



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

1,200 SF | 3049 Avenue U | Retail Space for Lease

3049 Avenue U, Brooklyn, NY 11229

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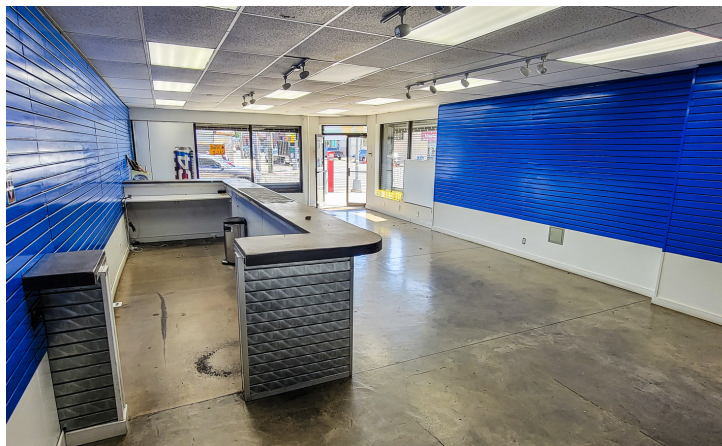
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Additional Photos



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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Executive Summary



OFFERING SUMMARY

Lease Rate:	Call to: 718-437-6100
Available SF:	1,200 SF
Building Size:	2,310 SF
Lot Size:	2,200 SF
Zoning:	R4

PROPERTY OVERVIEW

Corner space
Backyard
22 ft frontage
Fully built

LOCATION OVERVIEW

Located in the Homecrest neighborhood of Brooklyn between Coyle St & Bragg St near the Avenue U train station.

Nearest Transit: Q train at Avenue U and the B3 & B31 bus lines.

Nearby tenants include Walgreens, Dollar Tree, Domino's Pizza, Starbucks, TD Bank, Burger King, Key Food Supermarkets, Dime Community Bank, McDonald's, Metro by T-Mobile, Subway, Dunkin', and more!

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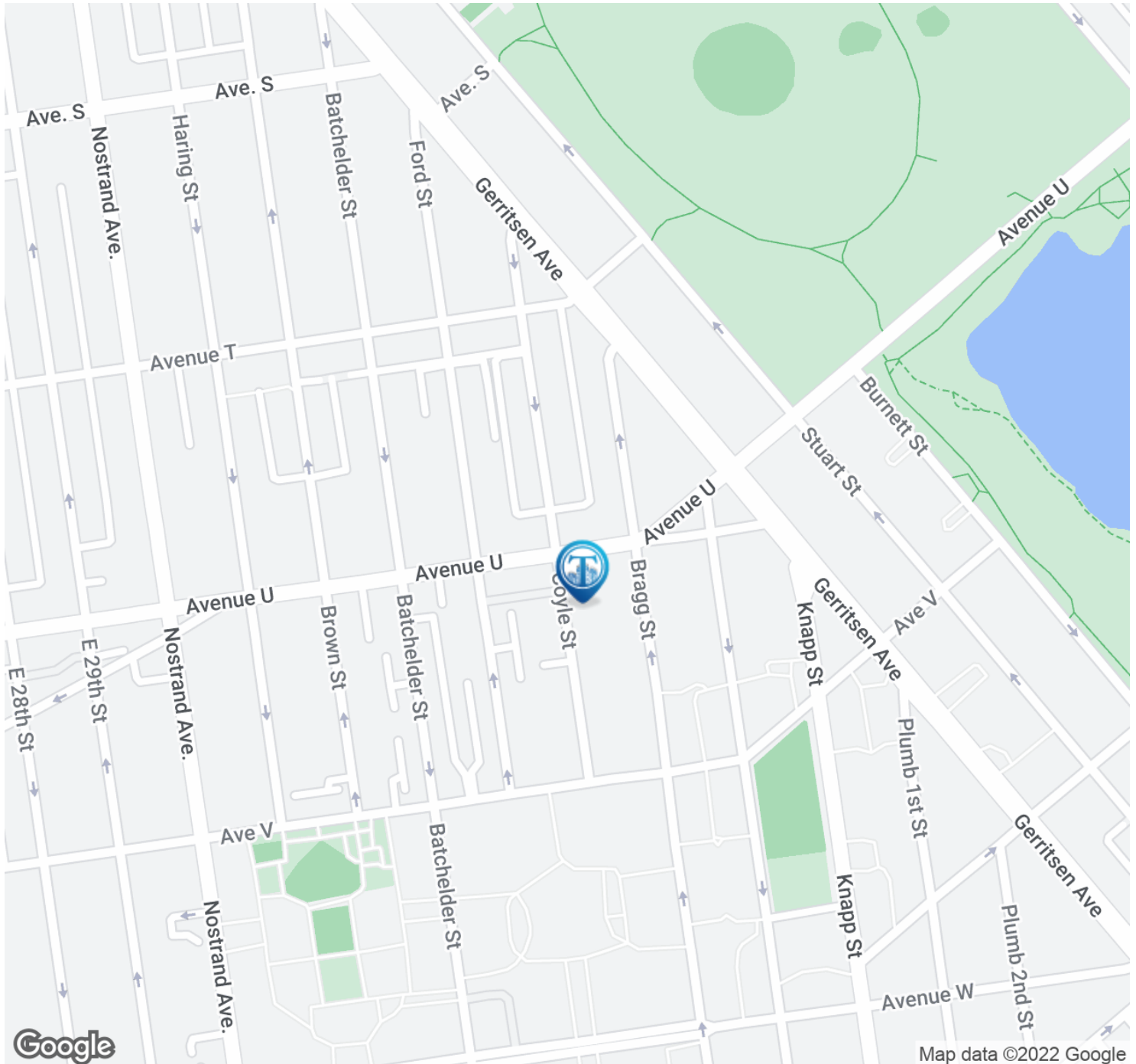
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Location Map



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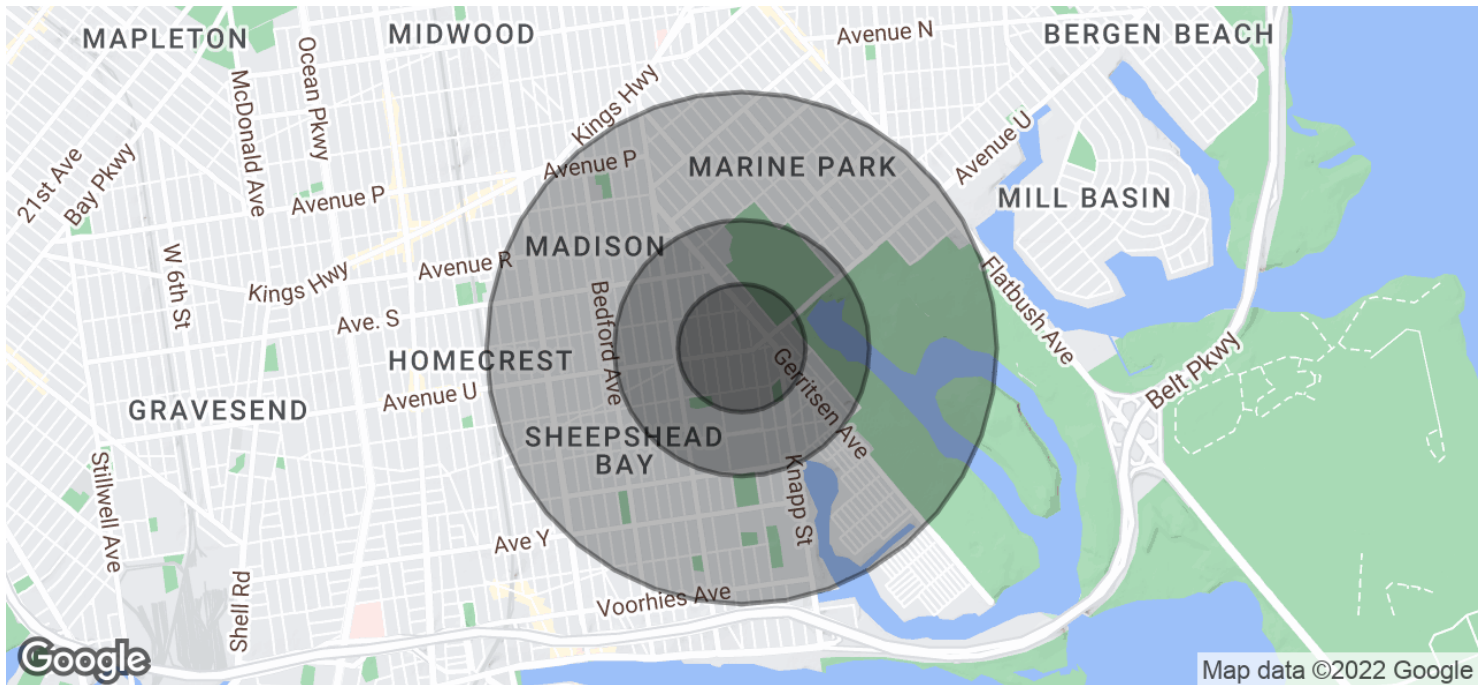
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	6,704	19,185	66,724
Average Age	47.7	43.9	43.5
Average Age (Male)	46.6	42.8	42.1
Average Age (Female)	50.1	45.9	45.8

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	2,841	8,055	27,800
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$78,833	\$79,363	\$87,773
Average House Value	\$476,846	\$565,861	\$631,588

* Demographic data derived from 2020 ACS - US Census

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Retailer Map



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