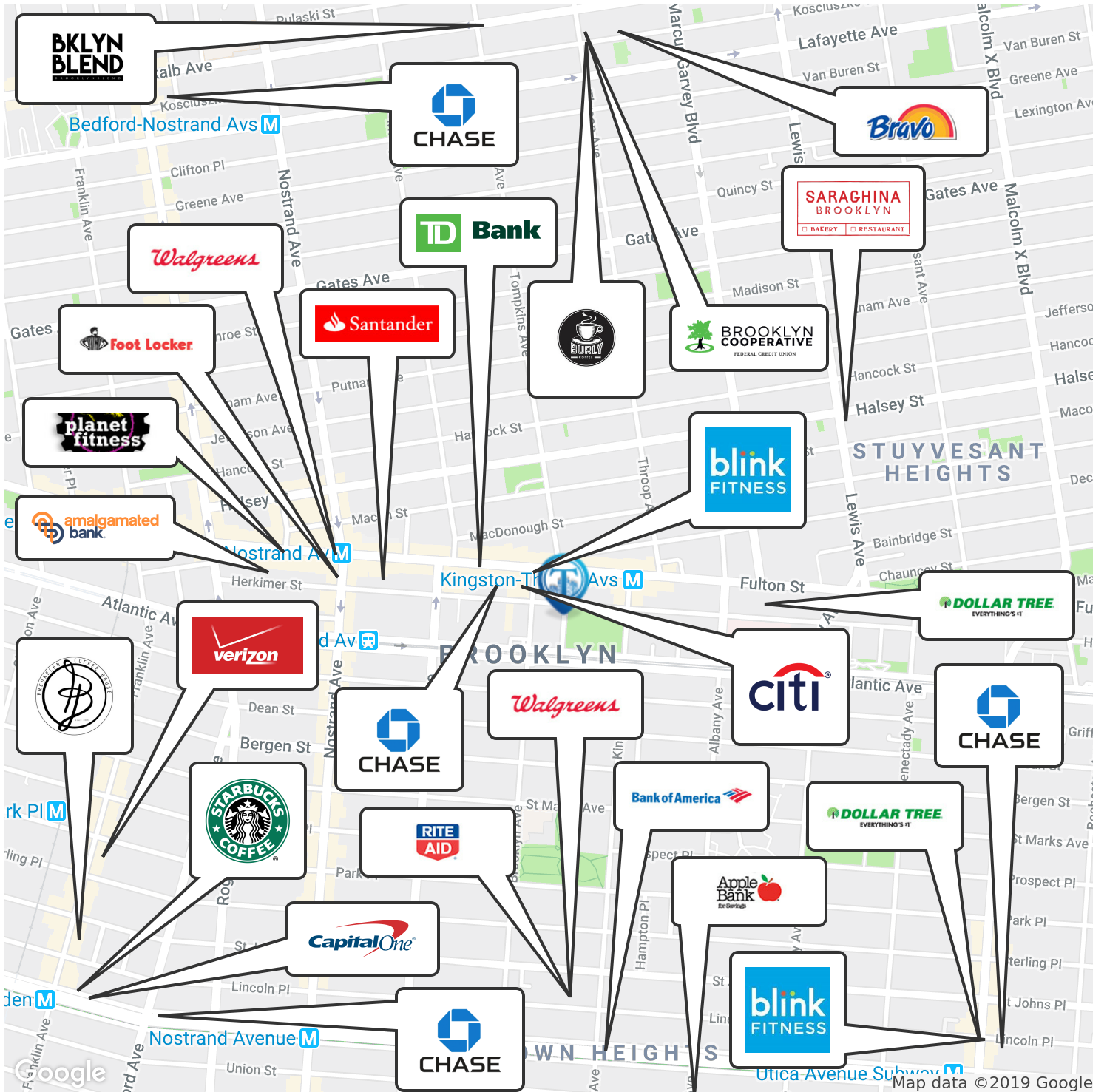
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## Retailer Map



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