



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS



FOR LEASE | COMMUNITY FACILITY SPACE
1,200 SF | 782 New York Ave | LL Community Facility for Lease

782 New York Ave, Brooklyn, NY 11226

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Eddie Keda
718.437.6100 x117
Eddie.K@TriStateCR.com



Executive Summary



OFFERING SUMMARY

| | |
|----------------|-----------------------|
| Lease Rate: | Call to: 718-437-6100 |
| Available SF: | 1,200 SF |
| Building Size: | 41,314 SF |
| Lot Size: | 6,913 SF |
| Zoning: | R7-1 |

PROPERTY OVERVIEW

Community facility space
Lower level
Private street entrance
ADA accessible

LOCATION OVERVIEW

Located in the Prospect Lefferts Gardens neighborhood of Brooklyn between Lenox Rd & Clarkson Ave near the Winthrop St subway station.

Nearest Transit: 2 & 5 trains at Winthrop St and the B44 bus line.

Nearby tenants include CVS, BP, Dunkin', 7 Star Pharmacy, Walgreens, Popeyes Louisiana Kitchen, Dollar Tree, Five Below, Rite Aid, CTown Supermarkets, and more!

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Additional Photos



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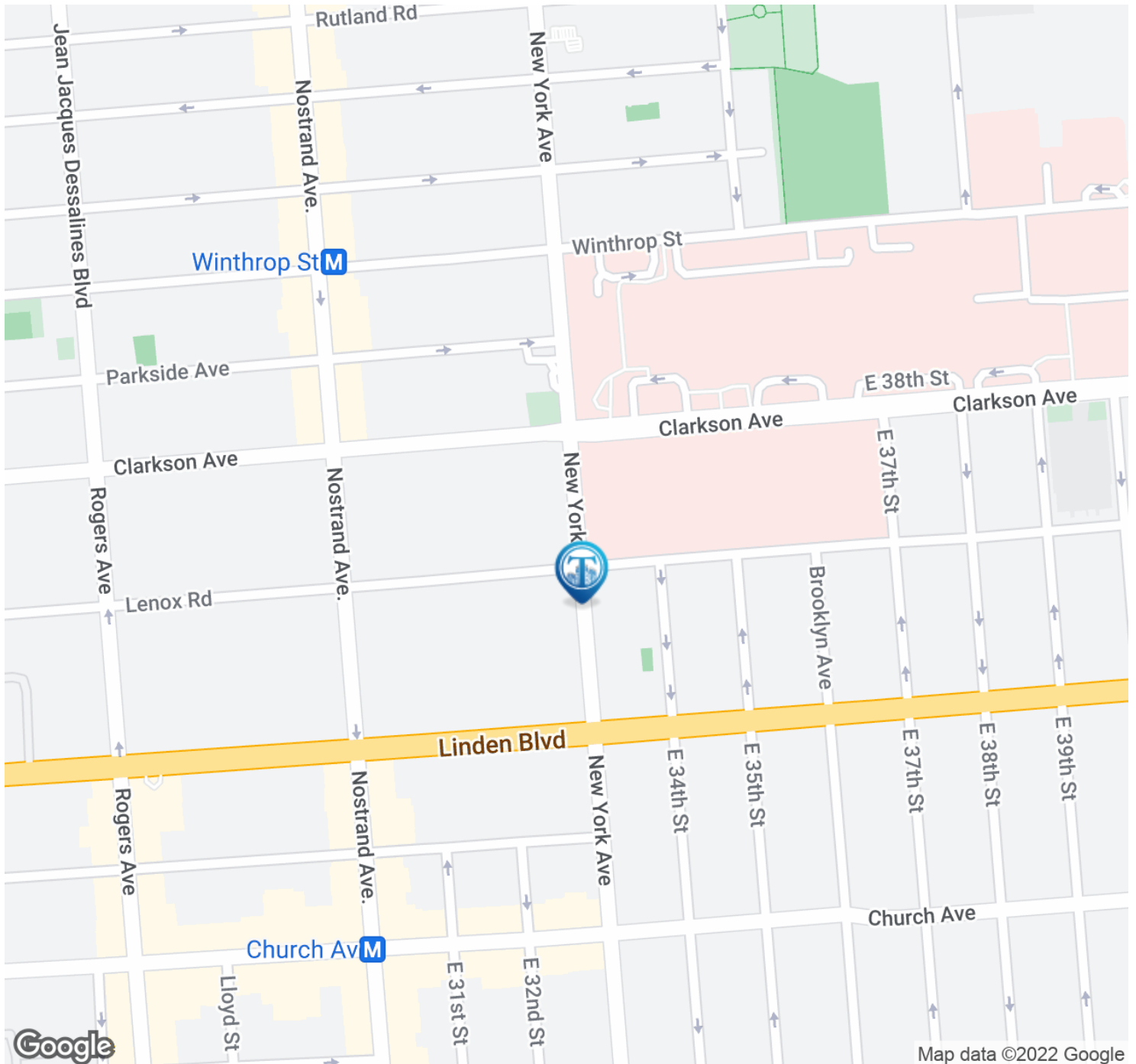
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Location Map



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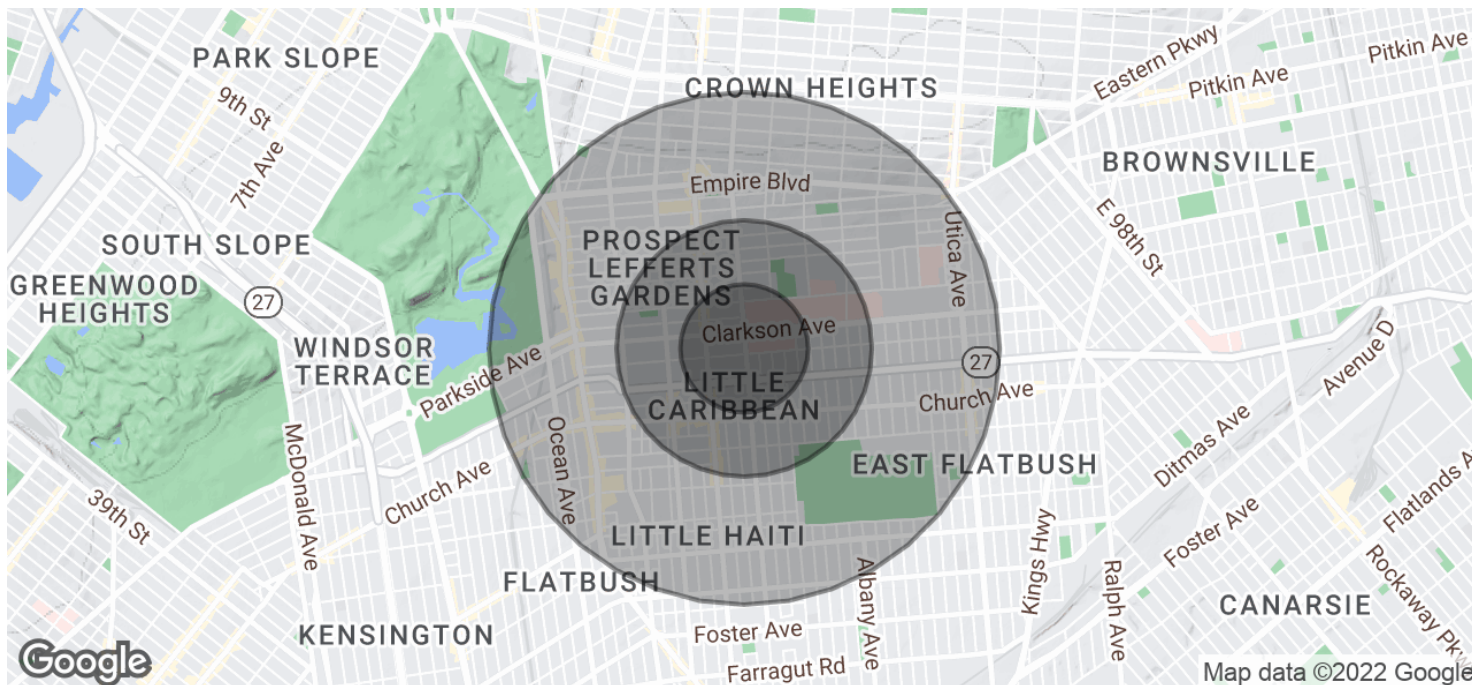
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Demographics Map & Report



POPULATION

| | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|-------------------|------------------|---------------|
| Total Population | 10,529 | 41,286 | 175,576 |
| Average Age | 33.0 | 34.9 | 34.8 |
| Average Age (Male) | 30.1 | 32.5 | 32.0 |
| Average Age (Female) | 36.5 | 37.2 | 37.3 |

HOUSEHOLDS & INCOME

| | 0.25 MILES | 0.5 MILES | 1 MILE |
|---------------------|-------------------|------------------|---------------|
| Total Households | 3,750 | 15,409 | 64,980 |
| # of Persons per HH | 2.8 | 2.7 | 2.7 |
| Average HH Income | \$53,301 | \$52,794 | \$53,085 |
| Average House Value | \$456,496 | \$496,673 | \$532,865 |

* Demographic data derived from 2010 US Census

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Retailer Map



Map data ©2022 Google

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