

902 Broadway | 712 SF Vacant Retail Building for Sale

902 Broadway, Brooklyn, NY 11206



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REAL ESTATE EXPERTS

Executive Summary



Sale Price

\$700,000

OFFERING SUMMARY

Available SF:

712 SF

Zoning:

C4-4L

Market:

Bushwick

PROPERTY OVERVIEW

Vacant

High ceilings

Renovated retail space

Basement

31 feet of frontage!

LOCATION OVERVIEW

Located in the Bushwick neighborhood of Brooklyn between Stockton St & Lewis Ave near the Myrtle Ave train station.

Nearest Transit: J, M & Z trains at Myrtle Ave and the B47 & B46 bus lines.

Nearby tenants include Walgreens, McDonald's, Planet Fitness, Taco Bell, Chase Bank, Starbucks, Chipotle, TD Bank, Dunkin', Burger King, Wingstop, Shop Fair, Drip Coffee Makers, Bushwick Grind Cafe, 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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Property Summary

BUILDING INFORMATION

Building Dimensions:	31' x 44'
Commercial Units:	1
Zoning:	C4-4L
Floor Area Ratio:	1.71

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Additional Photos



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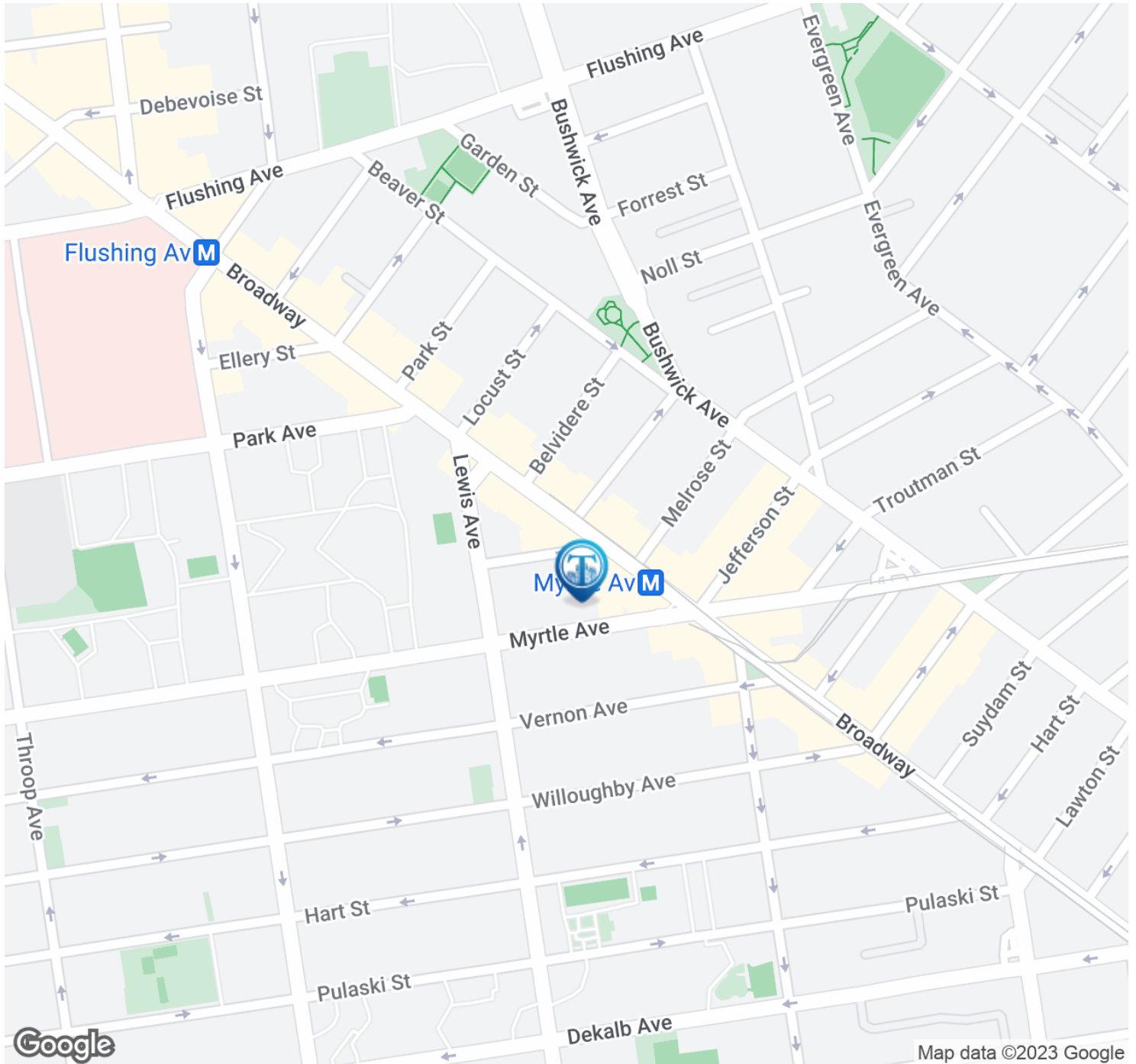
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Location Map



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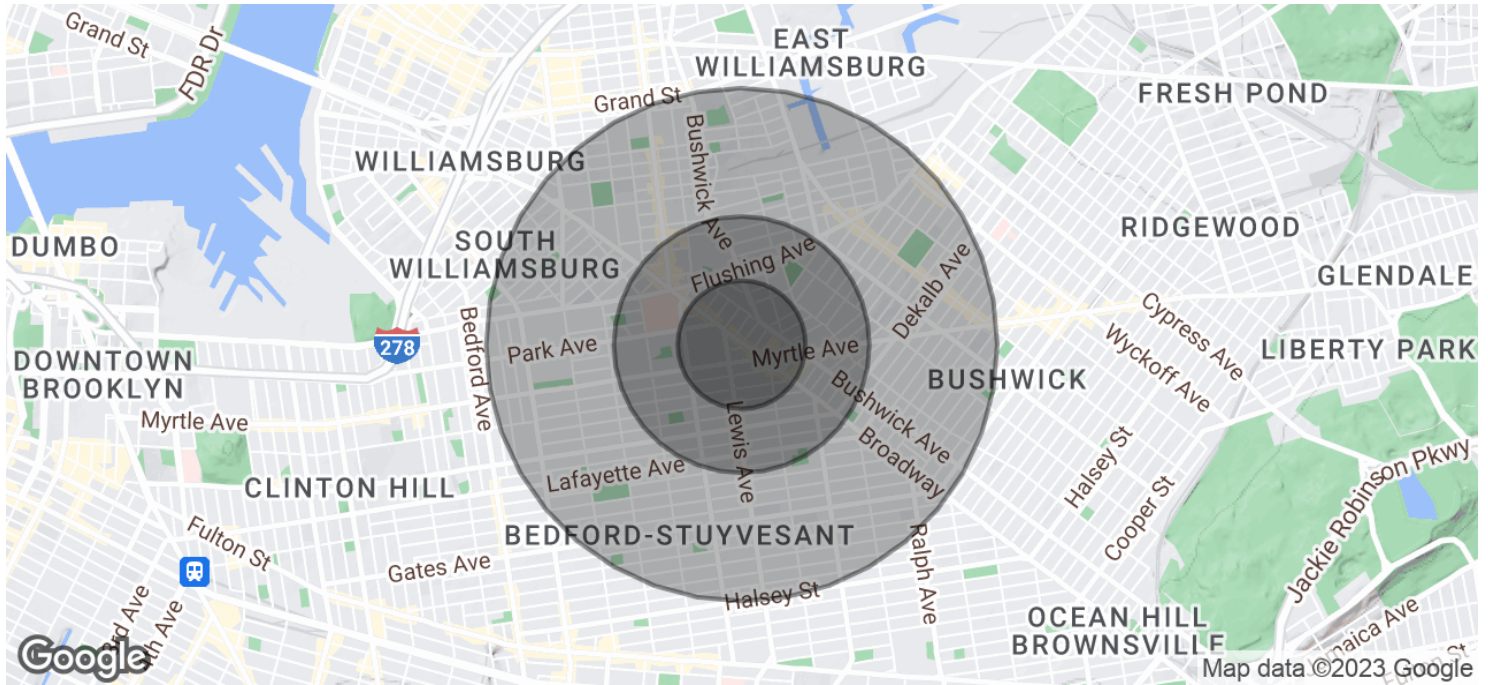
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	10,921	45,313	182,213
Average Age	34.4	31.8	31.3
Average Age (Male)	31.1	28.4	29.5
Average Age (Female)	36.0	33.5	33.0

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	4,510	18,578	73,351
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$89,235	\$70,512	\$73,288
Average House Value	\$341,681	\$331,735	\$525,679

* Demographic data derived from 2020 ACS - US Census

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Retailer Map



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