



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS



FOR LEASE | INDUSTRIAL SPACE

7,500 SF | 3905 2nd Ave | Retail/Warehouse for Lease

3905 2nd Ave, Brooklyn, NY 11232

Shlomi Bagdadi
718.437.6100
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Executive Summary



OFFERING SUMMARY

Lease Rate: Call to: 718-437-6100

Available SF: 7,500 SF

Building Size: 19,651 SF

Lot Size: 10,004 SF

Zoning: M1-2

PROPERTY OVERVIEW

Loading bay
Glass storefront
Views of Manhattan skyline
12 foot ceilings
4,000 SF on lower level
7,500 SF on ground level
Can be leased as retail or industrial
Elevator to basement

LOCATION OVERVIEW

Located in the Sunset Park neighborhood of Brooklyn between 39th St & 40th St near the 36th St subway station.

Nearest Transit: D, N, & R trains at 36th St and the B35 & B70 bus lines.

Nearby tenants include Costco Wholesale, Bagel Pub, Japan Village, McDonald's, Chipotle, Petco, Starbucks, West Elm Outlet, Bed Bath & Beyond, UPS, Design Within Reach, Dunkin', 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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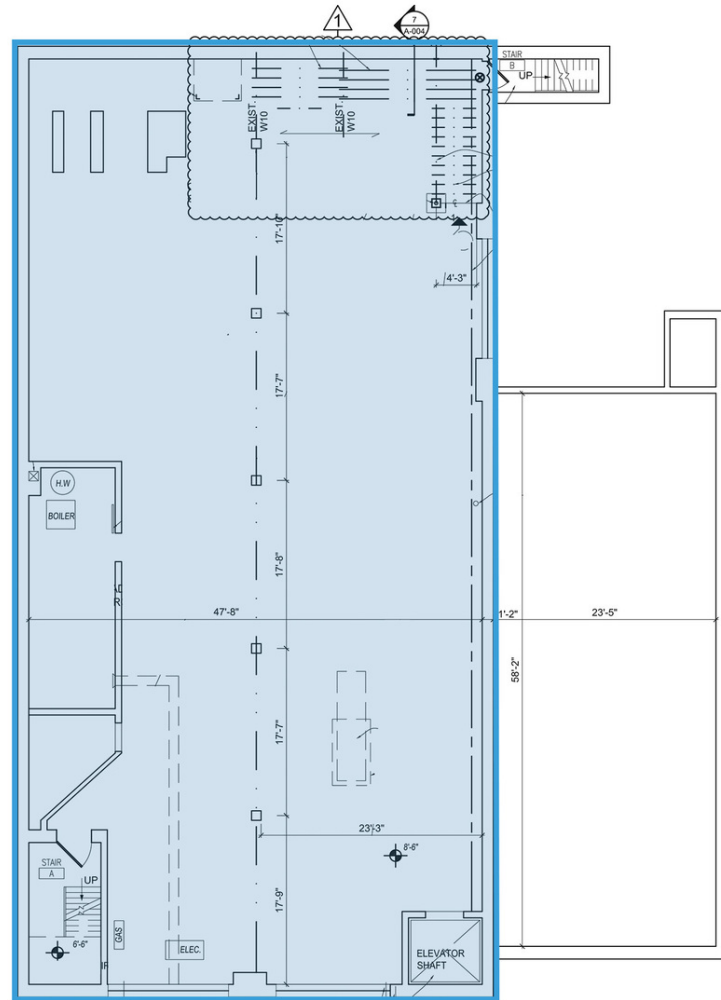
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Floor Plans



3905 2ND AVENUE LOWER LEVEL 4,000 SF

All square footage
are approximate.

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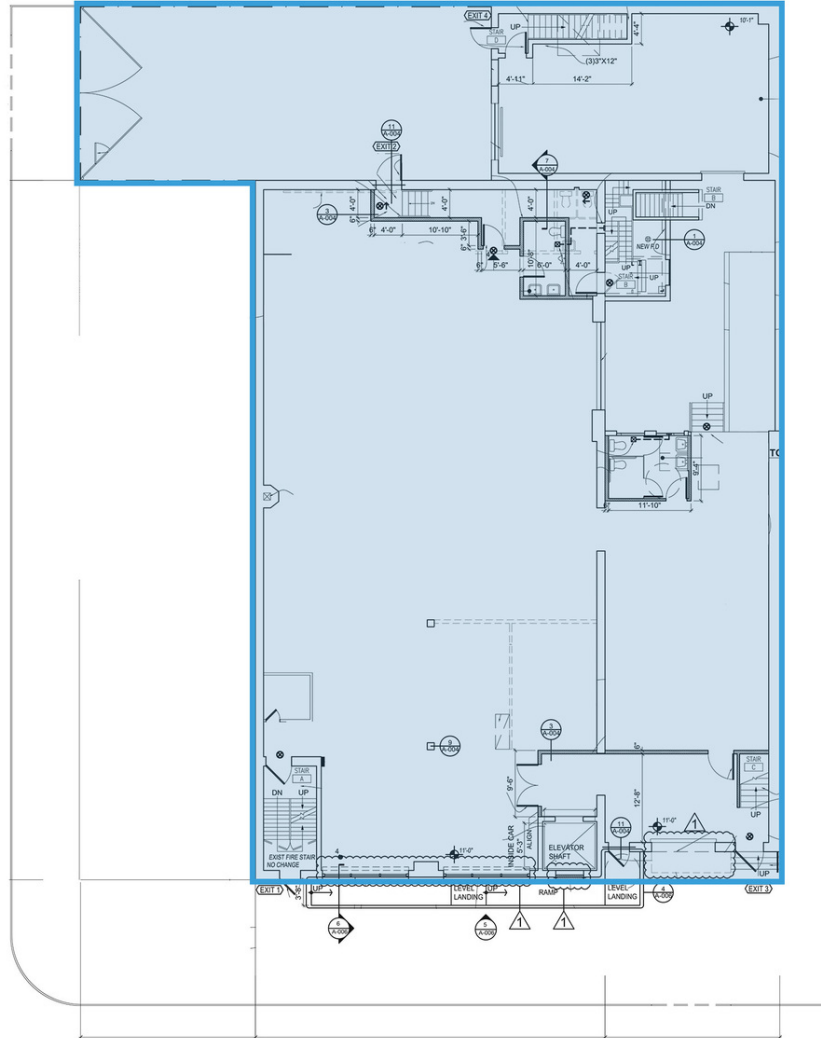
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3905 2ND AVENUE GROUND FLOOR 7,500 SF

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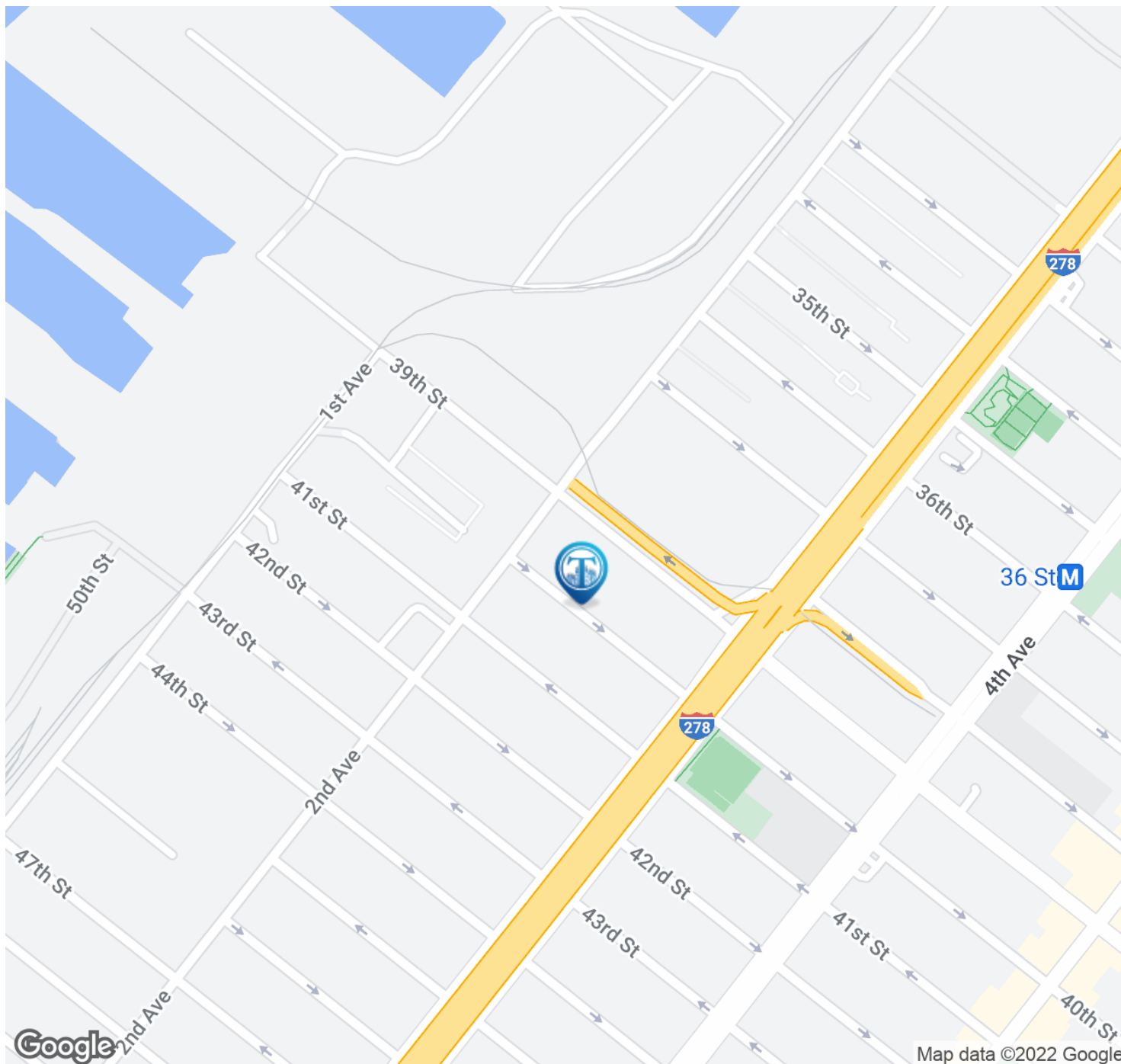
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Location Map



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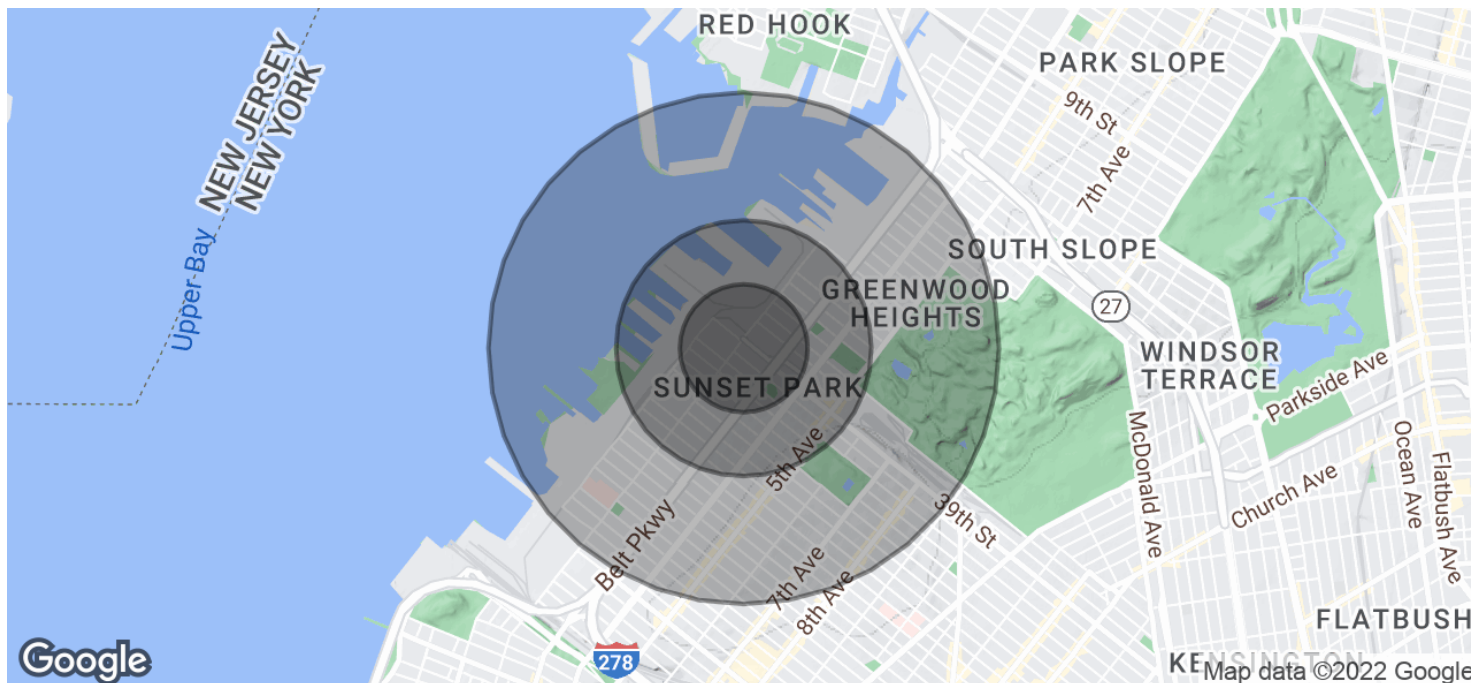
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,099	14,259	71,798
Average Age	35.7	37.1	35.4
Average Age (Male)	32.9	34.2	34.6
Average Age (Female)	38.8	35.3	34.4

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	742	5,064	24,241
# of Persons per HH	2.8	2.8	3.0
Average HH Income	\$76,759	\$81,845	\$78,334
Average House Value	\$635,866	\$664,507	\$748,073

* Demographic data derived from 2020 ACS - US Census

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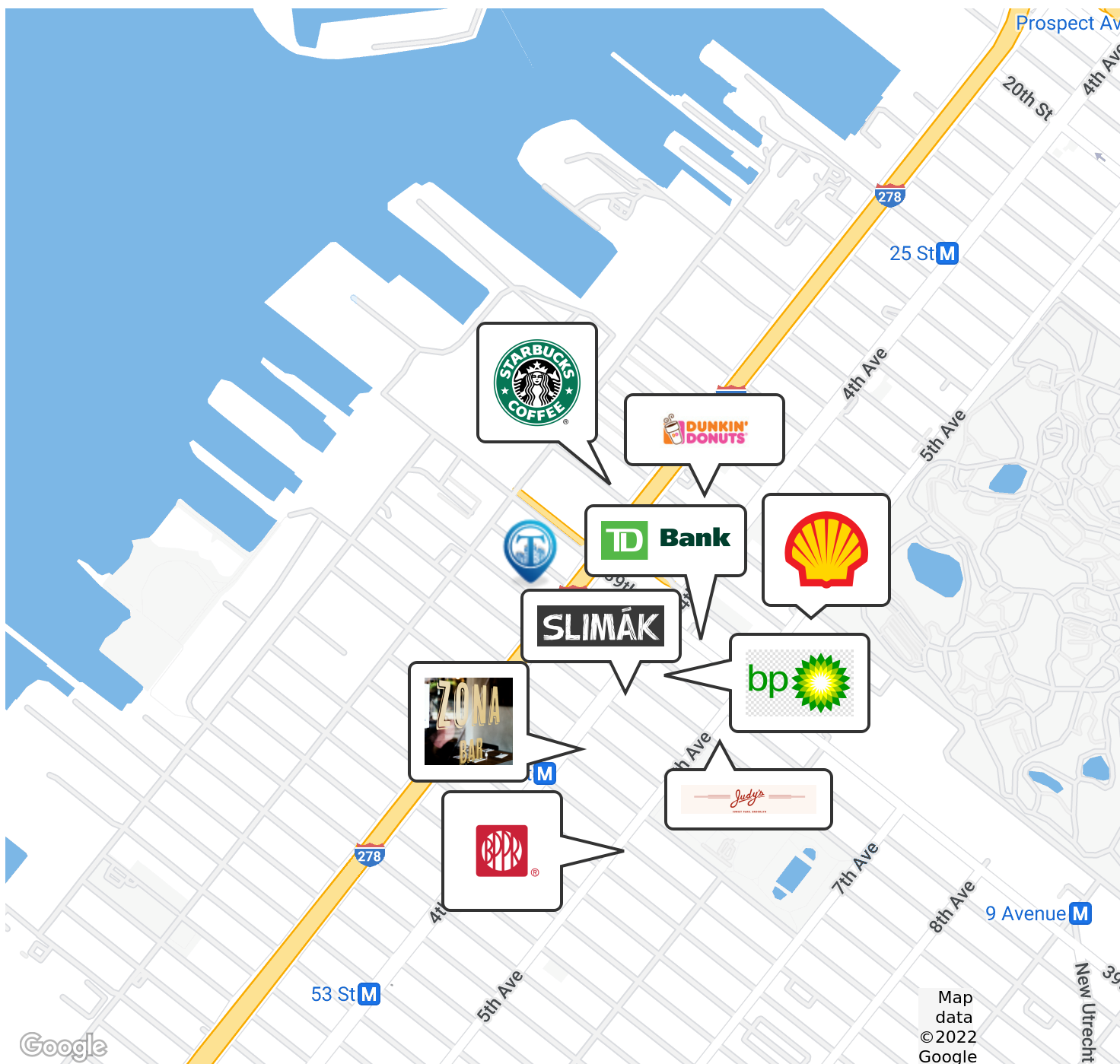
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Retailer Map



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