



TRI STATE  
COMMERCIAL  
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

350 SF | 448 Wilson Ave | Retail Space for Lease

448 Wilson Ave, Brooklyn, NY 11221

Shlomi Bagdadi  
718.437.6100 x101  
sb@tristatecr.com

Kirill Galperin  
718.437.6100 x122  
Kirill.G@TriStateCR.com



# 350 SF | 448 Wilson Ave | Retail Space for Lease

448 Wilson Ave, Brooklyn, NY 11221



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

## Executive Summary



### OFFERING SUMMARY

Lease Rate: Call to: 718-437-6100

Available SF: 350 SF

Building Size: 11,719 SF

Lot Size: 2,417 SF

Zoning: R6

### PROPERTY OVERVIEW

15 feet of frontage  
Clean space

### LOCATION OVERVIEW

Located in the Bushwick neighborhood of Brooklyn between Cornelia St and Jefferson Ave near the Myrtle - Wyckoff Ave subway station.

Nearest Transit: M train at Myrtle - Wyckoff, L train at Halsey St, and the B60 bus line.

Nearby tenants include Bricklyn Pizza, Food Bazaar Supermarket, Popeyes, Citibank, Family Dollar, Evil Twin Brewing, L Train Vintage, Foodtown of Bushwick, Key Food Supermarkets, Rite Aid, Halsey Ale House, 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.

Shlomi Bagdadi  
718.437.6100 x101  
sb@tristatecr.com

Kirill Galperin  
718.437.6100 x122  
Kirill.G@TriStateCR.com

Tri State Commercial® Realty Services LLC // 148 39th st // Brooklyn, 11232 // TriStateCR.com



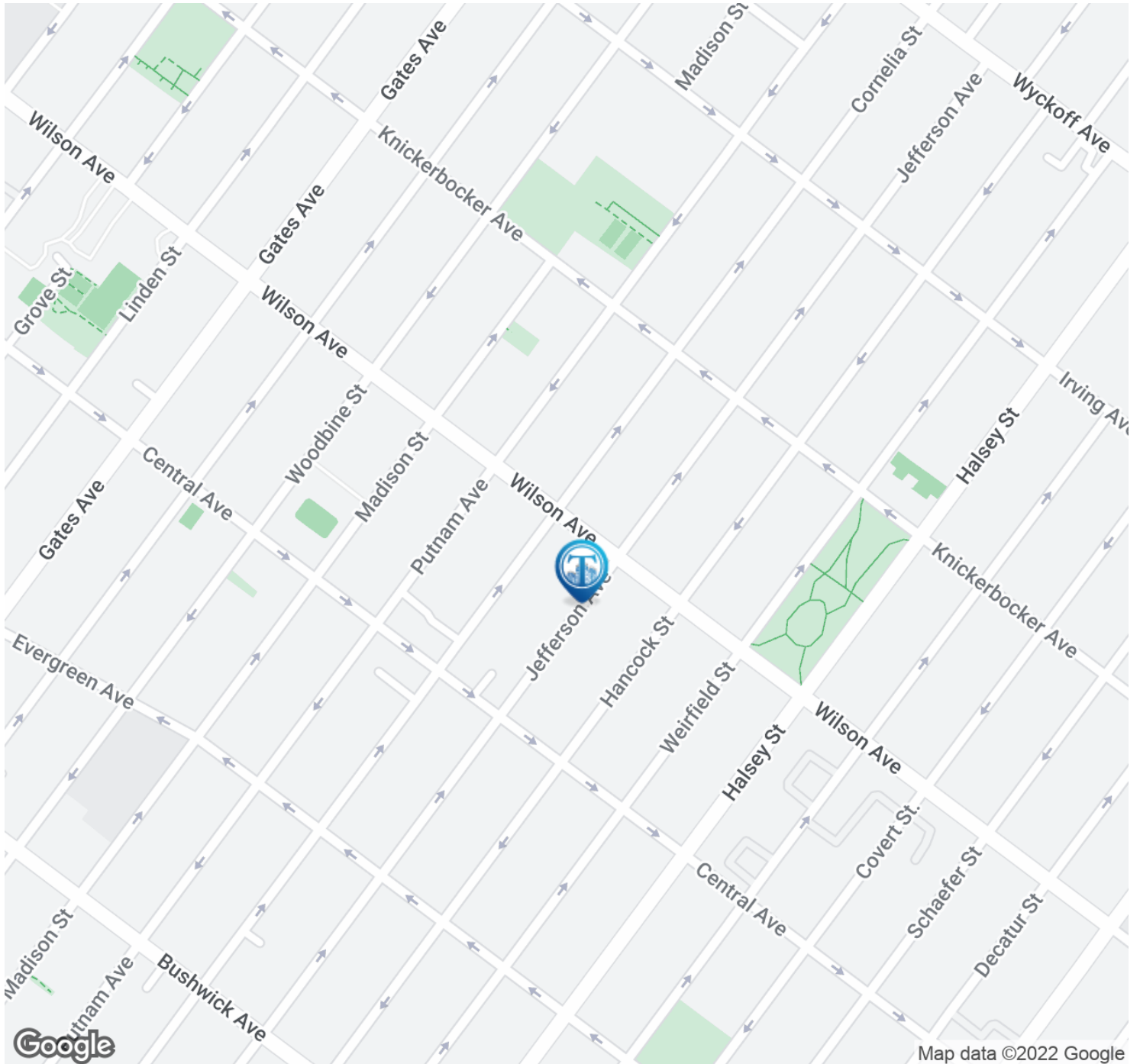
# 350 SF | 448 Wilson Ave | Retail Space for Lease

448 Wilson Ave, Brooklyn, NY 11221



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

## Location 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 x101  
sb@tristatecr.com

Kirill Galperin  
718.437.6100 x122  
Kirill.G@TriStateCR.com

Tri State Commercial® Realty Services LLC // 148 39th st // Brooklyn, 11232 // TriStateCR.com



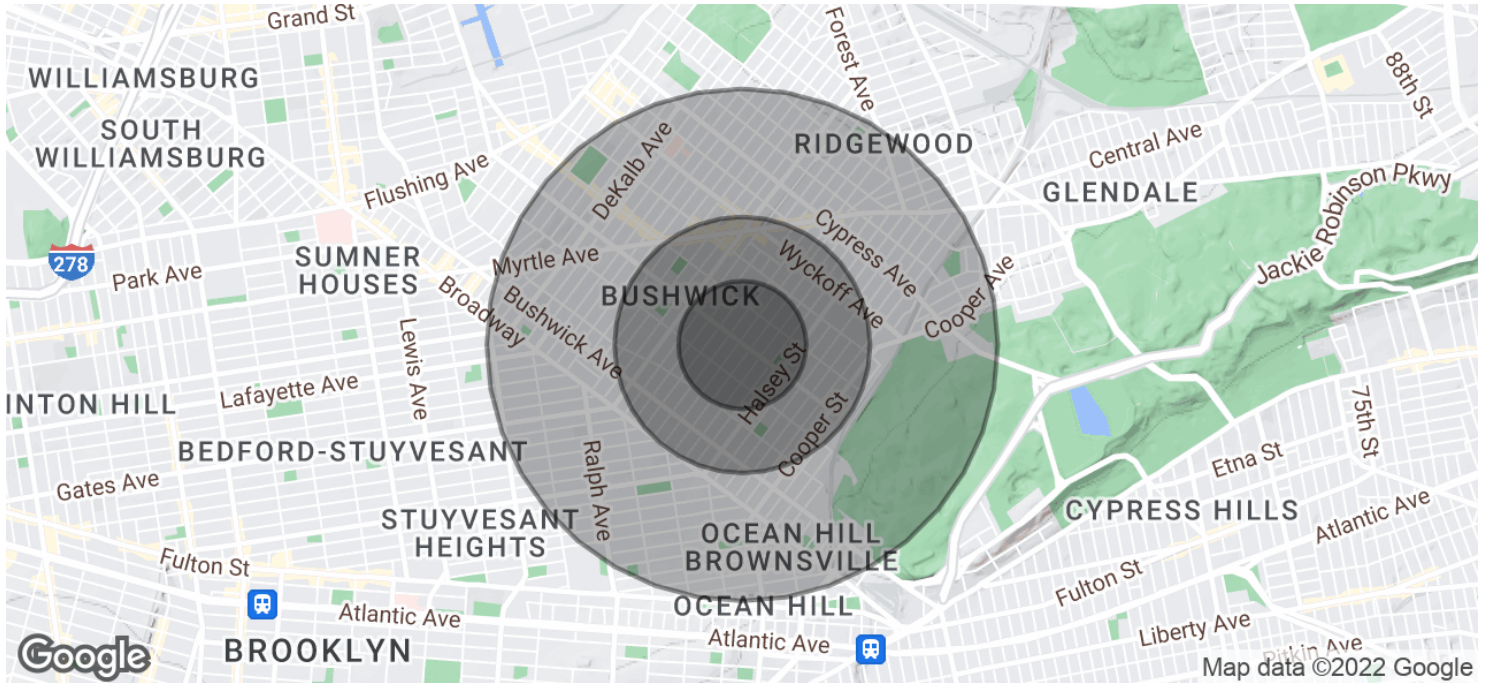
# 350 SF | 448 Wilson Ave | Retail Space for Lease

448 Wilson Ave, Brooklyn, NY 11221



**TRI STATE  
COMMERCIAL**  
REAL ESTATE EXPERTS

## Demographics Map & Report



### POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	12,574	48,144	178,541
Average Age	29.9	29.8	30.0
Average Age (Male)	26.4	27.5	28.4
Average Age (Female)	34.0	32.0	31.8

### HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	4,044	15,591	58,937
# of Persons per HH	3.1	3.1	3.0
Average HH Income	\$43,177	\$42,235	\$45,847
Average House Value	\$597,754	\$570,886	\$558,261

\* 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 x101  
sb@tristatecr.com

Kirill Galperin  
718.437.6100 x122  
Kirill.G@TriStateCR.com

Tri State Commercial® Realty Services LLC // 148 39th st // Brooklyn, 11232 // TriStateCR.com



# 350 SF | 448 Wilson Ave | Retail Space for Lease

448 Wilson Ave, Brooklyn, NY 11221



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

## Retailer Map



Map data © 2022 Google

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 x101  
sb@tristatecr.com

Kirill Galperin  
718.437.6100 x122  
Kirill.G@TriStateCR.com

Tri State Commercial® Realty Services LLC // 148 39th st // Brooklyn, 11232 // TriStateCR.com

