



TRI STATE
COMMERCIAL
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

2337 Bedford Ave | 400 SF Ground Community Facility Space

2337 Bedford Ave, Brooklyn, NY 11226

Shlomi Bagdadi
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Executive Summary



OFFERING SUMMARY

Available SF:	400 SF
Lot Size:	8,238 SF
Building Size:	30,971 SF
Zoning:	R6

PROPERTY OVERVIEW

Brand new
Ground floor
All glass
Bathroom
Lots of sunlight
Close to transportation

LOCATION OVERVIEW

Located in the Flatbush neighborhood between Tilden Ave & Albemarle Rd near the Beverly Road train station.

Nearest transit: 2 & 5 trains at Beverly Rd and the B49 bus line.

Nearby tenants include Crunch Fitness, Stop & Shop, Old Navy, Burlington, McDonald's, Capital One, Wingstop, Kings Theatre, TD Bank, CubeSmart, Popeyes, Taco Bell, Sears, Chase, Shell, 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.



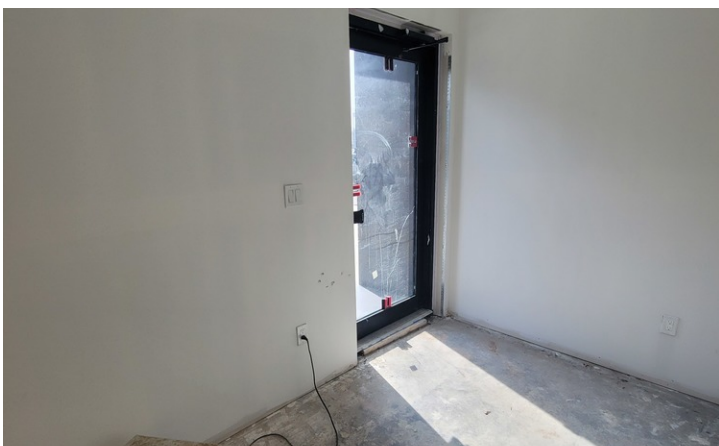
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Additional Photos



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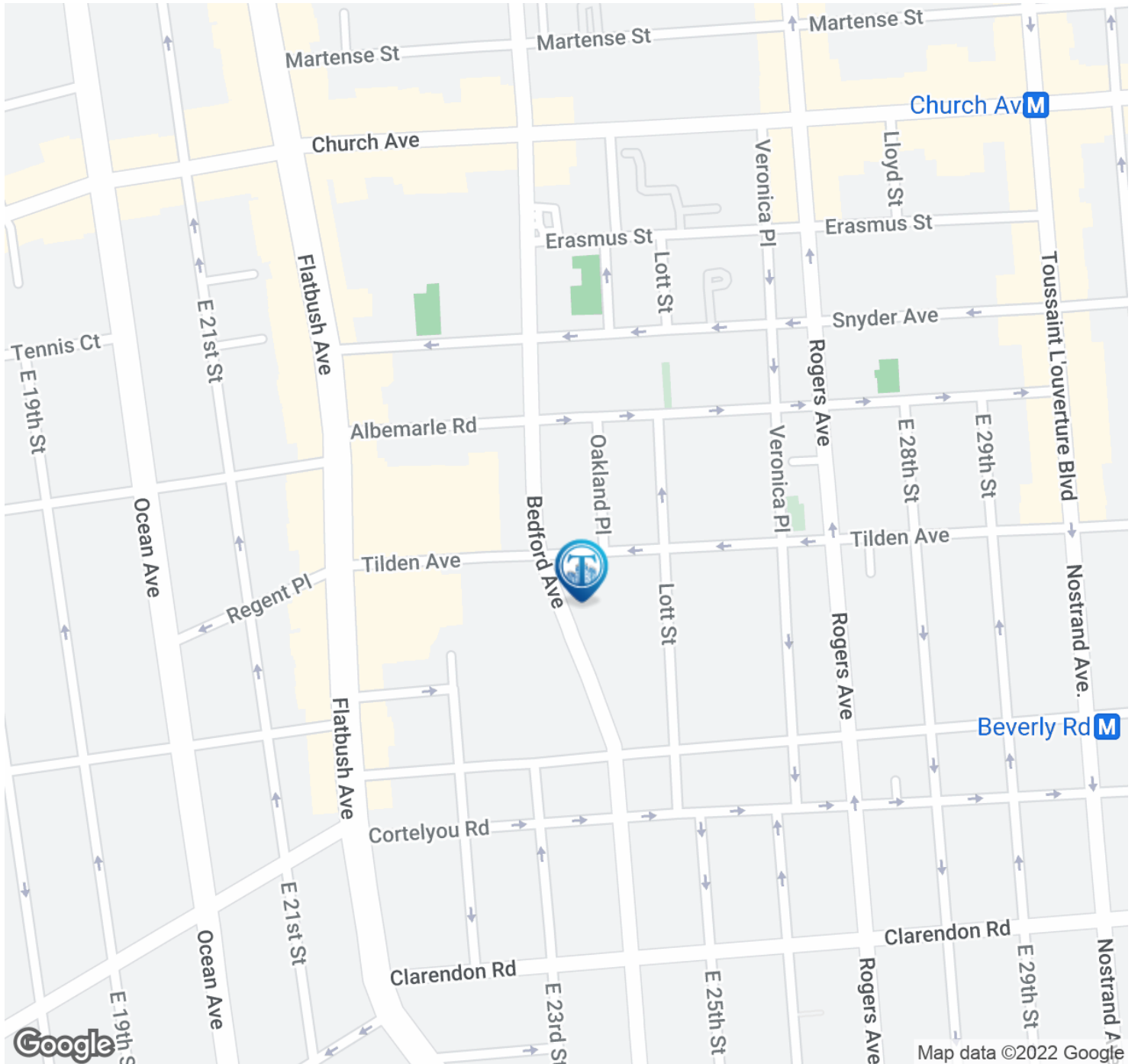
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Location Map



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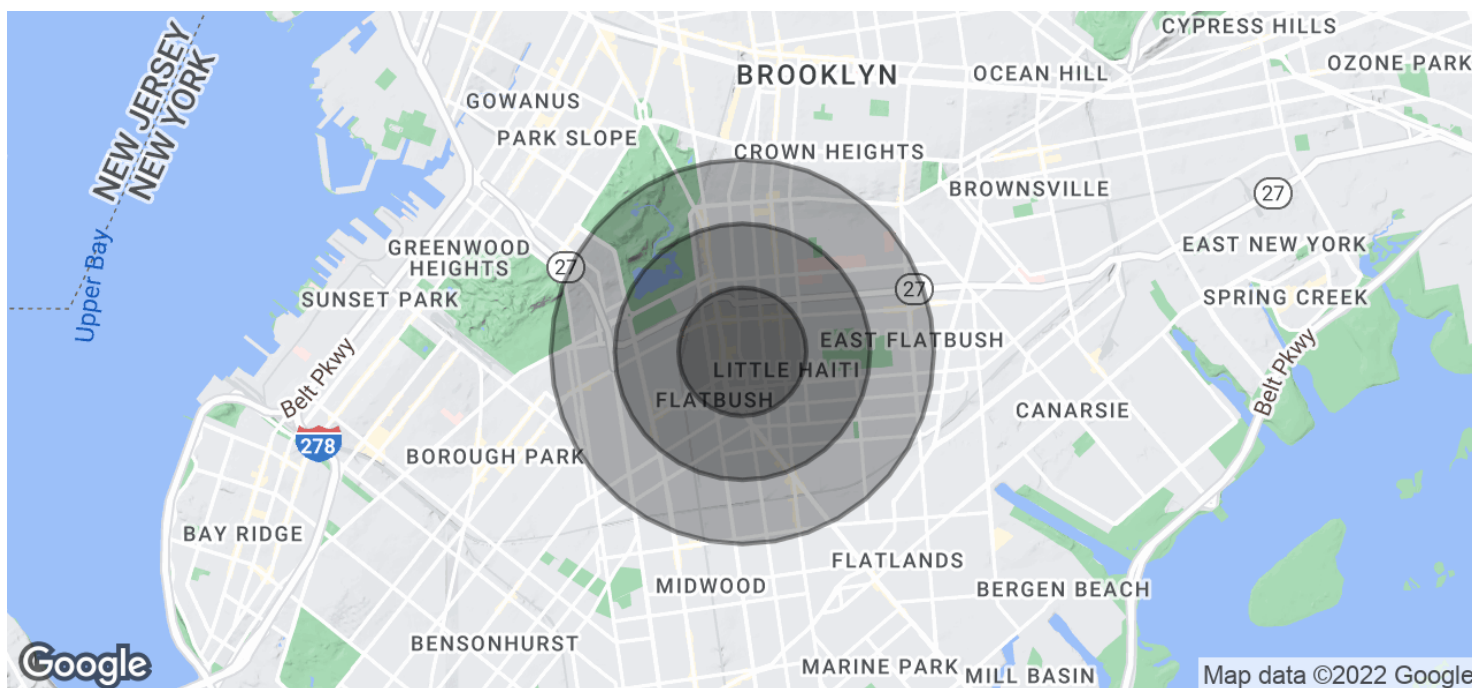
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Demographics Map & Report



POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	58,587	204,818	374,033
Average Age	34.5	34.4	34.9
Average Age (Male)	31.9	32.1	32.7
Average Age (Female)	36.9	36.3	36.7

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	21,574	75,836	136,661
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$47,546	\$52,513	\$56,226
Average House Value	\$440,137	\$562,645	\$566,990

* Demographic data derived from 2020 ACS - US Census

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Retailer Map



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