



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS



TriStateCR.com



TriState



FOR LEASE | RETAIL SPACE

2,800 SF | 1230 Bedford Ave | Vanilla Box Retail Space with Backyard for Lease!

1230 Bedford Ave, Brooklyn, NY 11213

Shlomi Bagdadi
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Executive Summary



OFFERING SUMMARY

| | |
|------------------|-----------------------|
| Lease Rate: | Call to: 718-437-6100 |
| Available SF: | 2,800 SF |
| Building Size: | 2,800 SF |
| Lot Size: | 1,600 SF |
| Number of Units: | 1 |
| Zoning: | R6A |

PROPERTY OVERVIEW

Ground: 1,700 SF + backyard
Lower level: 1,100 SF + backyard
Front and rear glass curtain wall on the ground floor
Glass curtain wall in the lower level
Sellable lower level
Vanilla Boxed
Split units in place
Move-in ready

LOCATION OVERVIEW

Located in the Bed-Stuy neighborhood of Brooklyn between Hancock St & Fulton St near the Franklin Ave subway station.

Nearest Transit: S, C, & A trains at Franklin Ave and the B26 & B44 bus lines.

Nearby tenants include Planet Fitness, Walgreens, Taco Bell, Blink Fitness, TD Bank, Chipotle, Lincoln Market, Popeyes, Papa Johns Pizza, Brooklyn Perk, and more!

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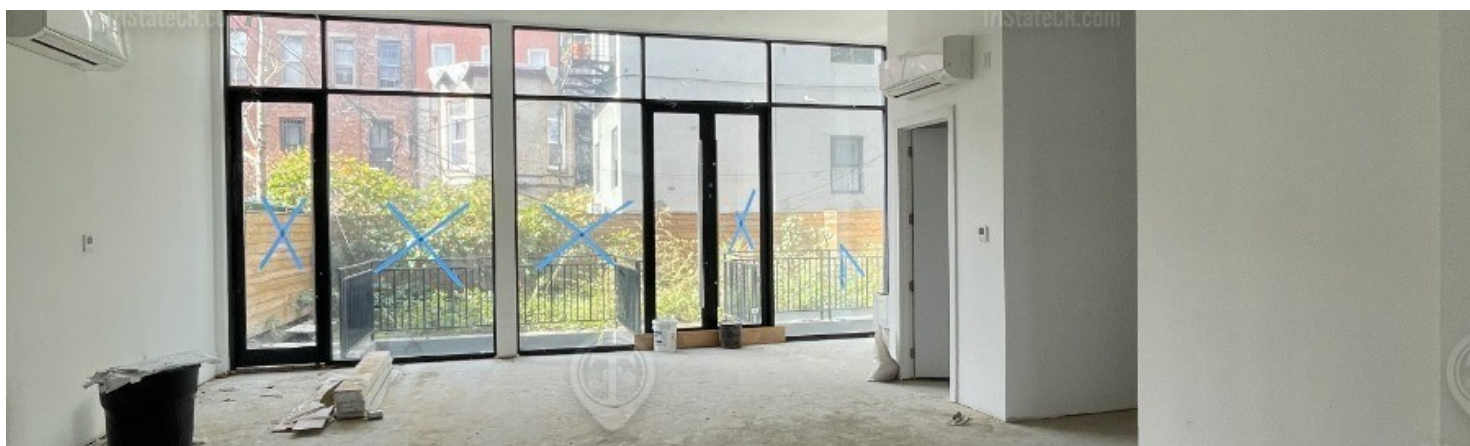
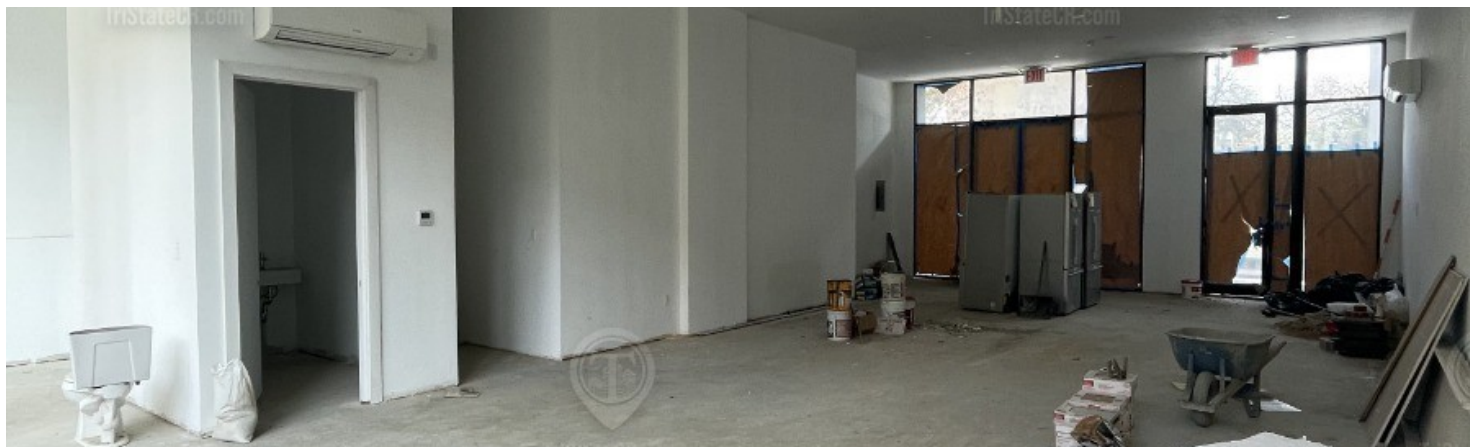


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Additional Photos



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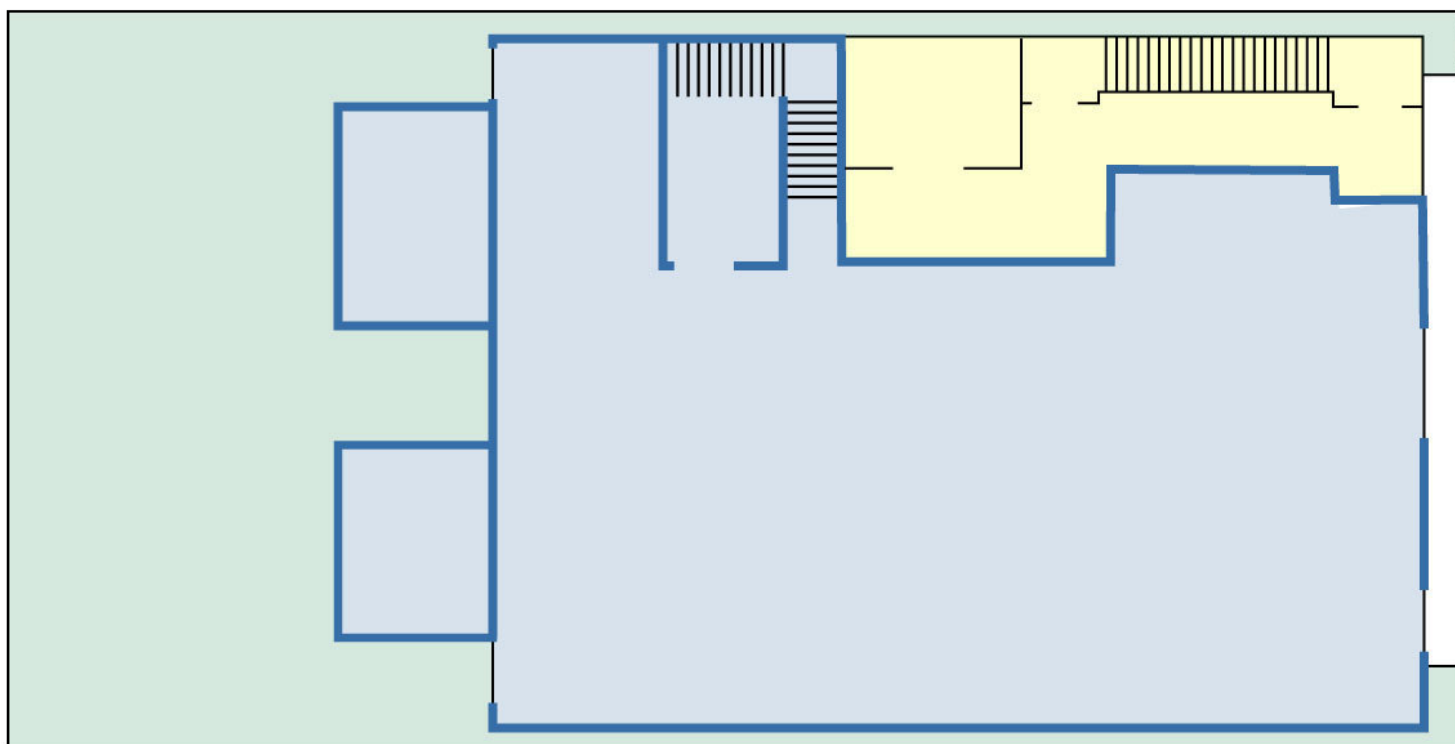
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Floor plan - 1st Floor



1230 BEDFORD AVE 1ST FLOOR

All square footage are approximate.

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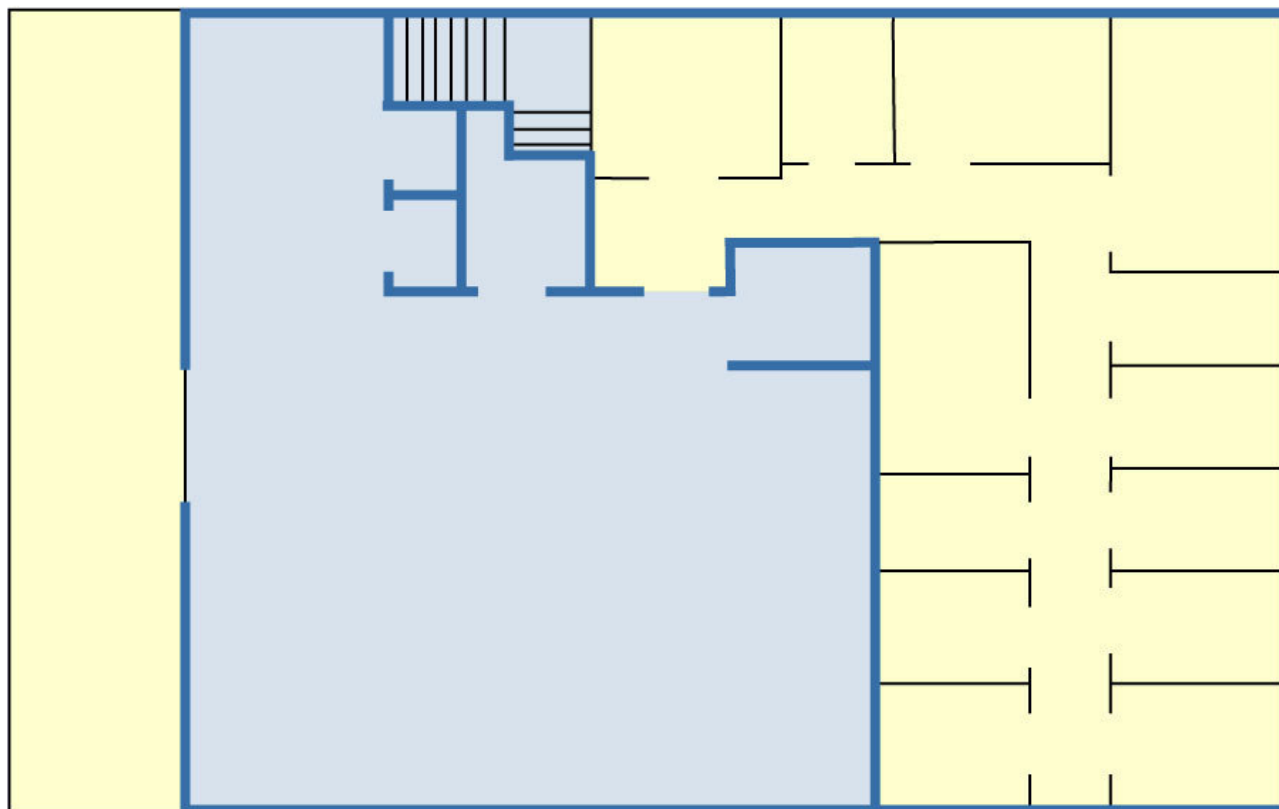
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Floor plan - Cellar



1230 BEDFORD AVE CELLAR

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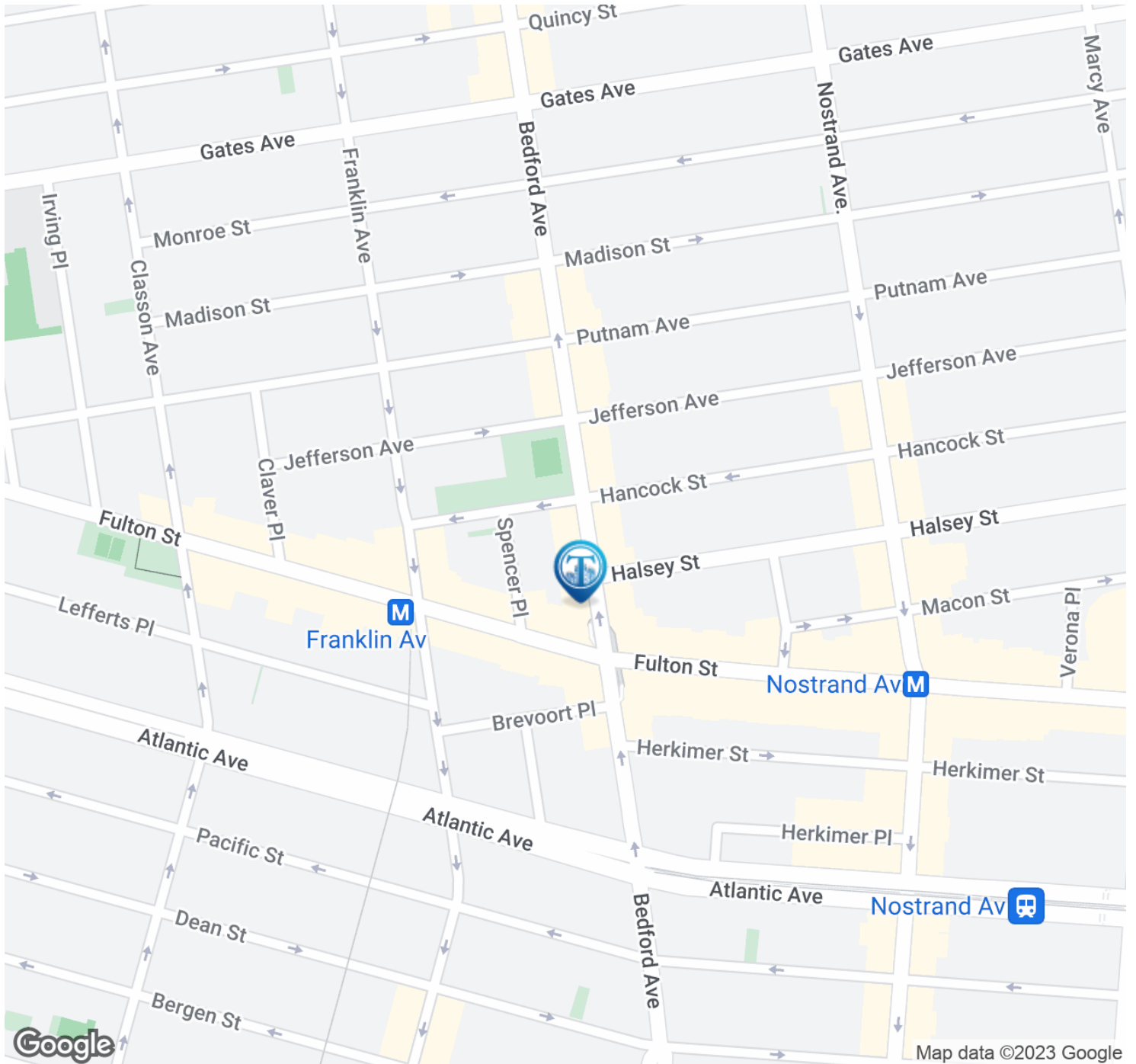
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Location Map



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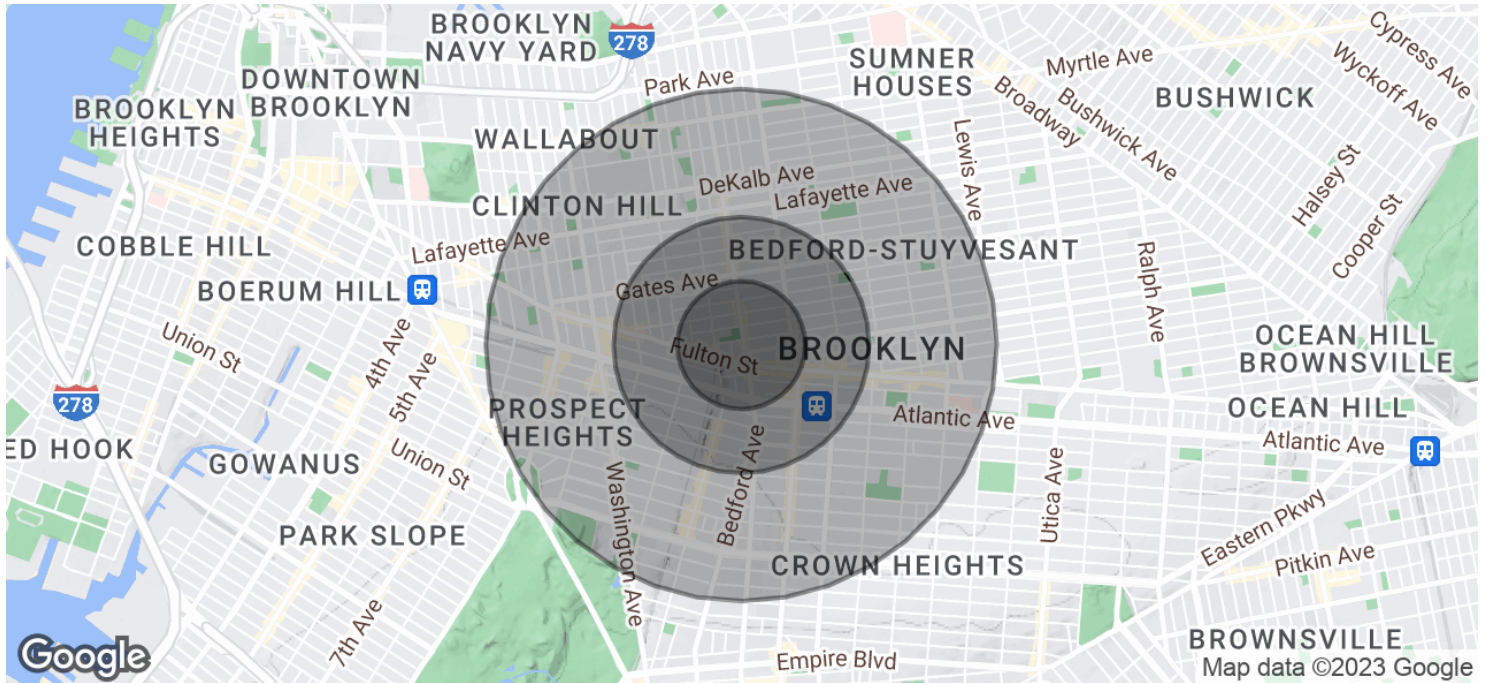
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Demographics Map & Report



POPULATION

| | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|---------|
| Total Population | 10,233 | 44,354 | 190,065 |
| Average Age | 33.4 | 34.4 | 34.8 |
| Average Age (Male) | 34.8 | 35.4 | 34.4 |
| Average Age (Female) | 31.8 | 33.7 | 35.1 |

HOUSEHOLDS & INCOME

| | 0.25 MILES | 0.5 MILES | 1 MILE |
|---------------------|-------------|-----------|-----------|
| Total Households | 5,033 | 21,686 | 88,065 |
| # of Persons per HH | 2.0 | 2.0 | 2.2 |
| Average HH Income | \$95,535 | \$100,185 | \$101,519 |
| Average House Value | \$1,170,081 | \$878,562 | \$876,785 |

* Demographic data derived from 2020 ACS - US Census

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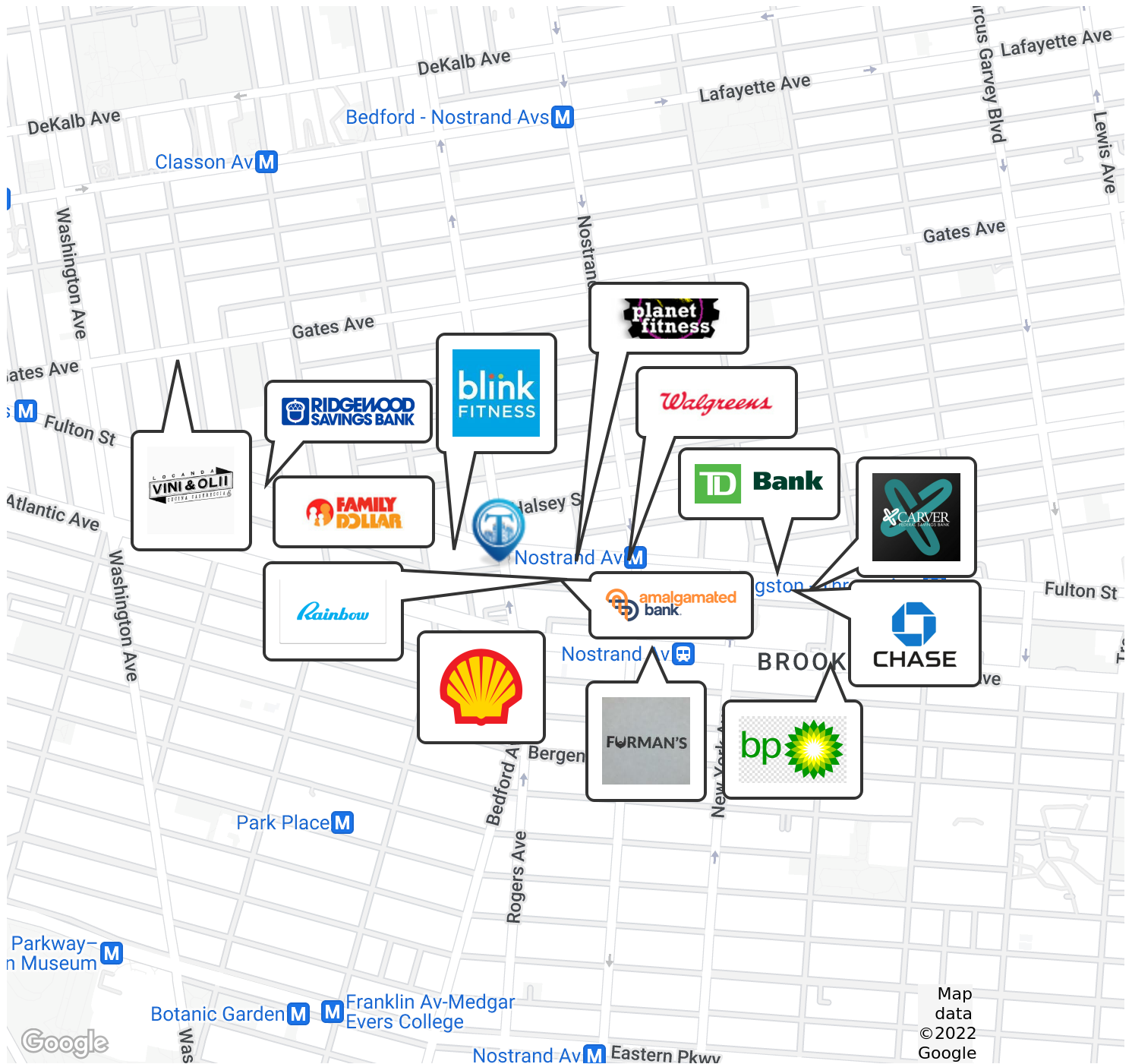
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Retailer Map



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