



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

1,200 SF Retail at the base of massive residential "The Rheingold"

480 Bushwick Ave, Brooklyn, NY 11206

Shlomi Bagdadi  
718.437.6100  
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## Executive Summary



### OFFERING SUMMARY

Available SF: 1,200 SF

Lease Rate: Negotiable

Lot Size: 16,000 SF

Building Size: 84,826 SF

Zoning: R7A

### PROPERTY OVERVIEW

1,200 SF Prime Retail at the base of massive residential "The Rheingold"

- Highlights:
- Inline space
  - Brand new
  - 392 residential units on top
  - Unique branding opportunity

### LOCATION OVERVIEW

Located in Bushwick, steps away from the Flushing Ave & Myrtle Ave transit stop

Public Transport: J, M & Z train at Flushing Ave and Myrtle Ave.

Nearby local tenants include:  
-Food Story Natural Marjet, Bravo Supermarkets, Starbucks, Dunkin', Ange Noir Cafe, Popular Bank, Chase Bank, SEY Coffee, Caffe Vita, A-Pou's Taste

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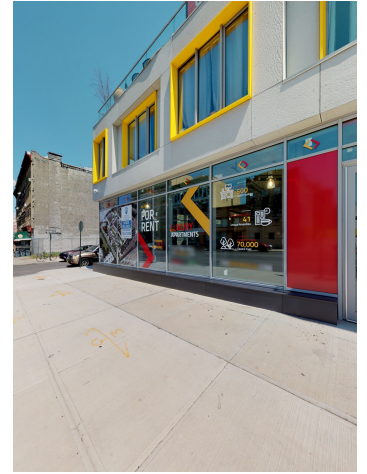
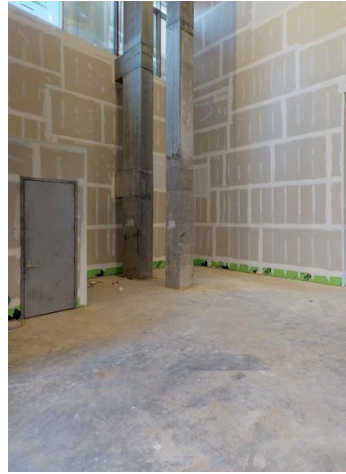
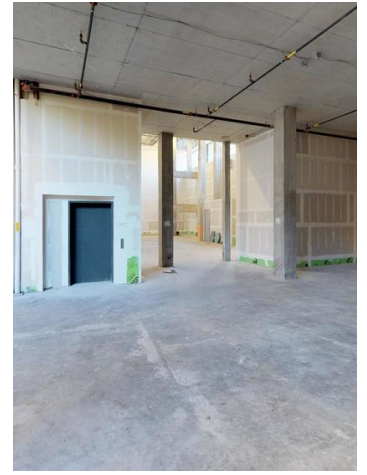
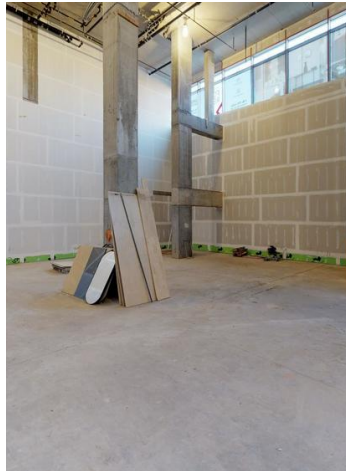
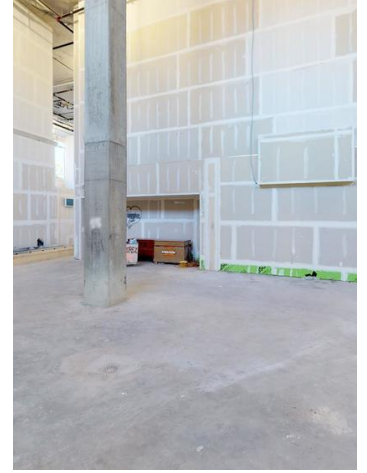
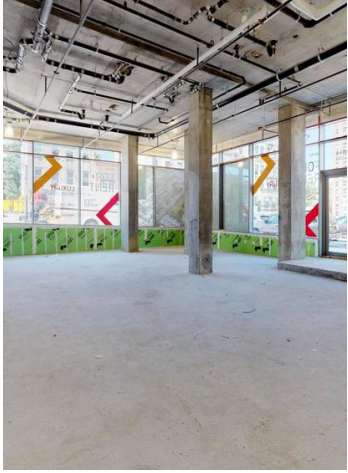




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## Additional Photos



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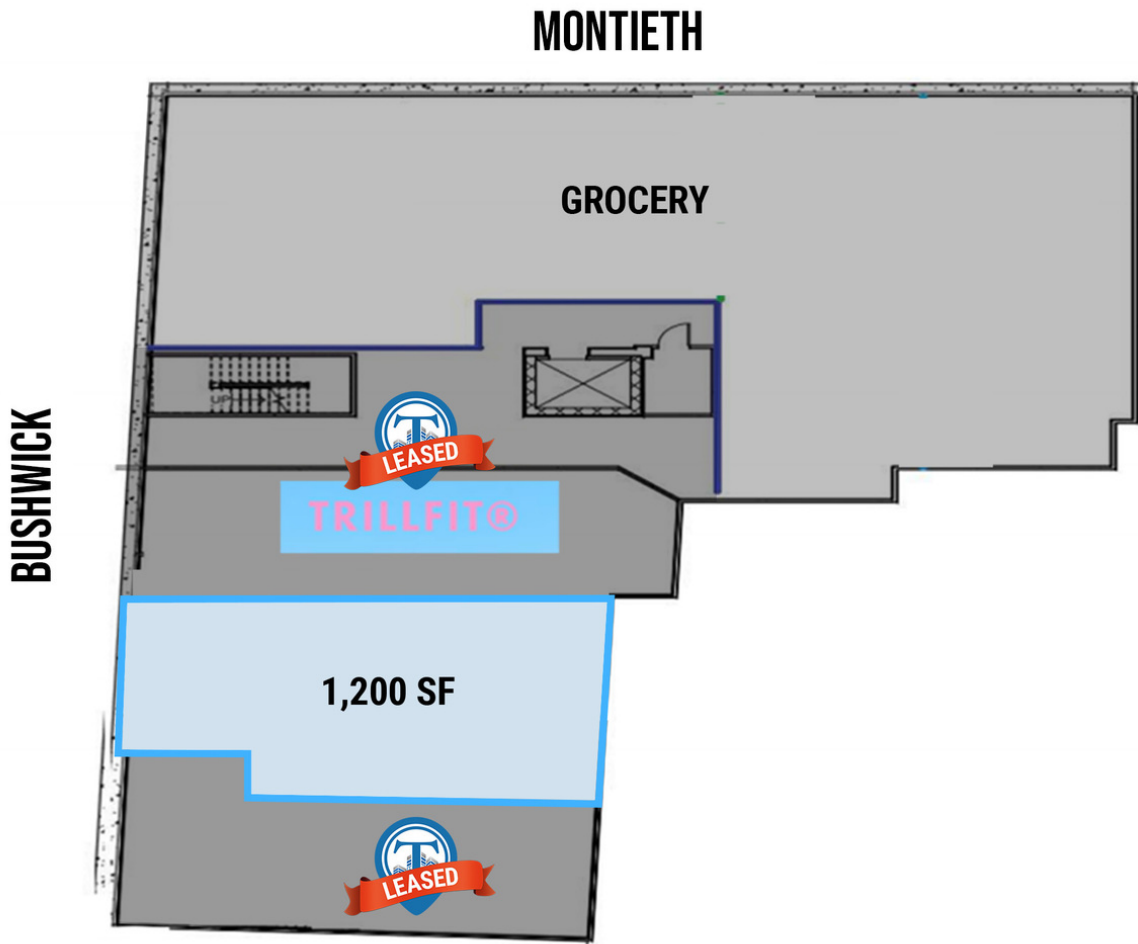
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Floor Plans



# 480 BUSHWICK

TOTAL AVILABLE SPACE

1,200 RSF

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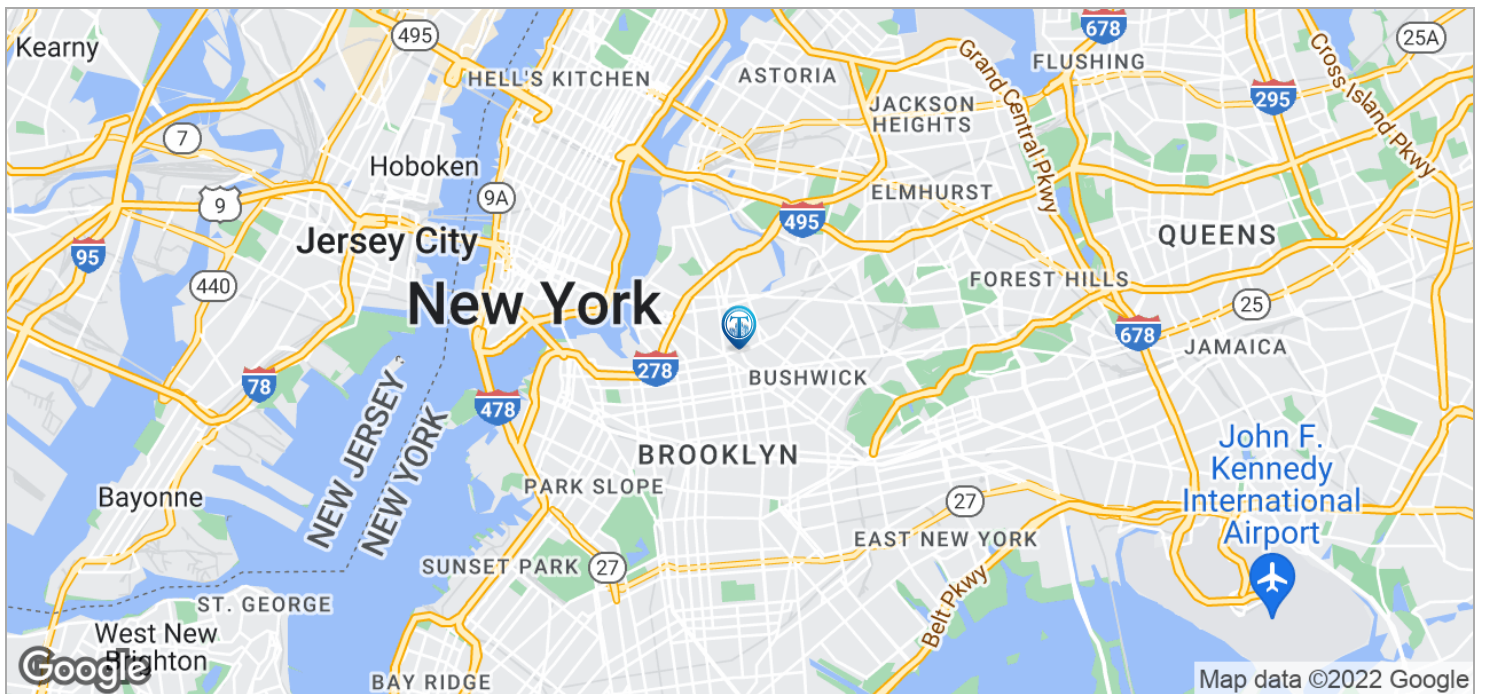




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## Location Maps



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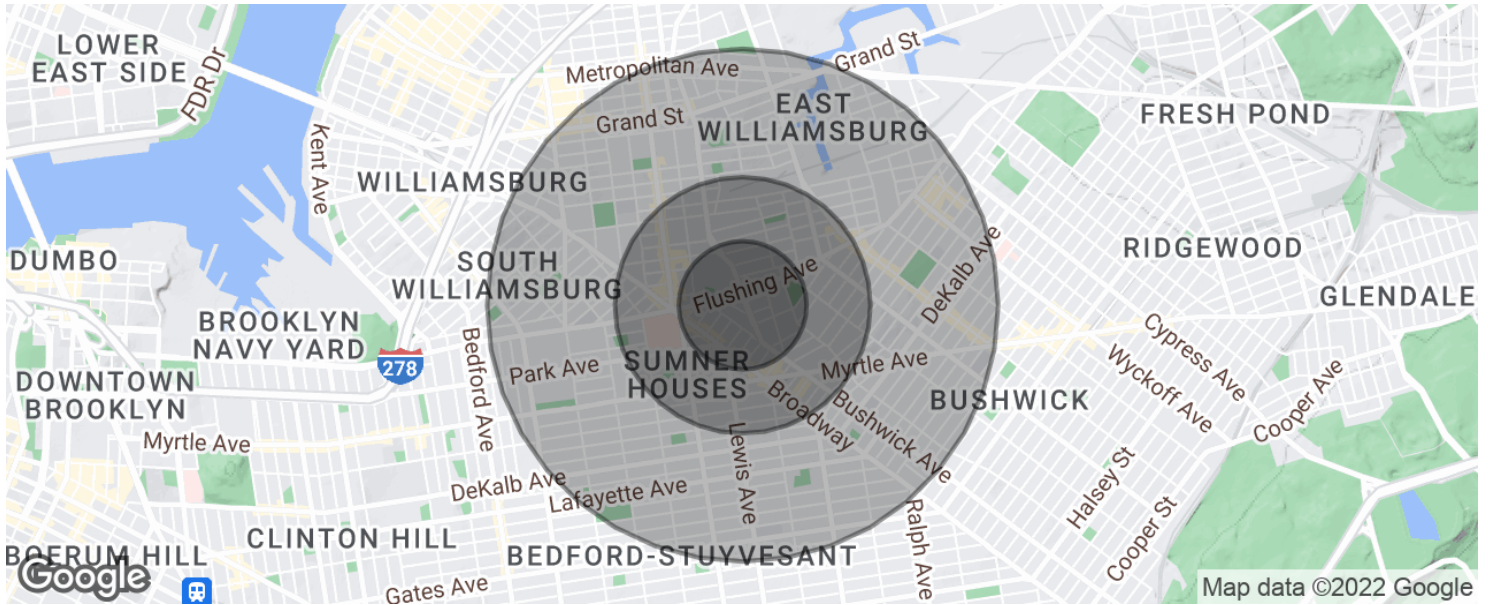
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## Demographics Map & Report



### POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total population	7,937	35,360	147,555
Median age	28.2	29.0	29.9
Median age (Male)	27.9	27.3	27.8
Median age (Female)	28.3	29.8	31.7

### HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total households	2,721	12,385	53,079
# of persons per HH	2.9	2.9	2.8
Average HH income	\$39,226	\$38,355	\$42,500
Average house value		\$528,503	\$588,907

\* Demographic data derived from 2020 ACS - US Census

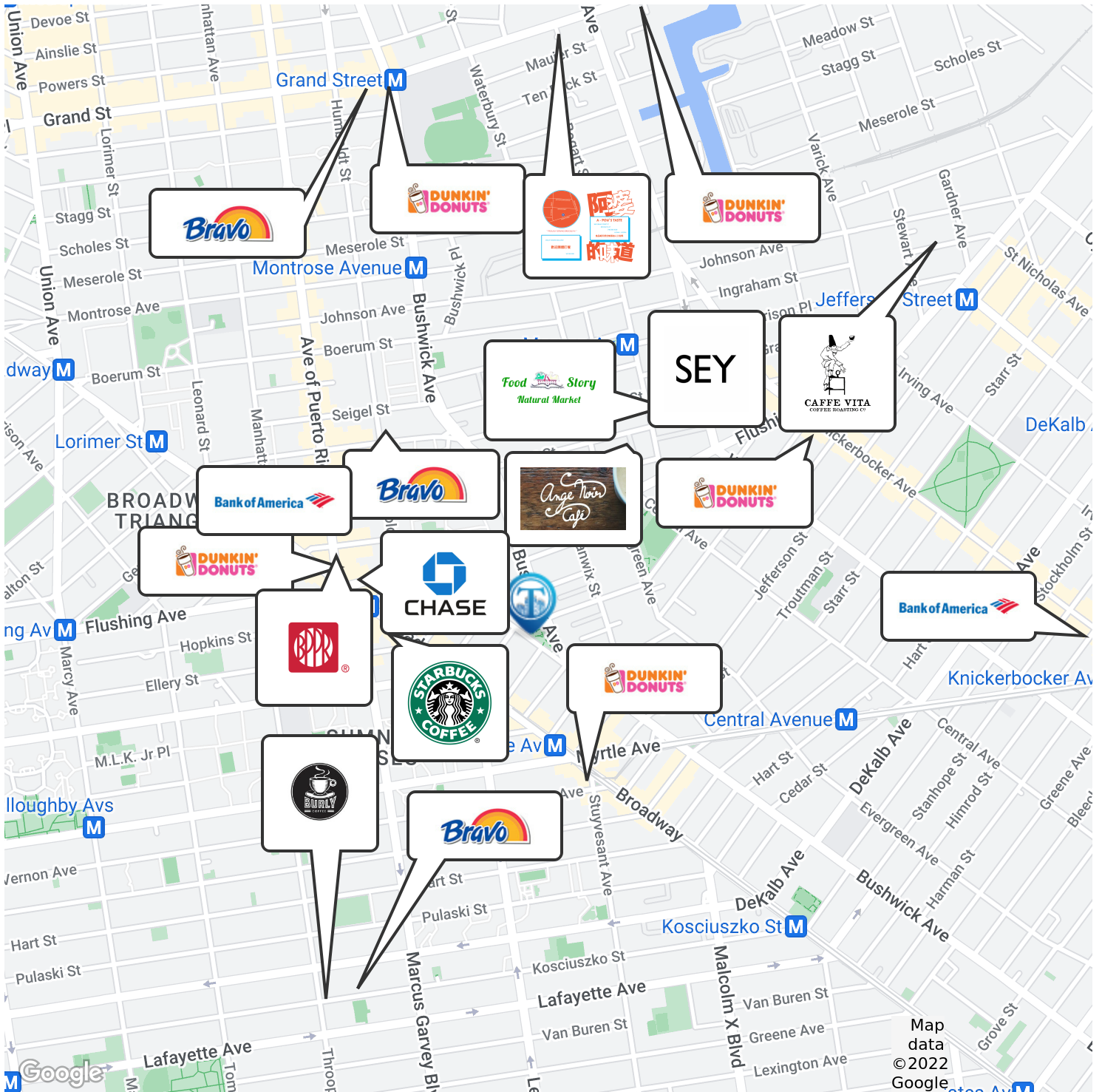
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## Retailer Map



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