



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS



FOR LEASE | STORAGE / PARKING

6,000 SF Storage / Parking for lease in Prospect Lefferts Garden!

644 Parkside Avenue, Brooklyn, NY 11226

Shlomi Bagdadi
718.437.6100 x101
sb@tristatecr.com



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Executive Summary



OFFERING SUMMARY

Available SF: 6,000 SF

Lease Rate: Upon Request

Lot Size: 9,178 SF

Building Size: 9,000 SF

Zoning: M1-1

Market: Prospect Lefferts Garden

PROPERTY OVERVIEW

6,000 SF Storage / Parking for lease in Prospect Lefferts Garden!

- Highlights:
- Roll up gate
 - High ceilings
 - Below market rent

LOCATION OVERVIEW

Located in the Prospect Lefferts Gardens near the Church Av Subway Station.

Public Transport: 2, 5, B & Q train.

Nearby local tenants include:
-Santander Bank ATM, Streetsweeper Cafe & Lounge, PLG Coffee House and Tavern, Carver Federal Savings Bank, Chase Bank, Dunkin, Citibank, Popular Bank, Kulushkat, TD Bank, Eleven36

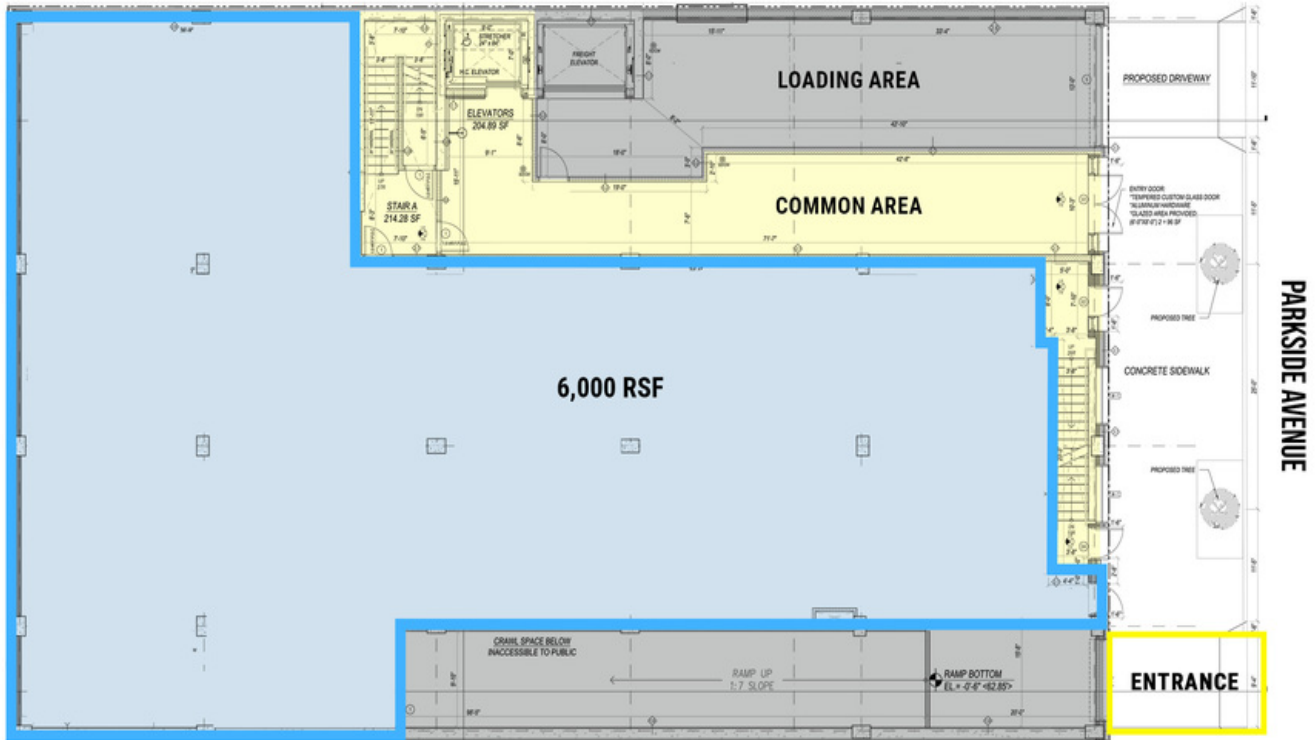
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Floor Plan-Ground Floor



644 PARKSIDE AVE
GROUND FLOOR
6,000 SF

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Location Maps



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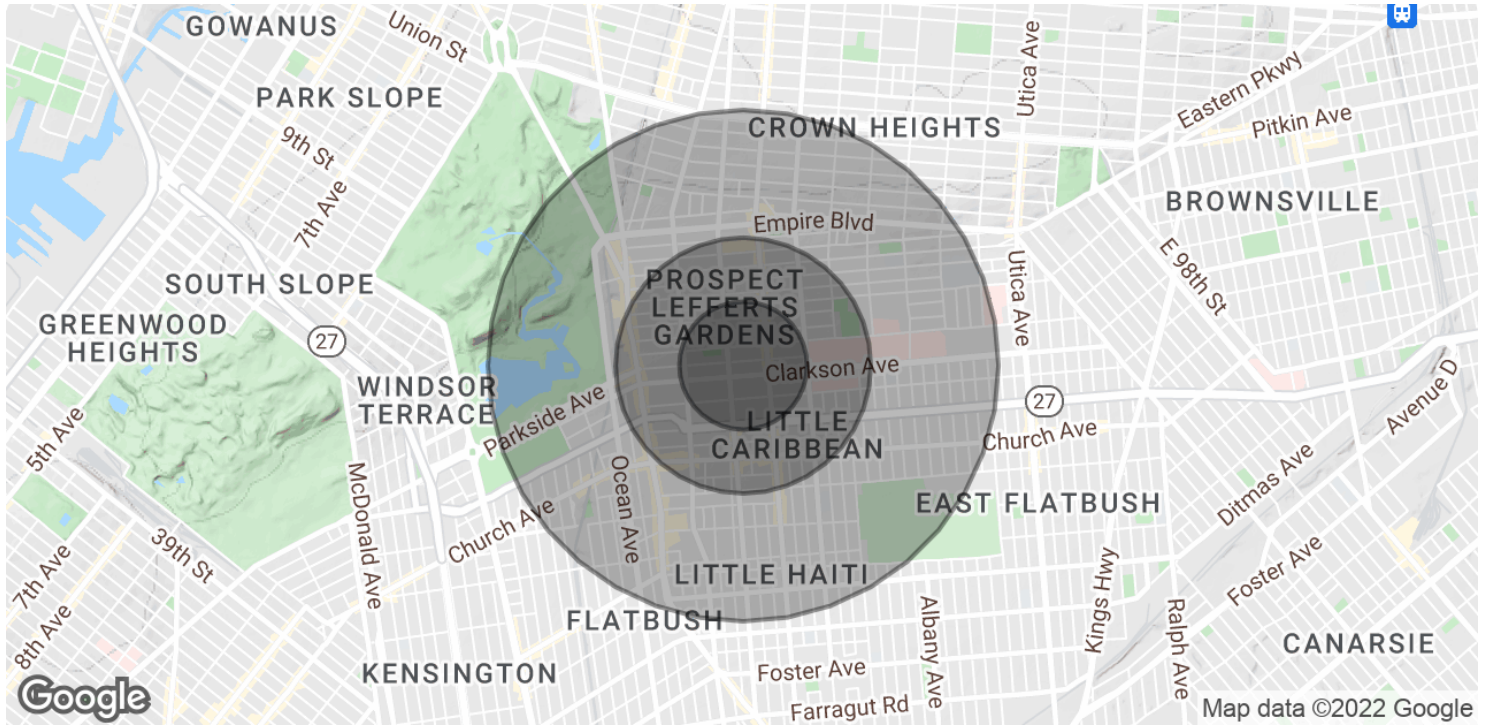
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Demographics Map & Report



POPULATION

Total Population

Average age

Average age (Male)

Average age (Female)

HOUSEHOLDS & INCOME

Total households

of persons per HH

Average HH income

Average house value

* Demographic data derived from 2010 US Census

0.25 MILES

14,194

36.2

32.2

39.1

0.25 MILES

5,703

2.5

\$49,220

\$570,392

0.5 MILES

52,531

34.9

32.2

37.6

0.5 MILES

20,626

2.5

\$51,371

\$664,310

1 MILE

194,053

34.6

31.8

37.2

1 MILE

73,233

2.6

\$51,329

\$543,341

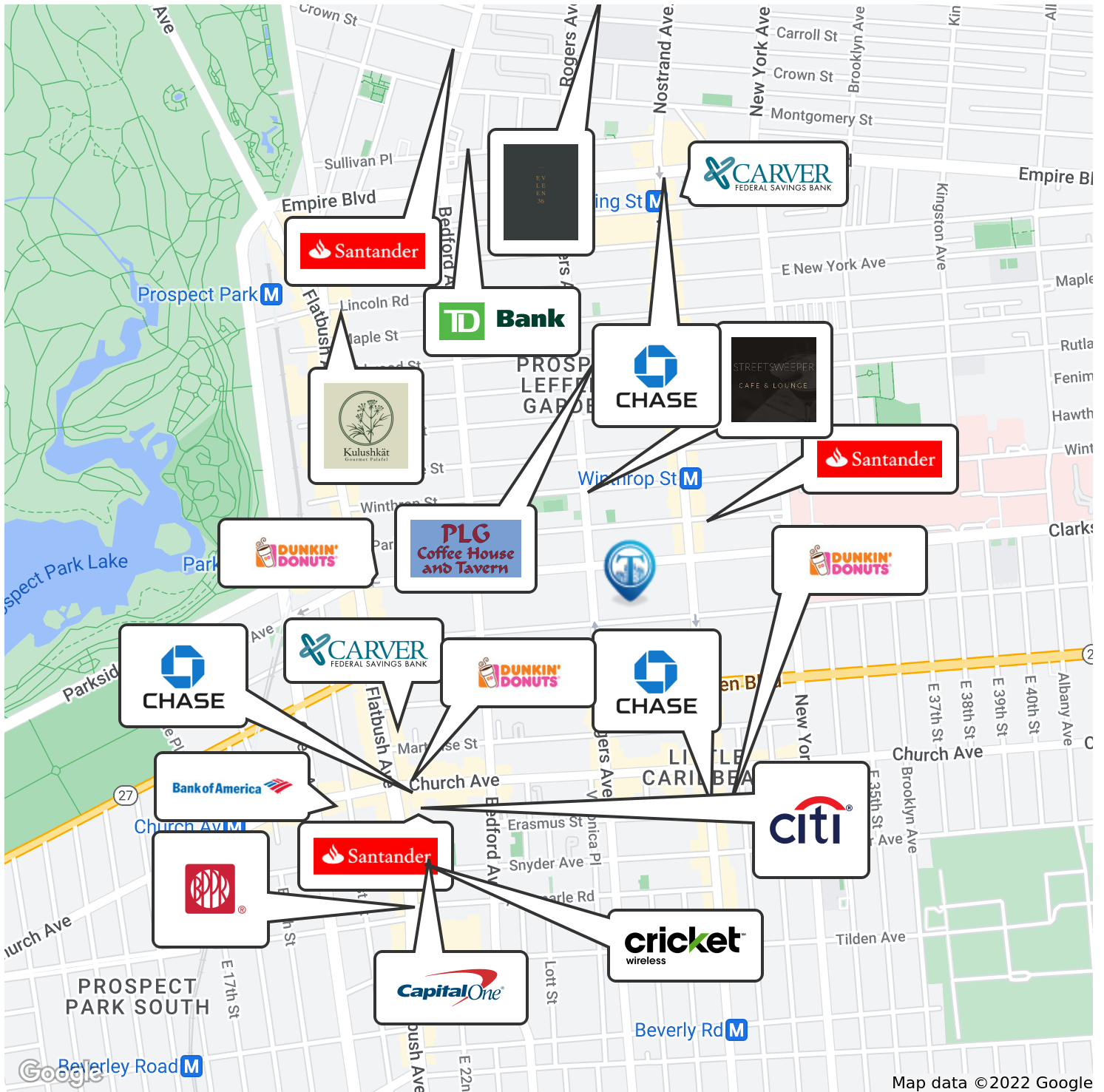
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Retailer Map



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