



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS



FOR LEASE | INDUSTRIAL SPACE

2,500 SF | 725 E 98th St | Warehouse Space for Lease

725 E 98th St, Brooklyn, NY 11236

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Duvy Biller
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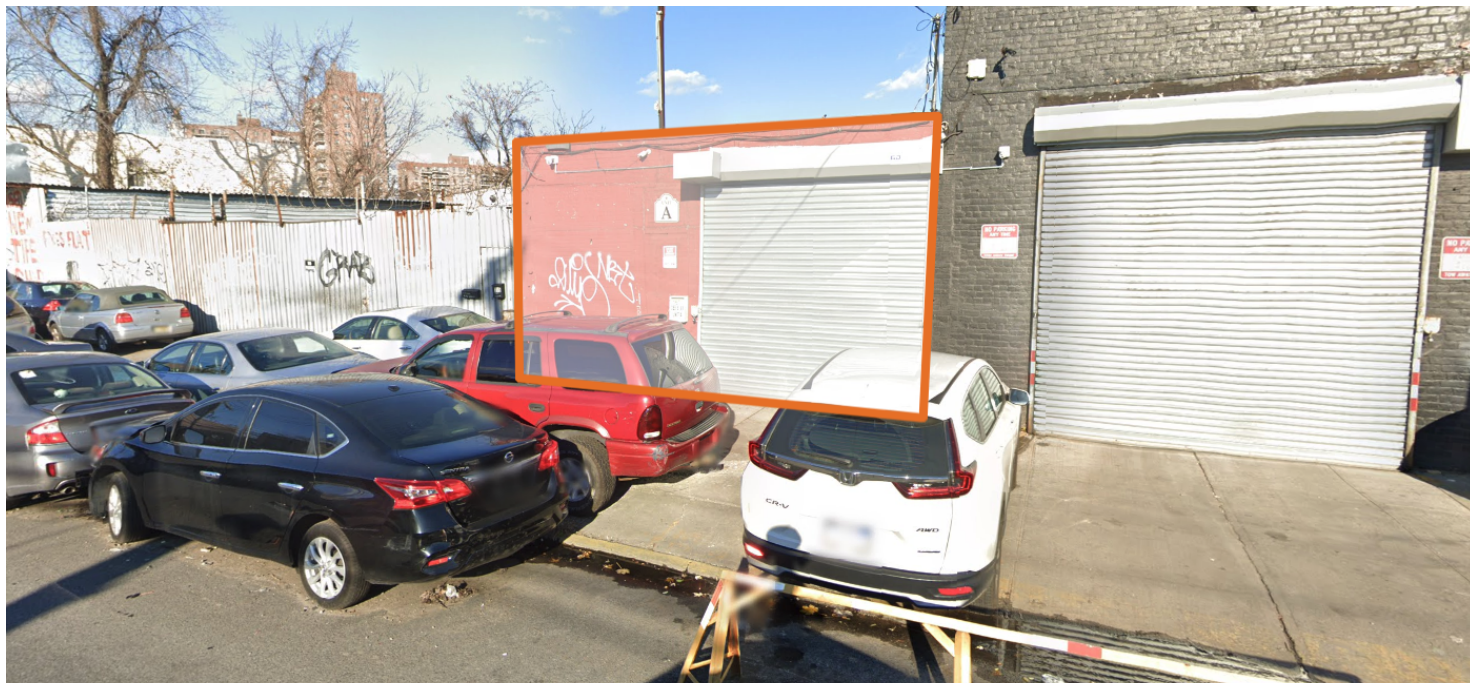


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Executive Summary



OFFERING SUMMARY

Lease Rate: Call to: 718-437-6100

Available SF: 2,500 SF

Building Size: 18,000 SF

Zoning: M1-1

PROPERTY OVERVIEW

10 ft ceilings
Sprinklers in place
HVAC
Can be used for industrial, office, flex, and retail

LOCATION OVERVIEW

Located in the Canarsie neighborhood of Brooklyn between Ditmas Ave & Thomas S Boyland St near the Canarsie - Rockaway subway station.

Nearest Transit: L train at Canarsie - Rockaway and the B17 bus line.

Nearby tenants include Wendy's, Chase Bank, Planet Fitness, Dollar Tree, Dunkin', Burger King, PetSmart, Blink Fitness, Family Dollar, McDonald's, 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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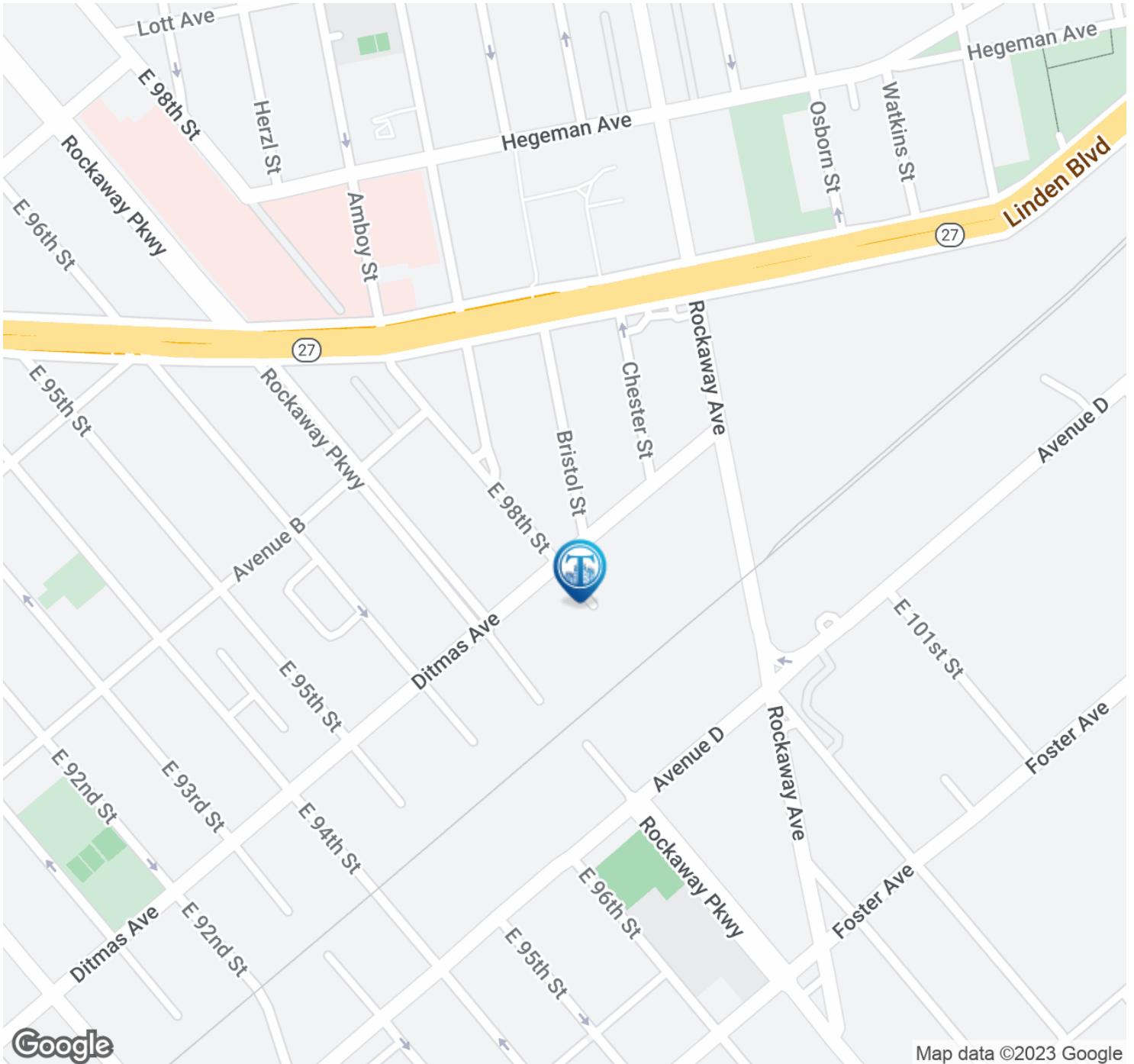
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Location Map



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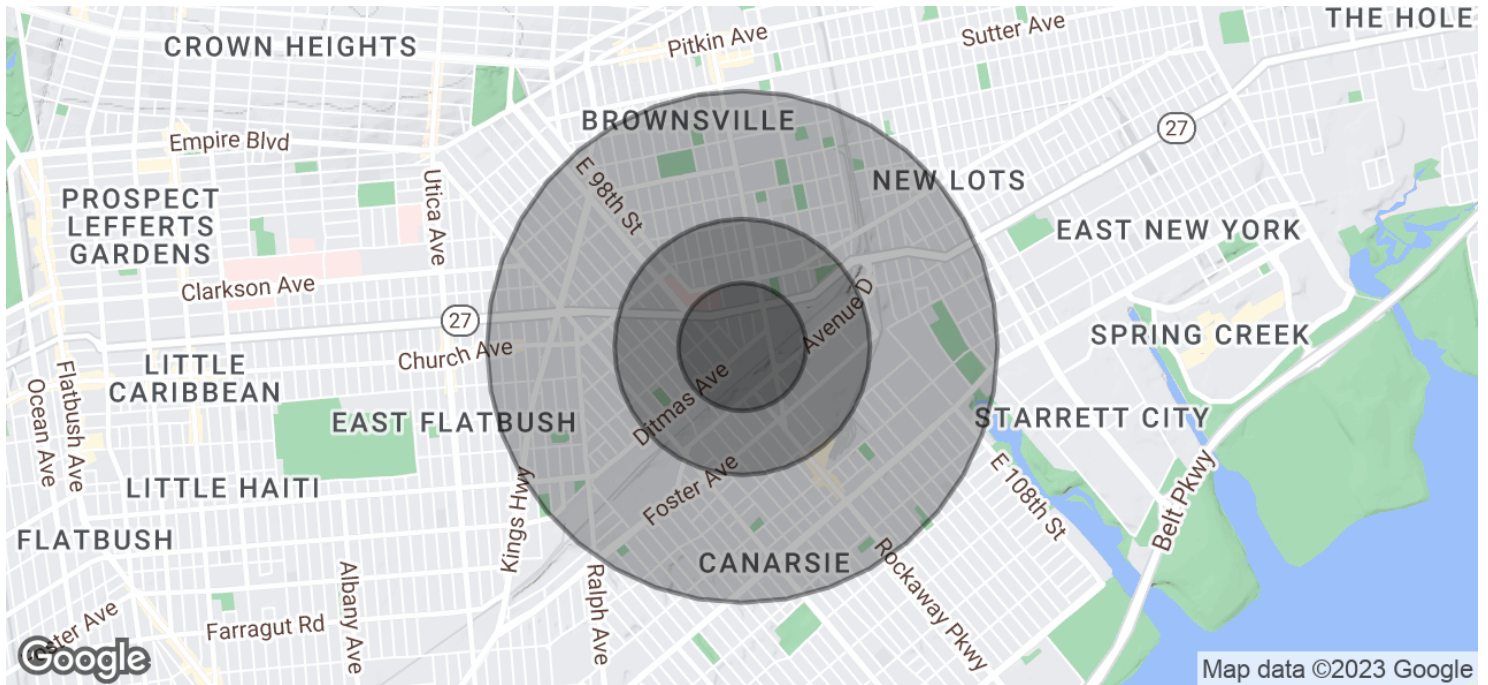
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	4,473	21,874	106,644
Average Age	49.9	44.3	40.0
Average Age (Male)	44.8	40.3	37.4
Average Age (Female)	53.4	46.6	42.7

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	2,065	9,309	45,248
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$68,263	\$61,846	\$59,712
Average House Value	\$426,918	\$430,143	\$369,537

* Demographic data derived from 2020 ACS - US Census

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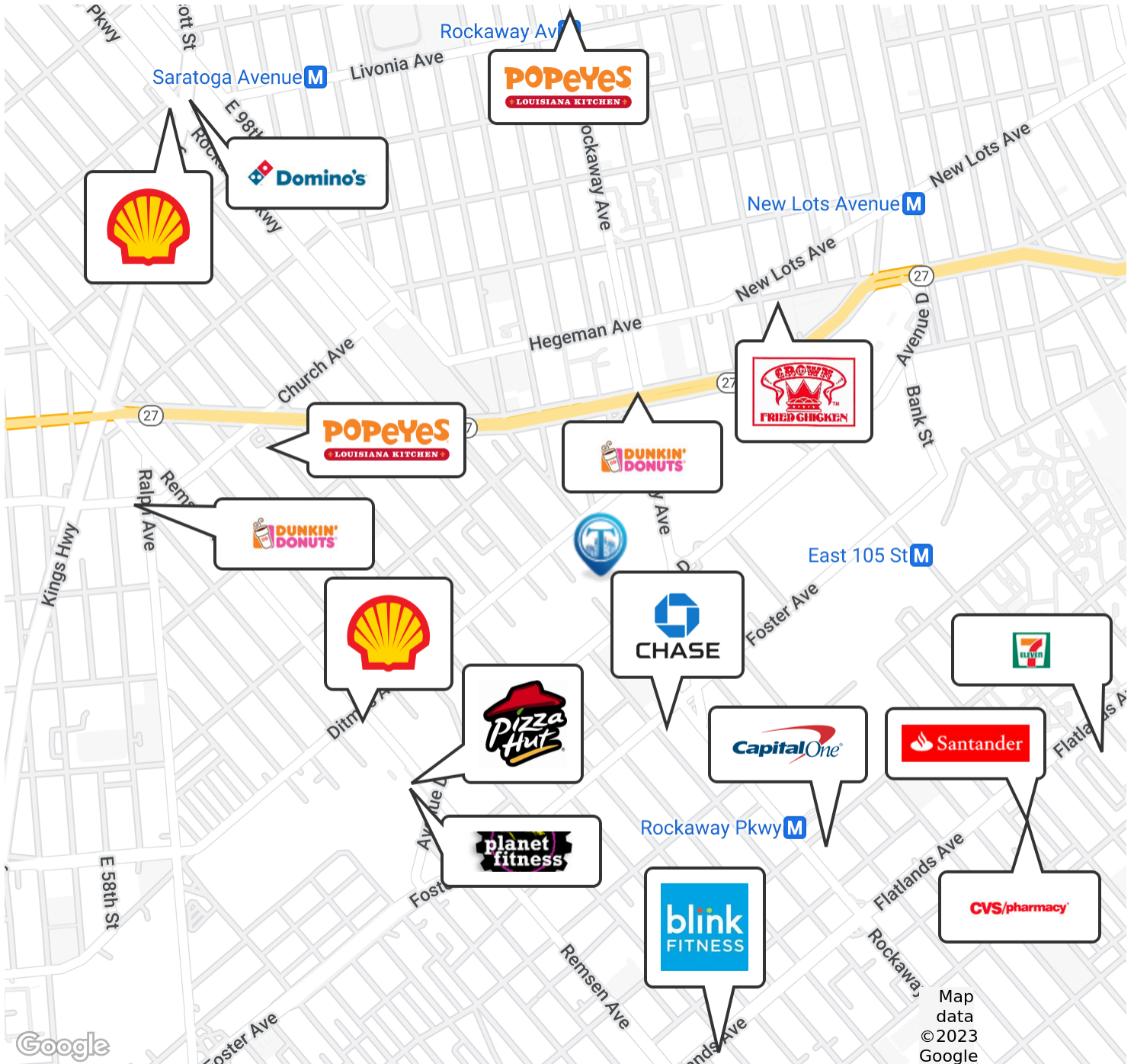
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Retailer Map



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