



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

Up to 2,500 SF Ready to Move in Office in Cypress Hills!

2588 Atlantic Ave, Brooklyn, NY 11207

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

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Executive Summary



OFFERING SUMMARY

Available SF: 5,000 SF

Lease Rate: Upon Request

Lot Size: 3,955 SF

Building Size: 10,885 SF

Zoning: M3-2

PROPERTY OVERVIEW

Up to 2,500 SF Ready to Move in Office in Cypress Hills!

Highlights:

- Ready to move in with furniture
- Fully Wired
- Elevator Building
- Kitchen Area
- Lounge

LOCATION OVERVIEW

Located in Cypress Hills near the C, J, Z, and L train. Steps away from the B20, B83, and Q24 bus stops. Next to the Jackie Robinson Parkway. Nearby national tenants include,

- Dunkin Donuts
- Citi Bank
- McDonalds
- Chase
- Dollar Tree
- Foot Locker
- Planet Fitness
- Sprint
- Subway
- & 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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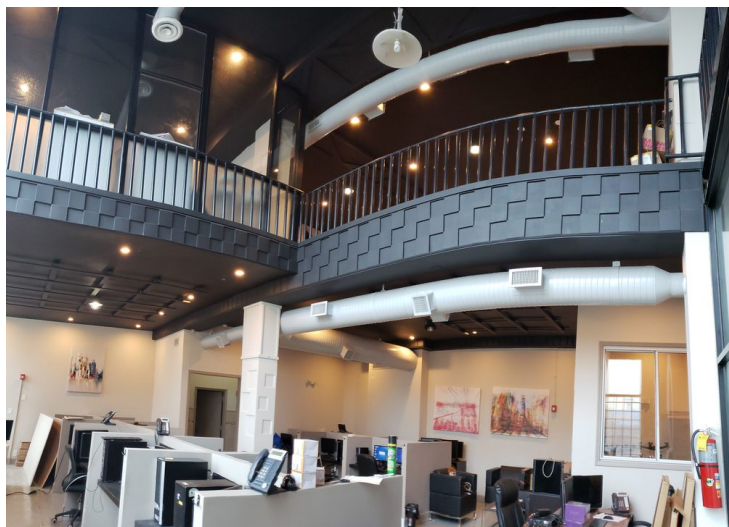
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Additional Photos



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Location Maps



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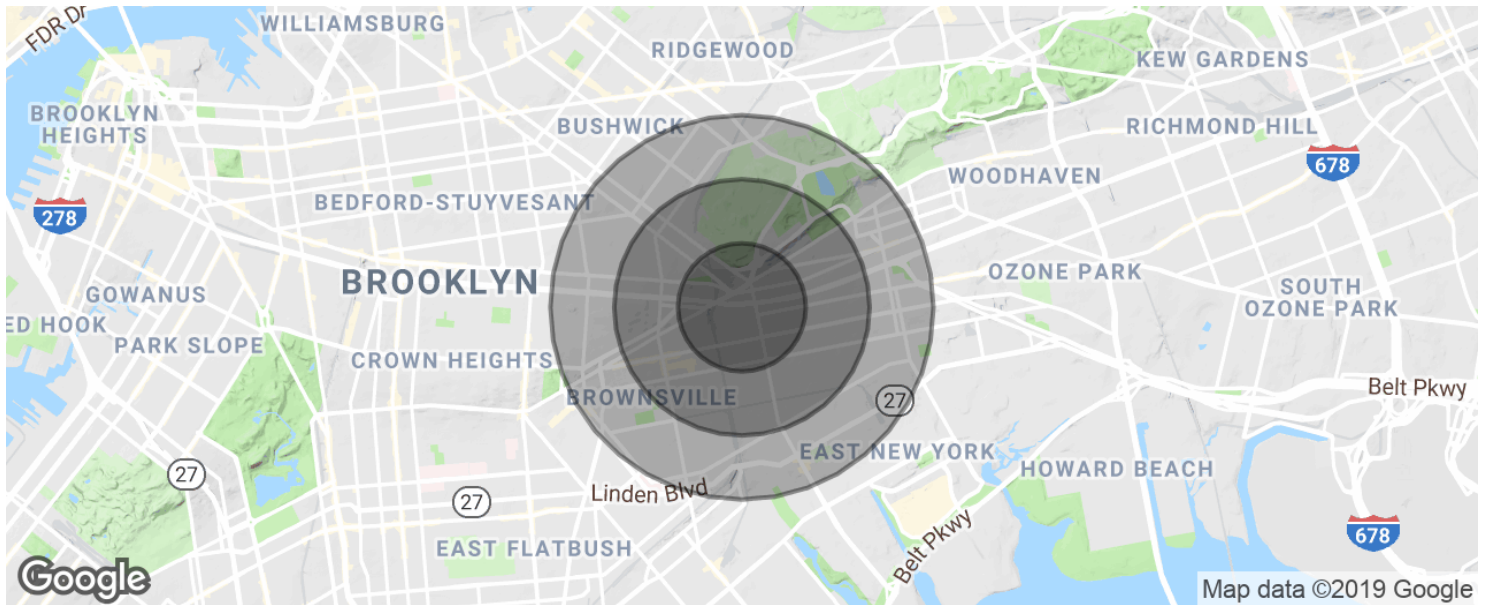
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Demographics Map & Report



POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total population	16,730	103,023	243,109
Median age	28.3	28.9	29.8
Median age (Male)	24.9	25.9	27.2
Median age (Female)	30.5	31.6	32.0

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total households	5,432	36,030	83,005
# of persons per HH	3.1	2.9	2.9
Average HH income	\$40,593	\$38,033	\$42,886
Average house value	\$501,924	\$421,552	\$434,766

* Demographic data derived from 2010 US Census

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Retailer Map



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