



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE 912 Broadway | Brand New Construction

912 Broadway, Brooklyn, NY 11206

Shlomi Bagdadi
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Executive Summary



OFFERING SUMMARY

Available SF: 3,700 - 11,350 SF

Lot Size: 21,123 SF

Year Built: 2021

Building Size: 111,636 SF

Zoning: C4-4L

PROPERTY OVERVIEW

Space A 3,900 SF; Space B 3,700 SF; Space C 3,750 SF

14 ft ceilings

Backyard area

Wrap around frontage

Storage

Perfect for fitness, daycare, medical or other retail users

Steps from busy train corridor

High foot traffic

LOCATION OVERVIEW

Located in the Stuyvesant Heights neighborhood between Myrtle Ave and Stockton St near the Myrtle Ave subway station

Nearest transit: J & M trains at Myrtle Ave and the M Shuttle Bus, B47, B46, & B54 bus lines.

Nearby tenants include Walgreens, McDonald's, Chase Bank, Sprout Market, Family Dollar, Exxon, Crunch Fitness, Popeyes, Wingstop, Food Bazaar, Shop Fair Supermarket and 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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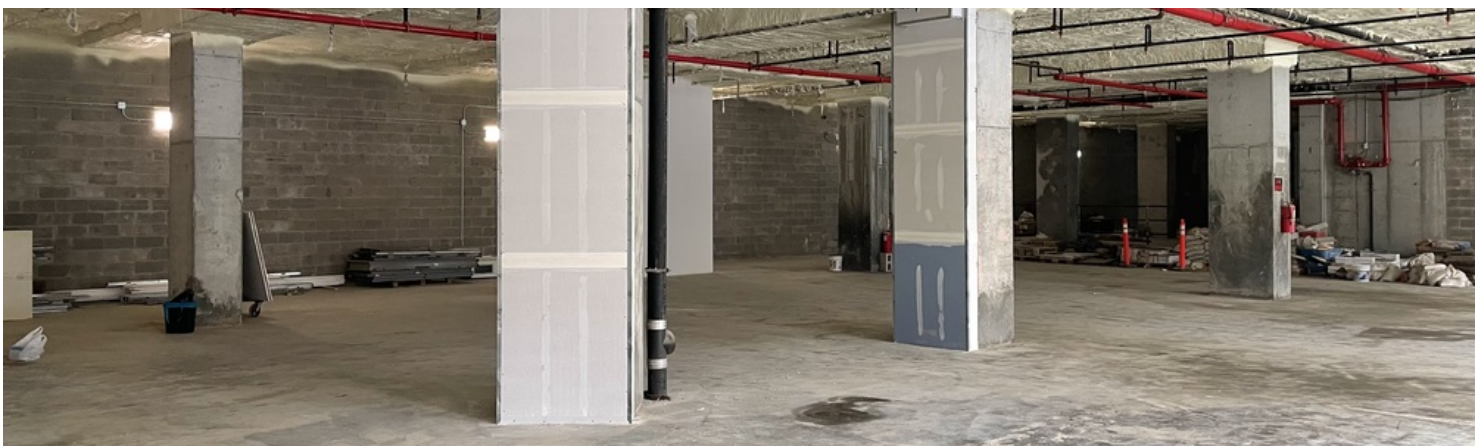
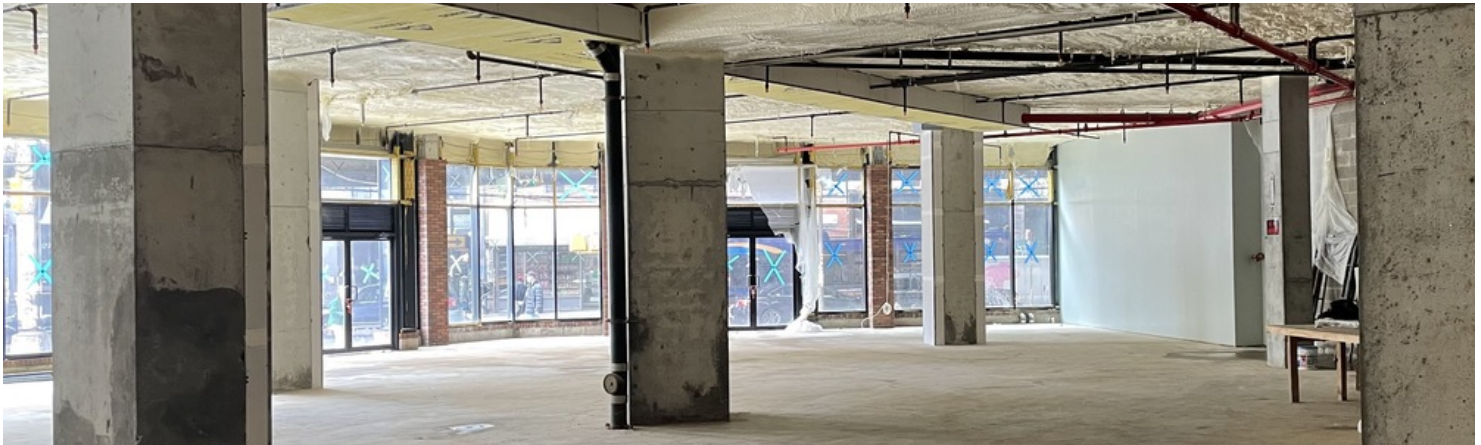
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Additional Photos



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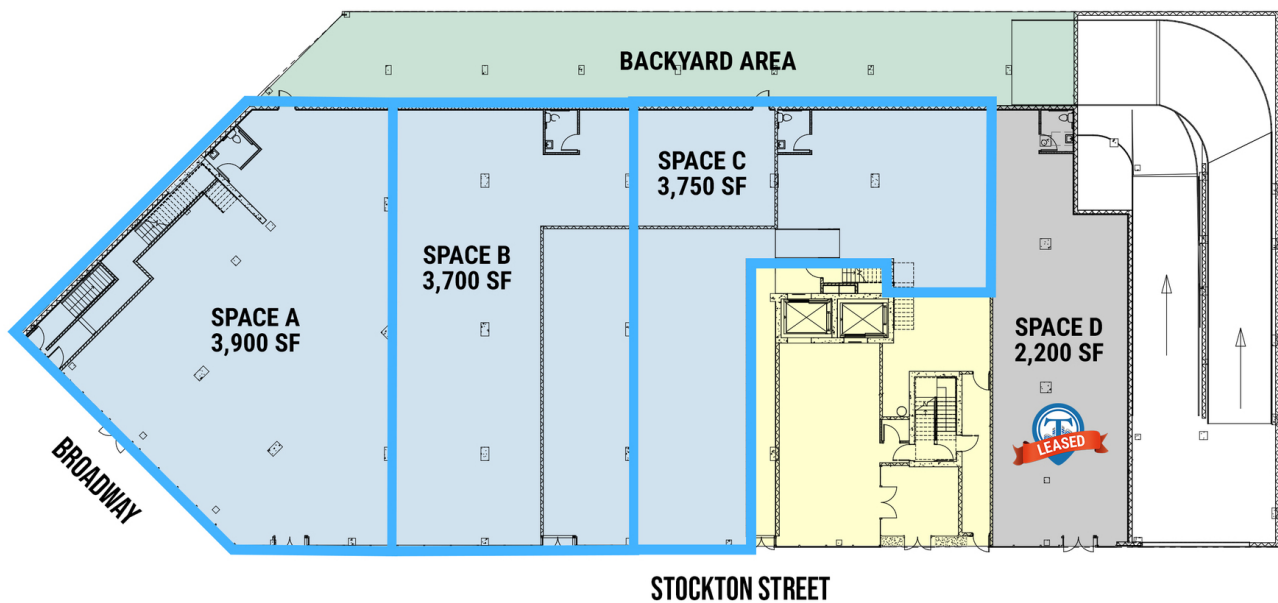
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Floor plan



912 BROADWAY - BROOKLYN

TOTAL AVILABLE SPACE

11,350 SF

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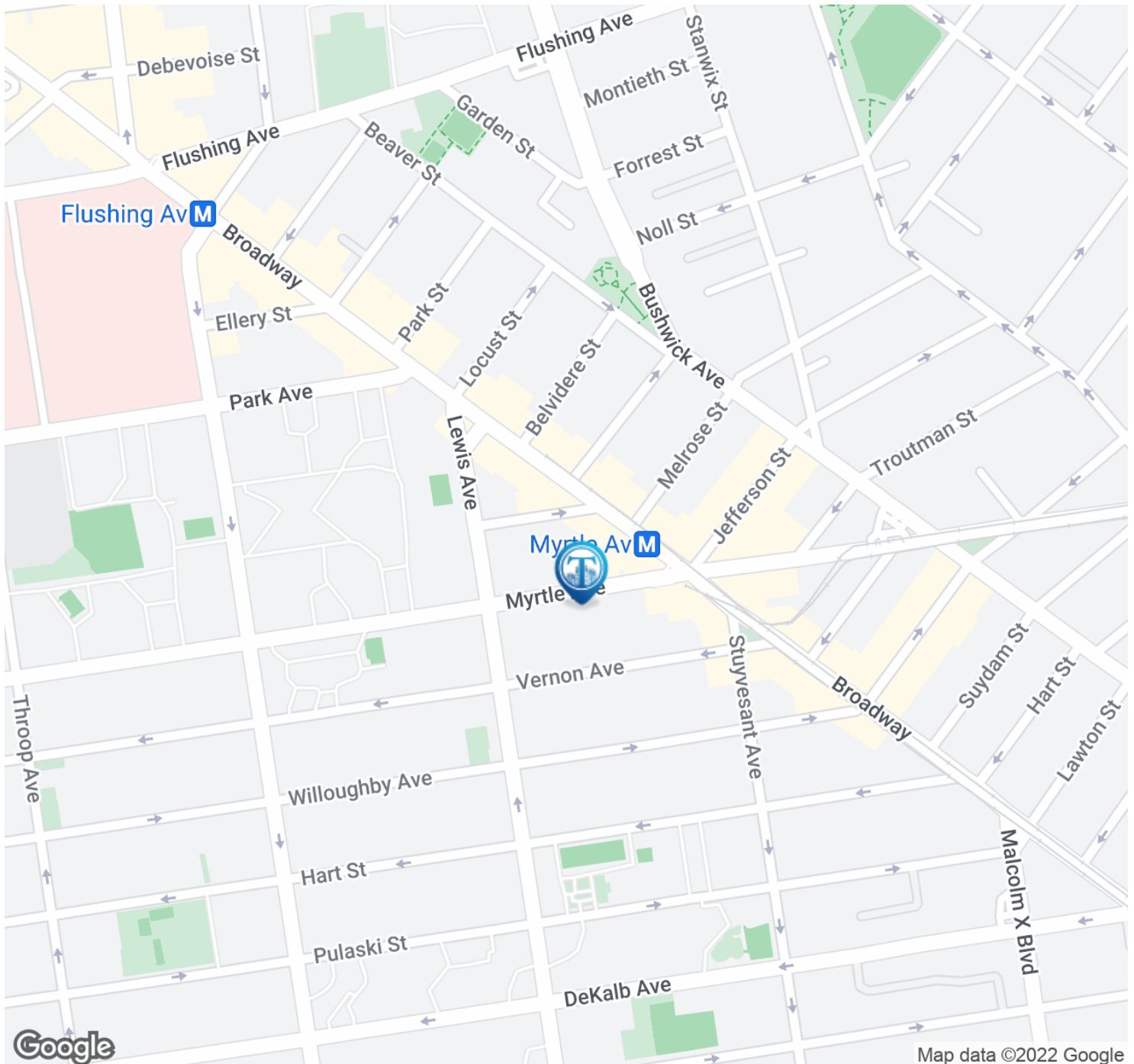
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Location Map



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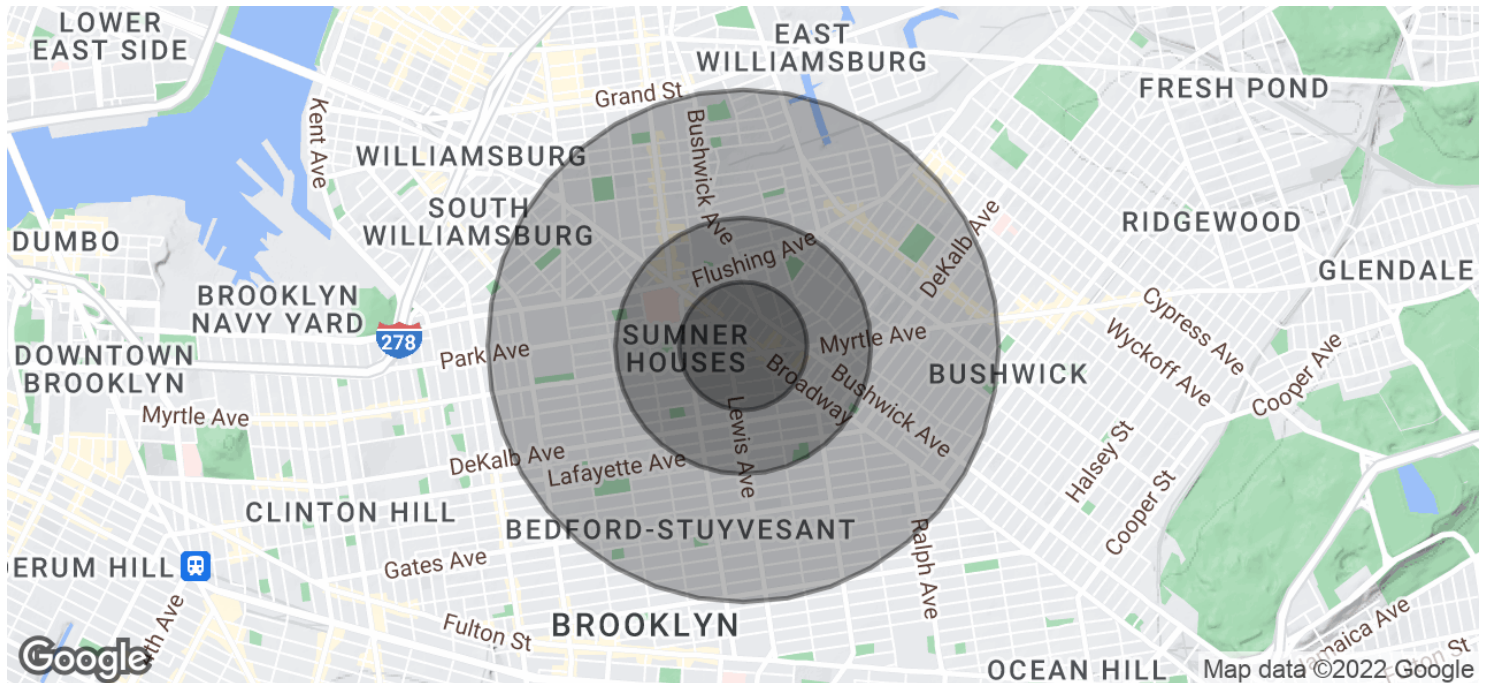
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	10,379	42,010	161,706
Average Age	28.8	29.3	30.3
Average Age (Male)	27.6	26.9	28.3
Average Age (Female)	29.0	30.9	32.1

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	3,622	14,908	58,302
# of Persons per HH	2.9	2.8	2.8
Average HH Income	\$37,187	\$37,758	\$42,851
Average House Value		\$550,877	\$640,620

* Demographic data derived from 2010 US Census

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Retailer Map



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