



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

1,600 SF Fully Finished Retail space for lease in Bushwick!

1222 Myrtle Ave, Brooklyn, NY 11221

Shlomi Bagdadi
718.437.6100 x101
sb@tristatecr.com



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Executive Summary



OFFERING SUMMARY

Available SF:	1,600 SF
Lease Rate:	Upon Request
Lot Size:	1,725 SF
Building Size:	2,526 SF
Zoning:	R6
Market:	Bushwick

PROPERTY OVERVIEW

1,600 SF Fully Finished Retail space for lease in Bushwick!

Highlights:

- Surrounded by tons of residential
- Heavy foot traffic
- Fully finished

LOCATION OVERVIEW

Located at heavy foot traffic area in Bushwick, in close proximity to the Central Ave transit stop.

Public transits: M train at Central Ave.

Nearby local tenants include,

-Little Mo, Bank of America, Ange Noir Cafe, Citibank, Starbucks, Sey Coffee, TD Bank, Variety Coffee Roasters, Caffè Vita, CTown Supermarkets, Blink Fitness.

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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Location Maps



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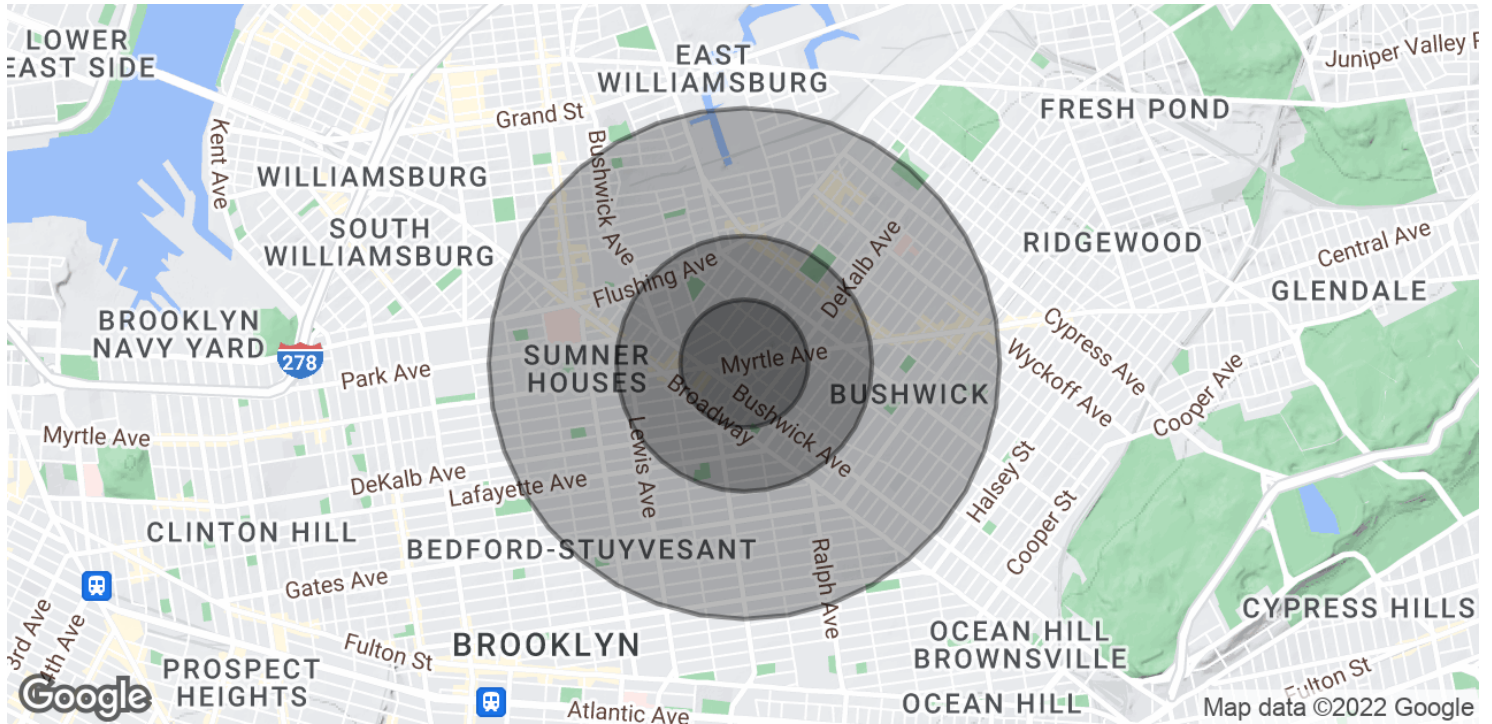
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	8,553	42,260	161,265
Average Age	30.6	29.9	30.4
Average Age (Male)	31.4	29.3	28.4
Average Age (Female)	30.4	30.9	32.1

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	2,874	14,219	56,100
# of Persons per HH	3.0	3.0	2.9
Average HH Income	\$47,109	\$44,537	\$43,845
Average House Value	\$847,427	\$633,429	\$622,119

* Demographic data derived from 2010 US Census

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Retail Map



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