



TRI STATE  
COMMERCIAL  
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

400 SF Ready to go Beauty Salon Available in Bushwick!

329 Irving Ave, Brooklyn, NY 11237

Shlomi Bagdadi  
718.437.6100  
sb@tristatecr.com

# 400 SF Ready to go Beauty Salon Available in Bushwick!

329 Irving Ave, Brooklyn, NY 11237



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

## Executive Summary



### OFFERING SUMMARY

**Available SF:** 400 SF

**Lease Rate:** Upon Request

**Lot Size:** 1,875 SF

**Building Size:** 4,125 SF

**Zoning:** R6

### PROPERTY OVERVIEW

400 SF Ready to go Beauty Salon Available in Bushwick!

Features:

- AC Unit
- Bathroom
- Single story building

### LOCATION OVERVIEW

Located in Bushwick near the M & L trains at the Myrtle-Wyckoff Ave train station. In close proximity to the B26, B52, B54, & Q55 bus stops. Nearby national tenants include,

- Starbucks
- At & T
- TD Bank
- Citi Bank
- Duane Reade
- Capital One
- Footlocker
- Dollar Tree
- & 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/>





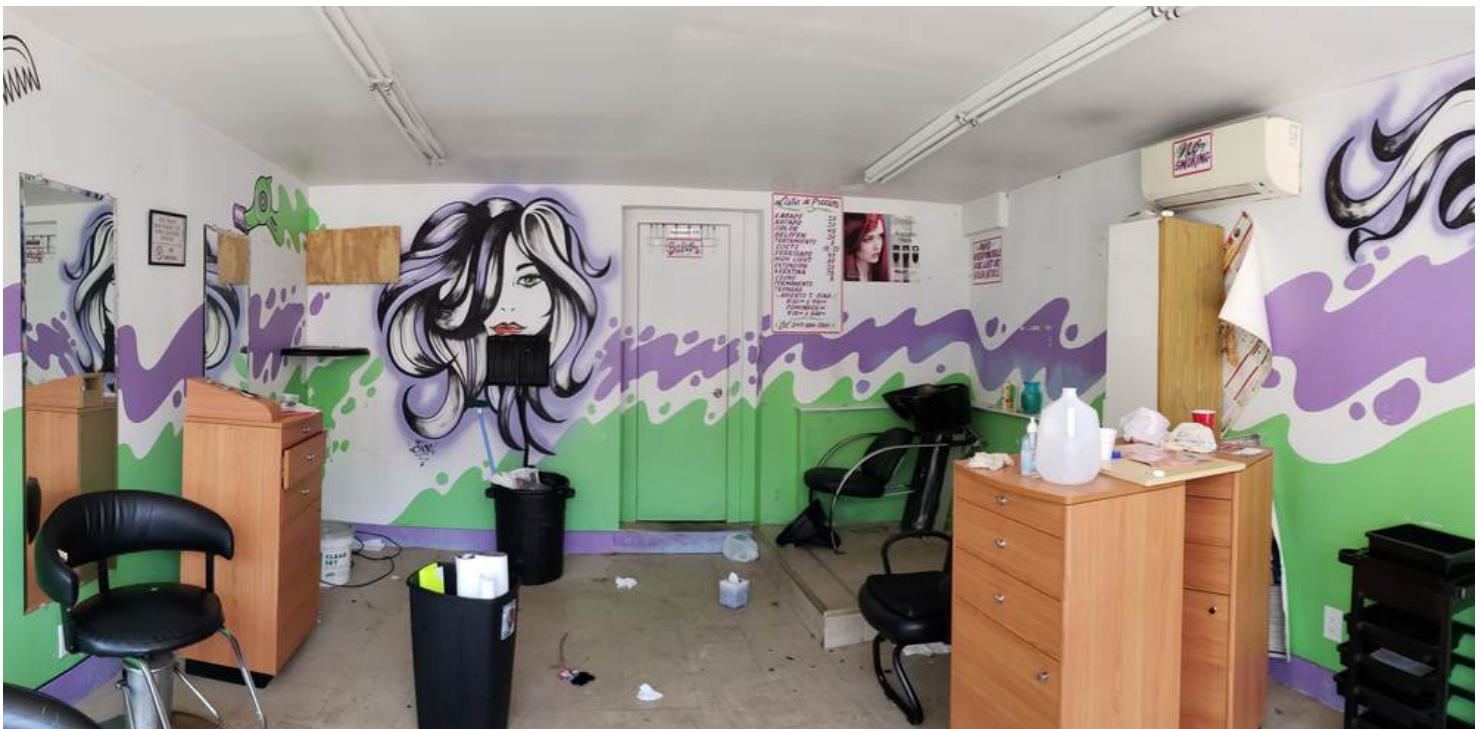
## 400 SF Ready to go Beauty Salon Available in Bushwick!

329 Irving Ave, Brooklyn, NY 11237



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/>



## 400 SF Ready to go Beauty Salon Available in Bushwick!

329 Irving Ave, Brooklyn, NY 11237



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/>





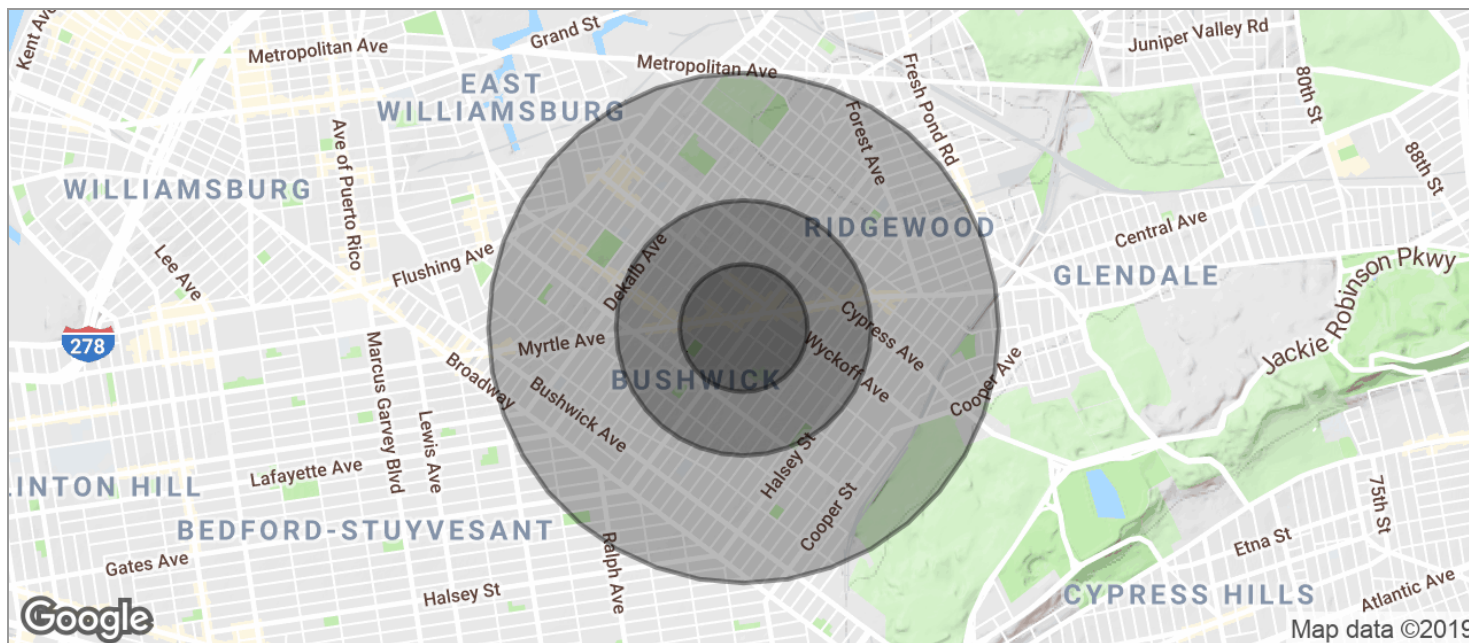
# 400 SF Ready to go Beauty Salon Available in Bushwick!

329 Irving Ave, Brooklyn, NY 11237



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

## Demographics Map



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	15,314	60,382	185,837
MEDIAN AGE	29.1	29.1	30.1
MEDIAN AGE (MALE)	27.0	27.4	28.9
MEDIAN AGE (FEMALE)	31.4	31.0	31.7
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	4,657	18,581	60,591
# OF PERSONS PER HH	3.3	3.2	3.1
AVERAGE HH INCOME	\$40,970	\$43,393	\$46,946
AVERAGE HOUSE VALUE		\$565,150	\$617,025

\* 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/>



# 400 SF Ready to go Beauty Salon Available in Bushwick!

329 Irving Ave, Brooklyn, NY 11237



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/>

