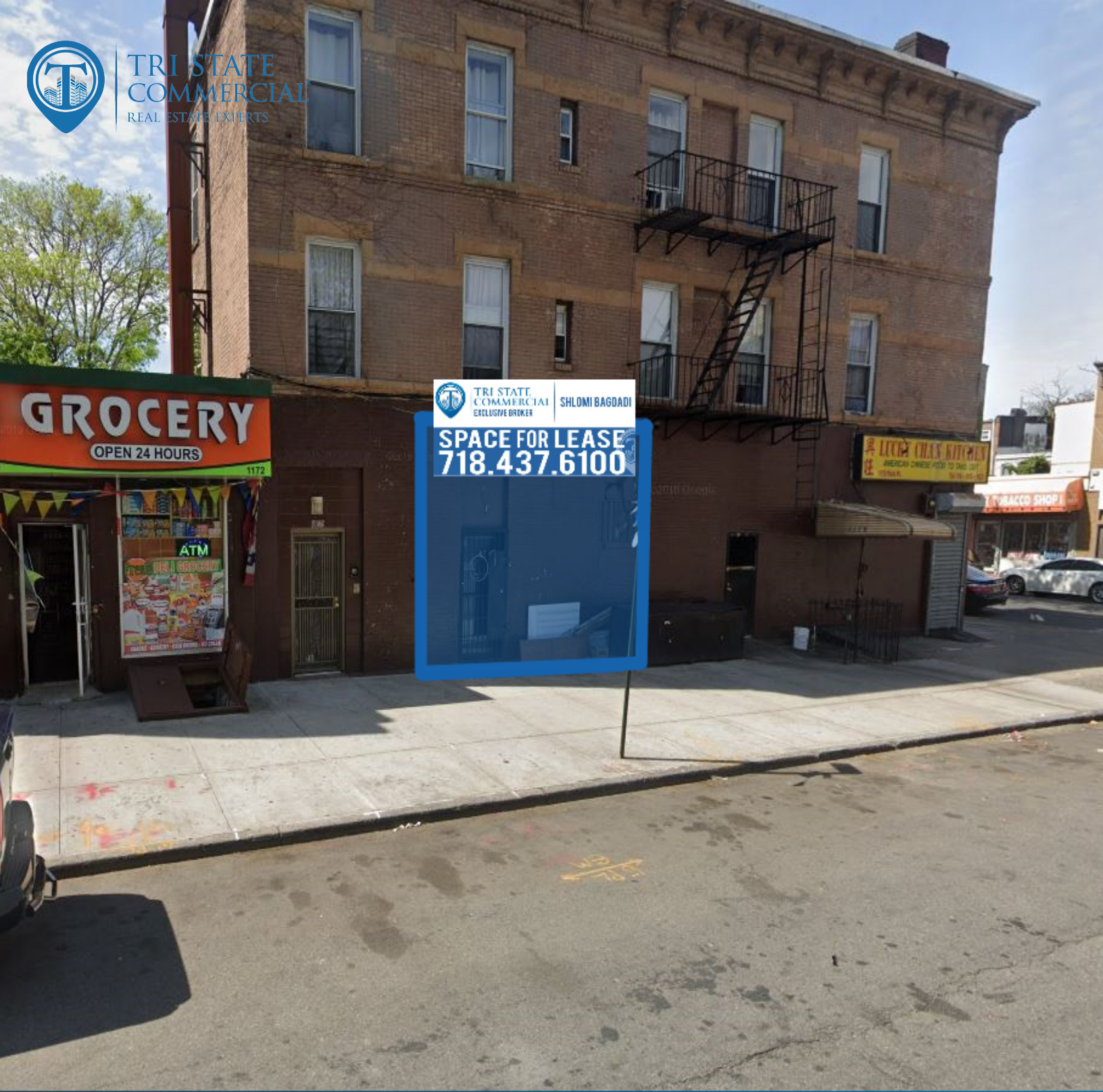




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FOR LEASE | RETAIL SPACE

300 SF Office Space for Lease in Crown Heights!

1170 Park Place , Brooklyn, NY 11213

Shlomi Bagdadi  
718.437.6100  
sb@tristatecr.com

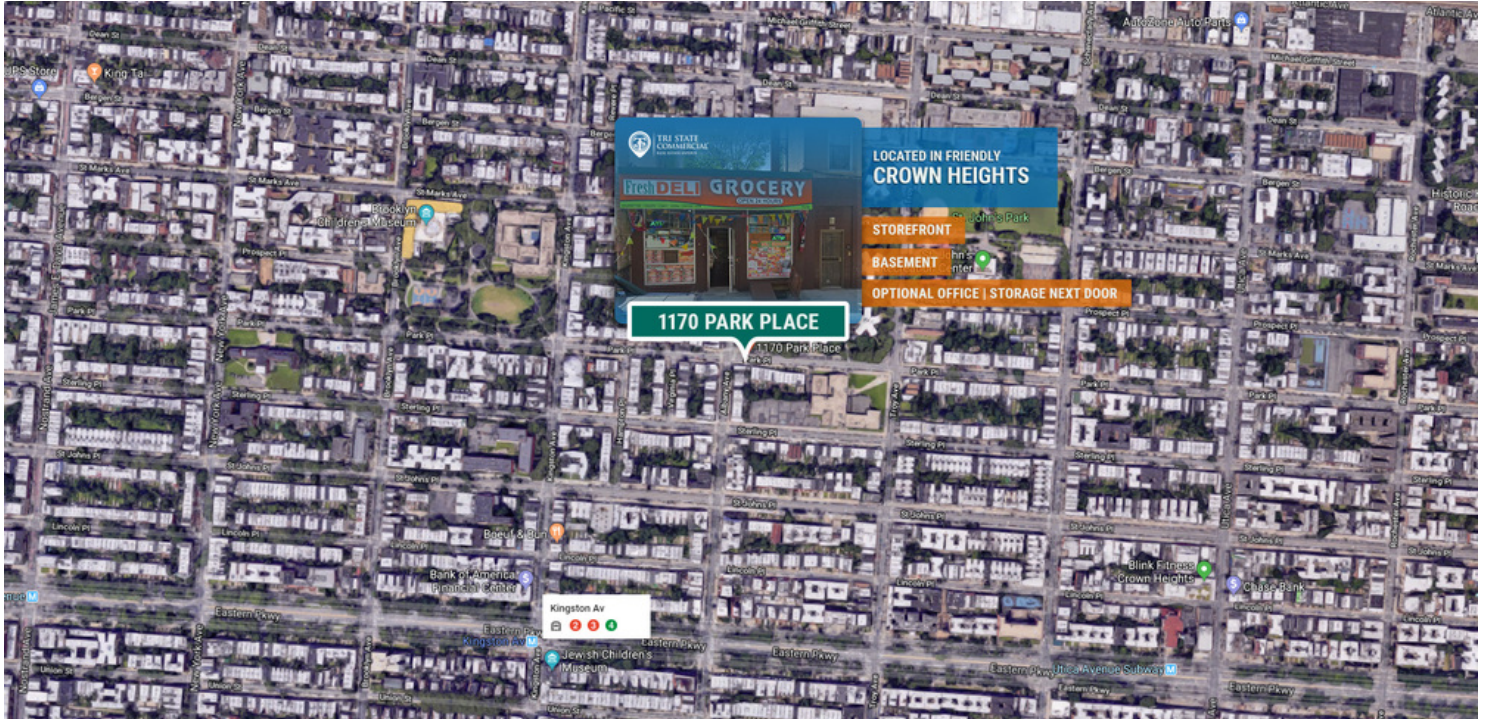
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## Executive Summary



### OFFERING SUMMARY

**Available SF:** 300 SF

**Lease Rate:** Upon Request

**Lot Size:** 1,600 SF

**Building Size:** 3,600 SF

**Zoning:** R6

### PROPERTY OVERVIEW

300 SF Office Space for Lease in Crown Heights!

- Highlights:
- Move in Ready
  - Renovated

### LOCATION OVERVIEW

Located in Crown heights near the Kingston Av 3 train. Steps away from the B15, B43, B45, B46, and B65 bus stop. Nearby National tenants include,

- Walgreens
- Planet Fitness
- Blink Fitness
- Rite Aid
- Bank of America
- Chase
- Dollar Tree
- Dunkin Donuts
- & 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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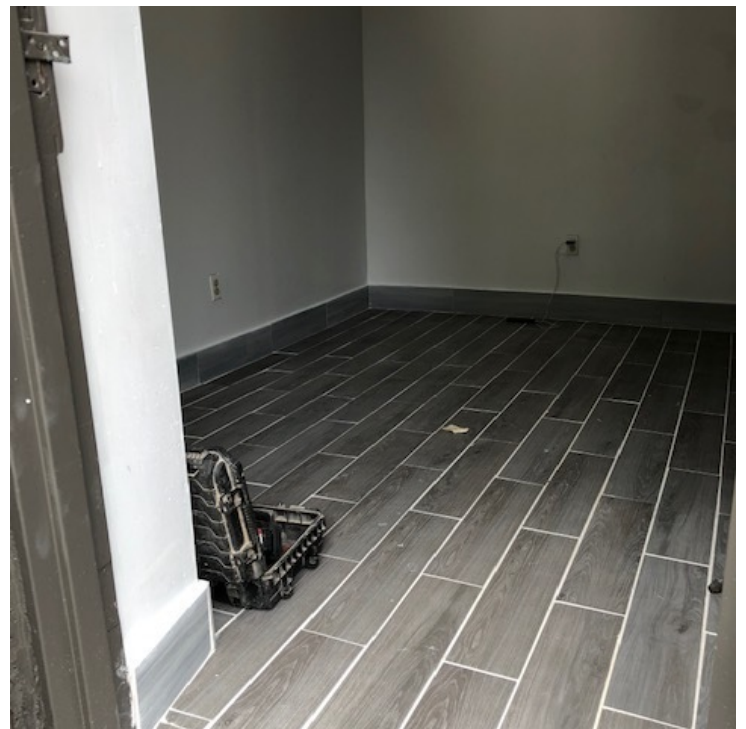
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## Additional Photos



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## Location Maps



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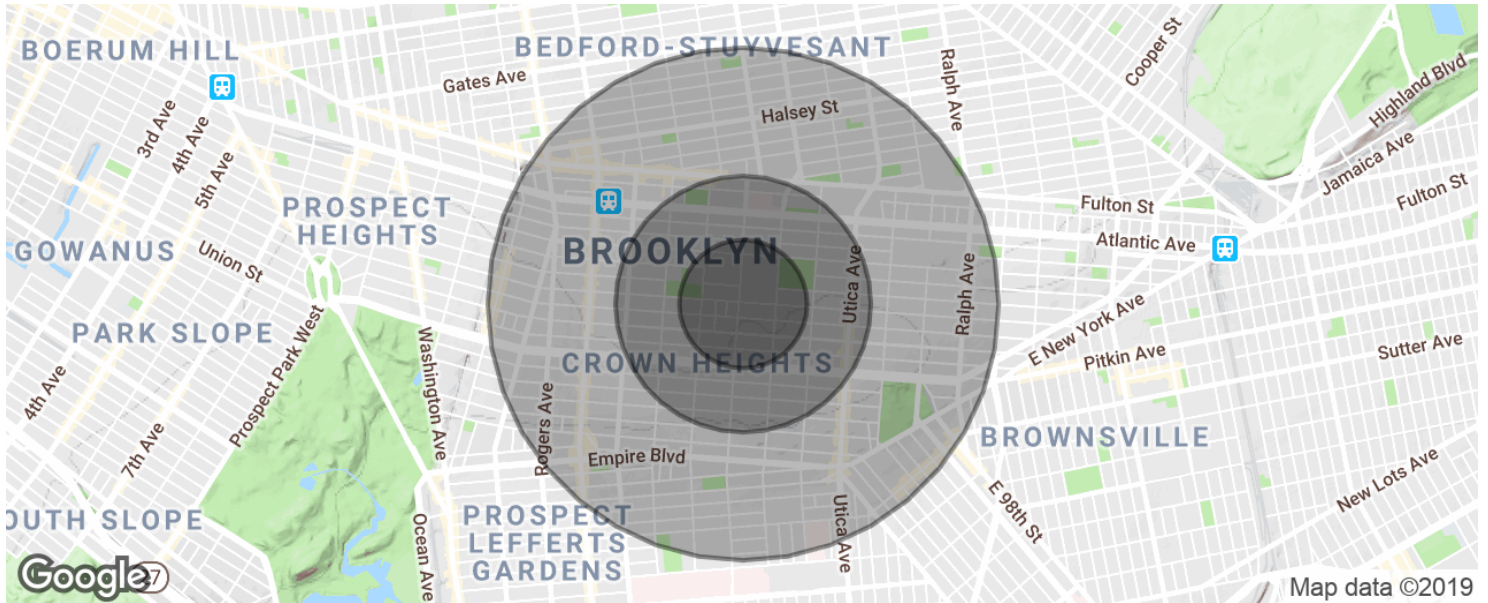
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## Demographics Map & Report



### POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total population	12,450	41,709	176,163
Median age	32.1	33.5	33.8
Median age (Male)	31.0	31.9	31.4
Median age (Female)	34.6	35.5	36.0

### HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total households	5,003	16,176	68,295
# of persons per HH	2.5	2.6	2.6
Average HH income	\$41,312	\$46,291	\$49,551
Average house value	\$469,787	\$559,356	\$625,151

\* Demographic data derived from 2010 US Census

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## Retailer Map



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