



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

722 5th Ave | 1,550 SF Vented Corner Space

722 5th Ave, Brooklyn, NY 11215

Shlomi Bagdadi  
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# 722 5th Ave | 1,550 SF Vented Corner Space

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## Executive Summary



### OFFERING SUMMARY

Available SF:	1,550 SF
Lot Size:	1,875 SF
Building Size:	6,400 SF
Zoning:	R6A

### PROPERTY OVERVIEW

- Corner space
- 80ft of wrap around frontage
- Vented for cooking
- Walk in and refrigeration in place
- High ceilings
- Restaurant row
- Optional parking - 2 spots available - \$250/spot

### LOCATION OVERVIEW

Located in the Greenwood neighborhood between 23rd St & 22nd St near the 25th St subway station

Nearest transit: D, N, & R trains at 25th St and the B63 bus line.

Nearby tenants include Rite-Care Pharmacy, Nostro, Dunkin', Chilo's, Baked in Brooklyn, CTown Supermarkets, Korzo, Southside Coffee, Sea Witch, 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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## Additional Photos



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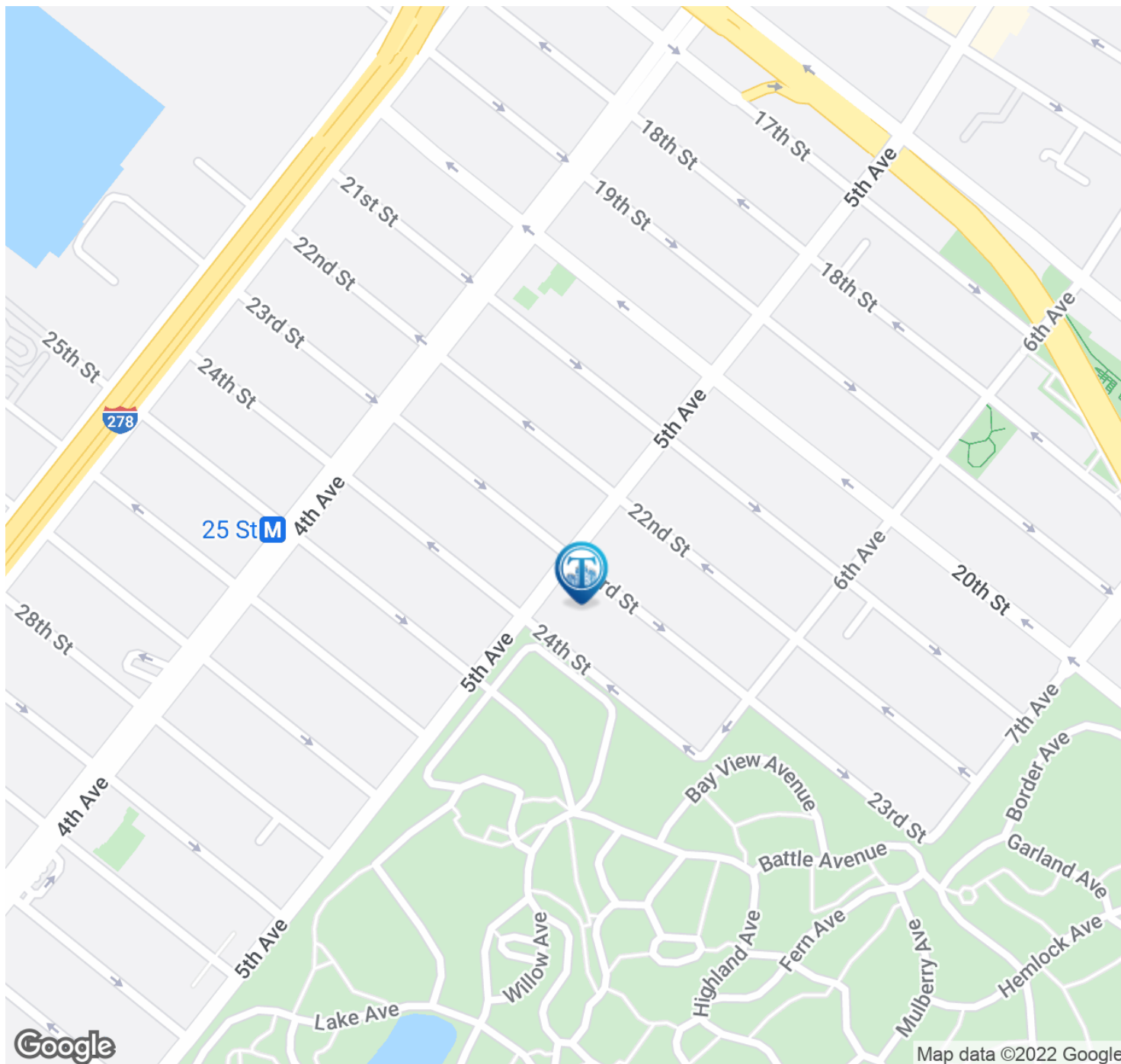
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## Location Map



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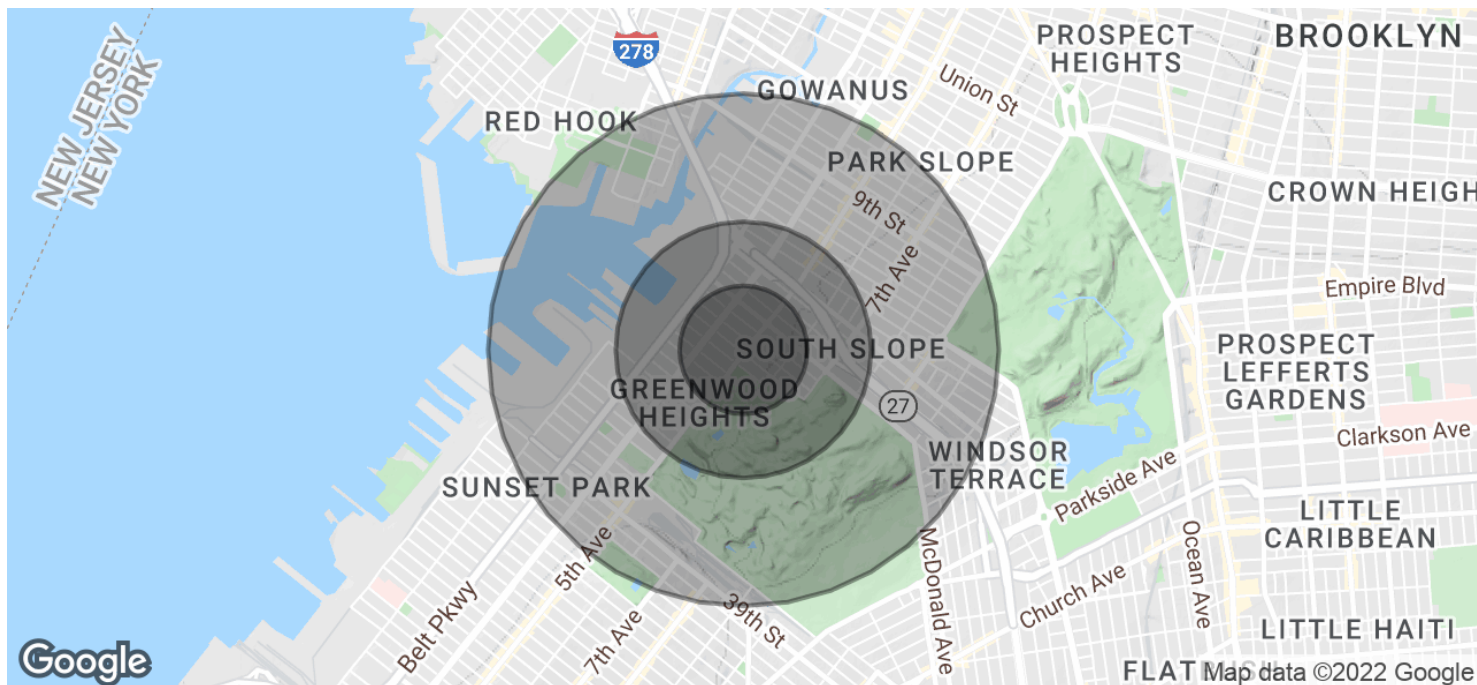
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## Demographics Map & Report



### POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	6,886	19,666	70,176
Average Age	30.2	30.5	32.3
Average Age (Male)	29.4	30.1	32.1
Average Age (Female)	31.2	31.1	32.9

### HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	2,683	7,653	27,303
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$67,008	\$71,288	\$84,066
Average House Value		\$879,830	\$889,074

\* Demographic data derived from 2010 US Census

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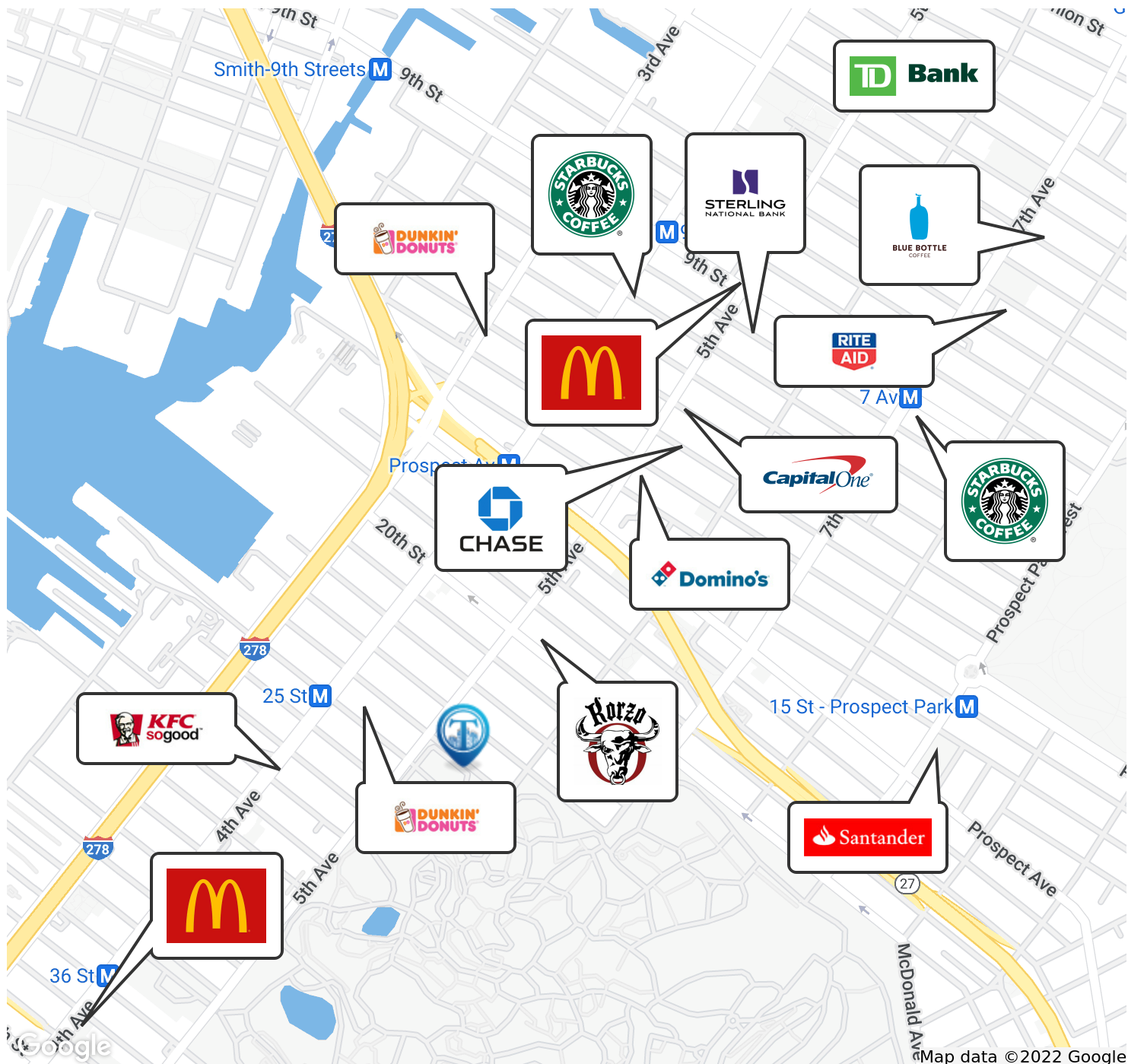
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## Retailer Map



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