



TRI STATE  
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REAL ESTATE EXPERTS



## FOR LEASE | RETAIL SPACE

### 2868 Fulton St | 4 Retail Spaces for Lease

2868 Fulton St, Brooklyn, NY 11207

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## Executive Summary



### OFFERING SUMMARY

Lease Rate: Call to: 718-437-6100

Available SF: 1,300 - 18,700 SF

Building Size: 51,055 SF

Lot Size: 20,570 SF

Zoning: R6A

### PROPERTY OVERVIEW

Wraparound frontage

High ceilings

Rooftop

Elevator

Space A - Ground - 6,300 SF

Space B - Ground - 1,300 SF (can be combined with Space A)

Space C - 2nd Floor - 8,600 SF

Space D - Lower Level - 2,500 SF

### LOCATION OVERVIEW

Located in the Cypress Hills neighborhood of Brooklyn between Schenck Ave & Barbey St near the Van Siclen Ave subway station. Nearest Transit: A, C, & J trains at Van Siclen Ave and the Q24 bus line.

Nearby tenants include CTown Supermarkets, McDonald's, Mobil, Burger King, Bravo Supermarkets, Citibank, T-Mobile, Kennedy Fried Chicken, Brolick Gum, Dunkin', Wendy's, BP, White Castle, and more!

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### Additional Photos



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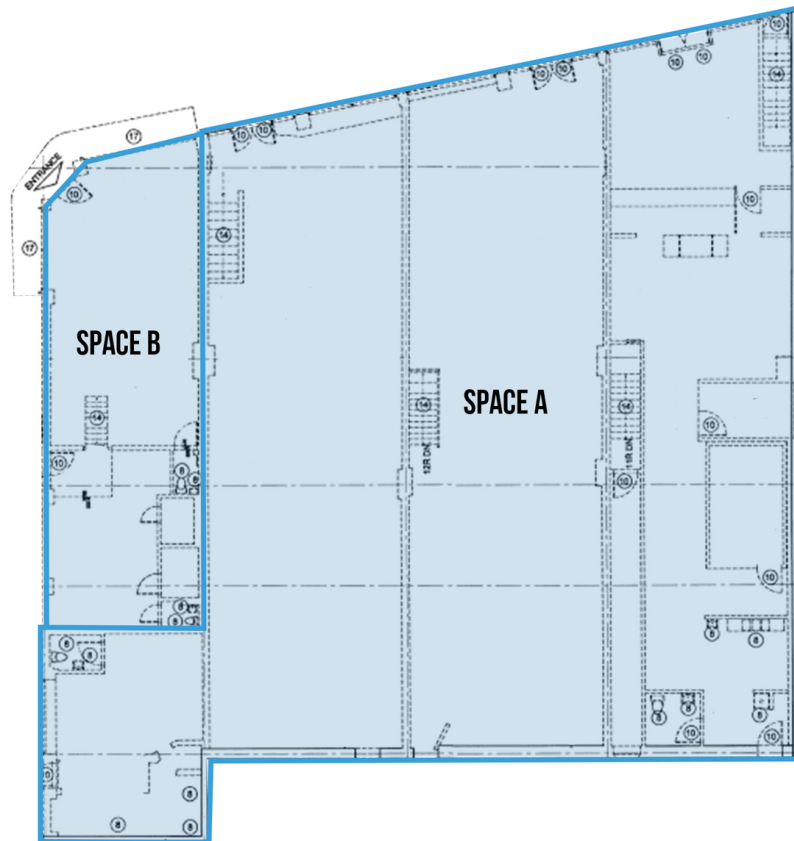
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## Floor Plans



## 2868 FULTON ST

**SPACE A - 6,300 SF**

**SPACE B - 1,300 SF**

All square footage  
are approximate.

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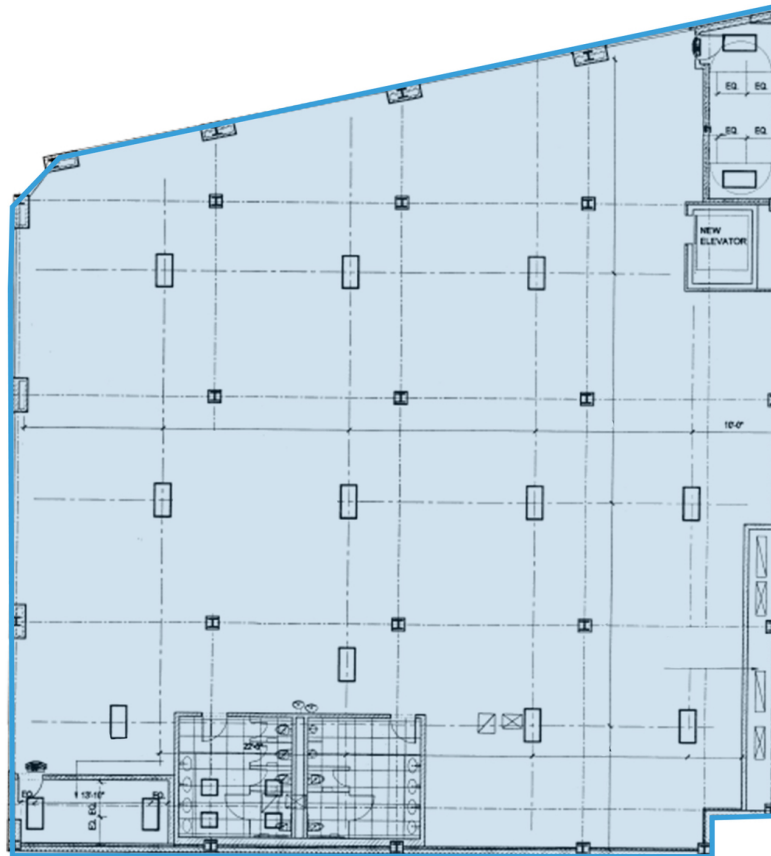
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**SPACE C - 8,600 SF**

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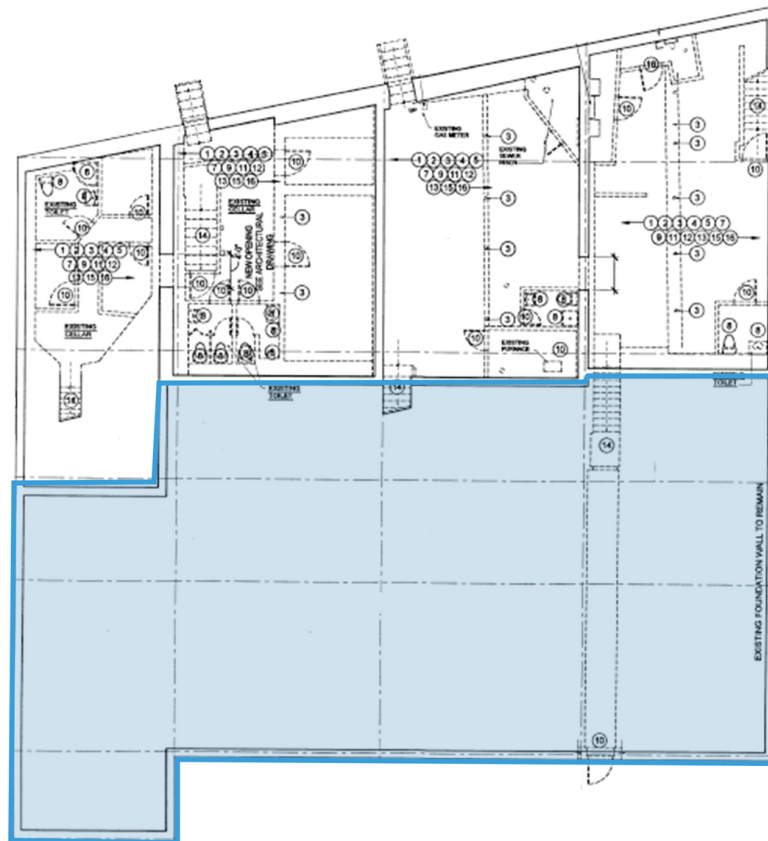
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### SPACE D - 2,500 SF

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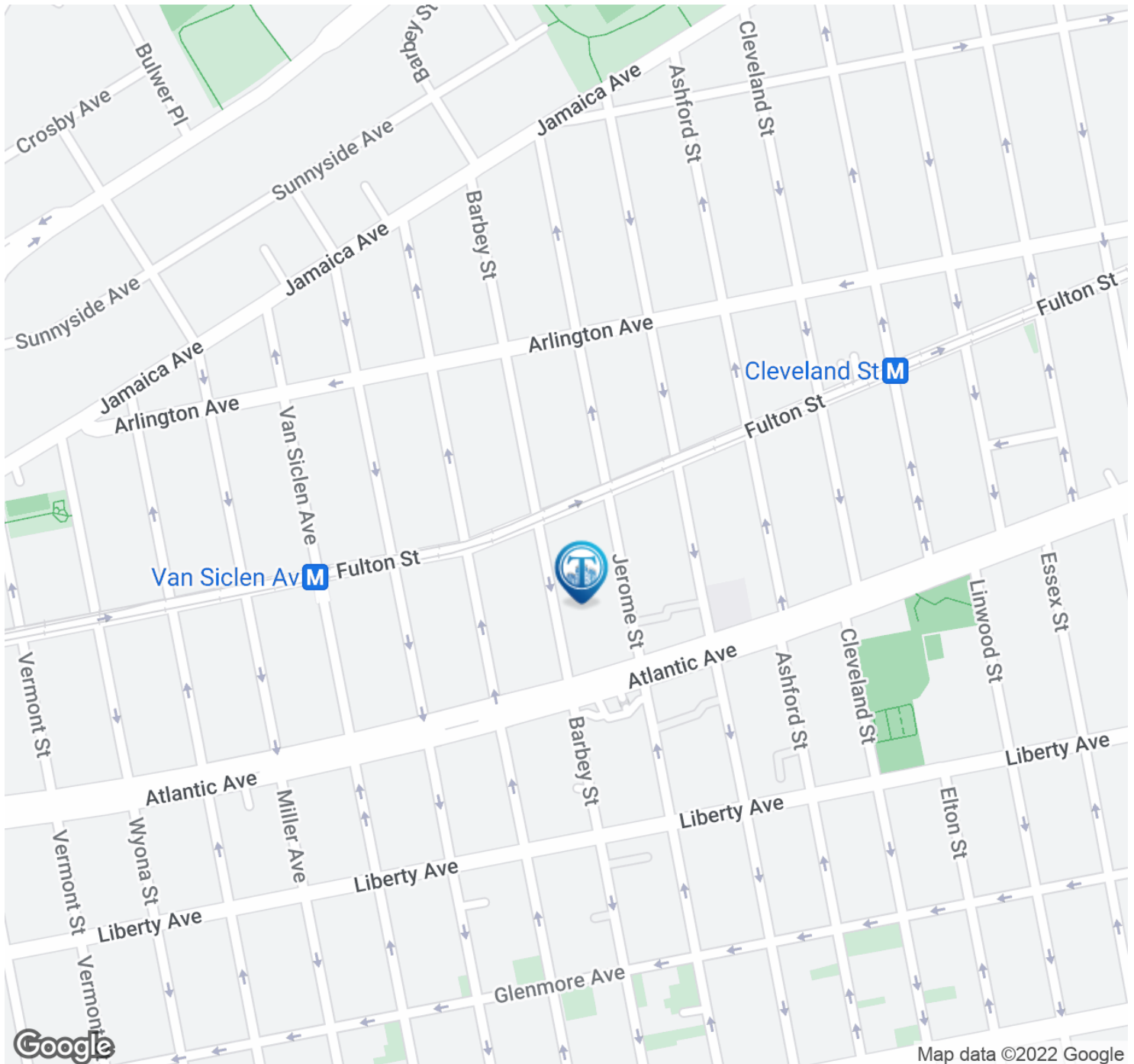
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## Location Map



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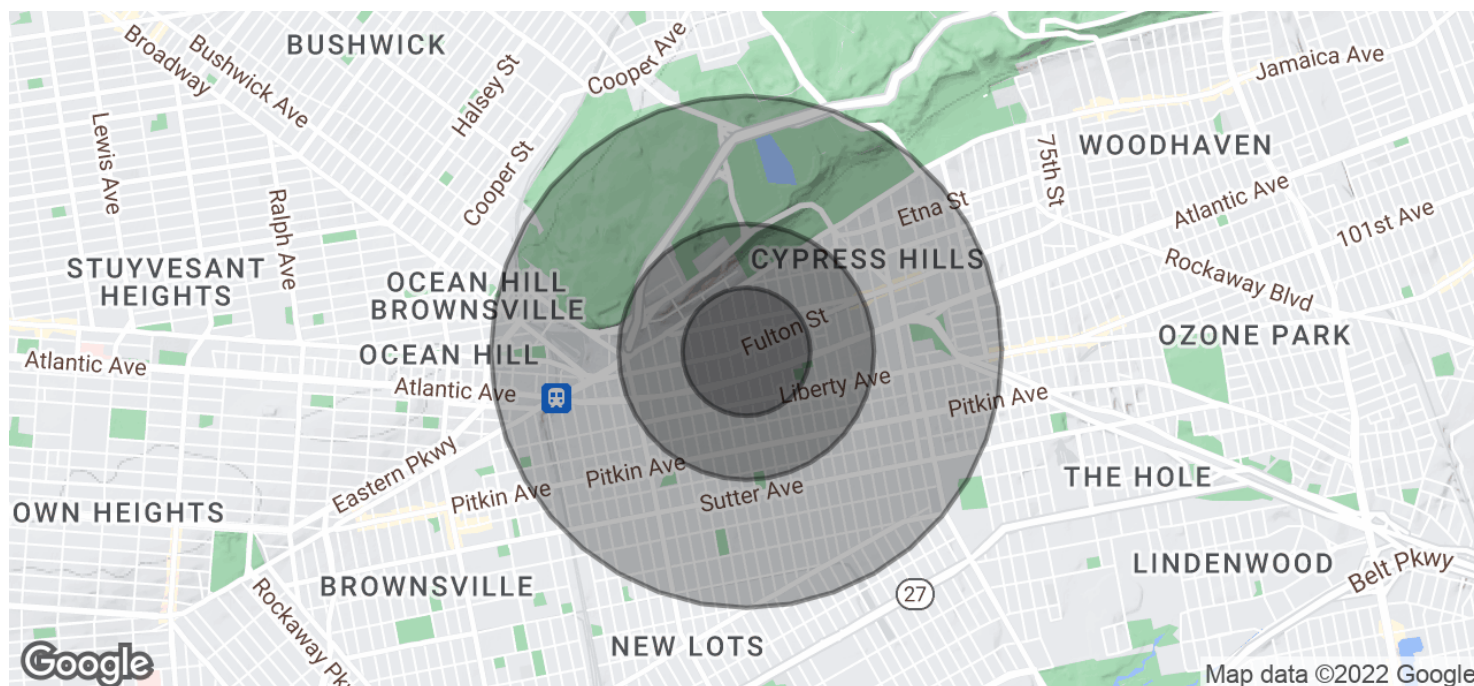
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## Demographics Map & Report



### POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	7,624	29,758	99,387
Average Age	34.2	34.4	34.4
Average Age (Male)	33.4	33.6	33.1
Average Age (Female)	32.8	34.5	35.5

### HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	2,772	11,166	38,161
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$58,225	\$59,968	\$53,930
Average House Value	\$483,699	\$504,626	\$464,938

\* Demographic data derived from 2020 ACS - US Census

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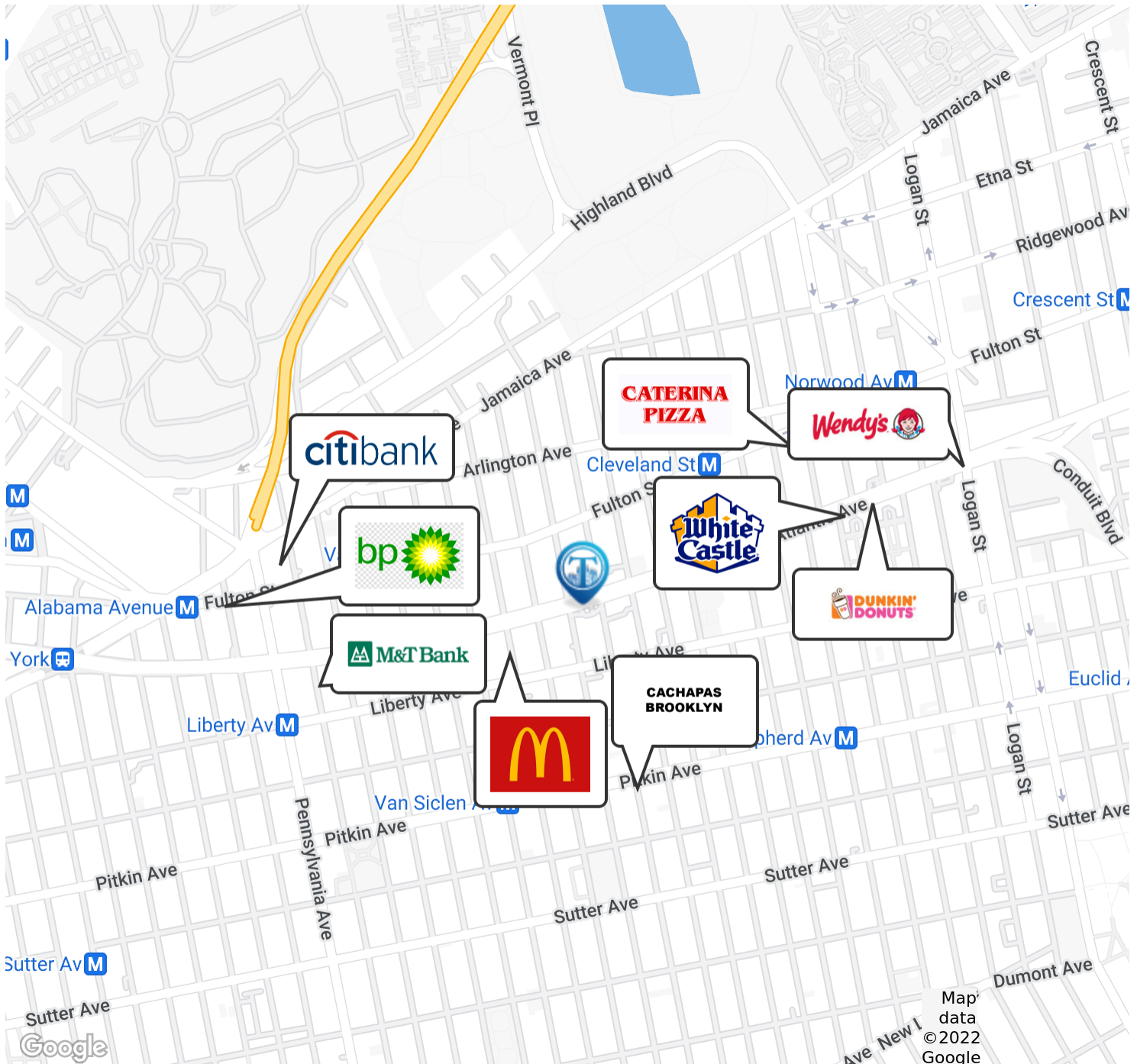
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## Retailer Map



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