TRI STATE COMMERCIAL®
REAL ESTATE EXPERTS

FOR LEASE | RETAIL SPACE

400 SF | 539 New York Ave | Full Building Branding Opportunity

539 New York Ave, Brooklyn, NY 11225

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Executive Summary

OFFERING SUMMARY

Lease Rate:	Call to: 718-437-6100
Available SF:	400 SF
Building Size:	3,000 SF
Lot Size:	2,000 SF
Number of Units:	1
Zoning:	R6

PROPERTY OVERVIEW

Renovated space
Glass storefront
Building branding opportunity
One story building

LOCATION OVERVIEW

Located in the Prospect Lefferts Gardens neighborhood of Brooklyn between Lincoln Rd & Maple St near the Sterling St subway station.

Nearest Transit: 2 & 5 trains at Sterling St and the B44 bus line.

Nearby tenants include Little Skips, CVS, Family Dollar, TD Bank, Burger King, McDonald's, Wendy's, Planet Fitness, Foodtown, Dunkin', Rite Aid, Walgreens, Ideal Food Basket, 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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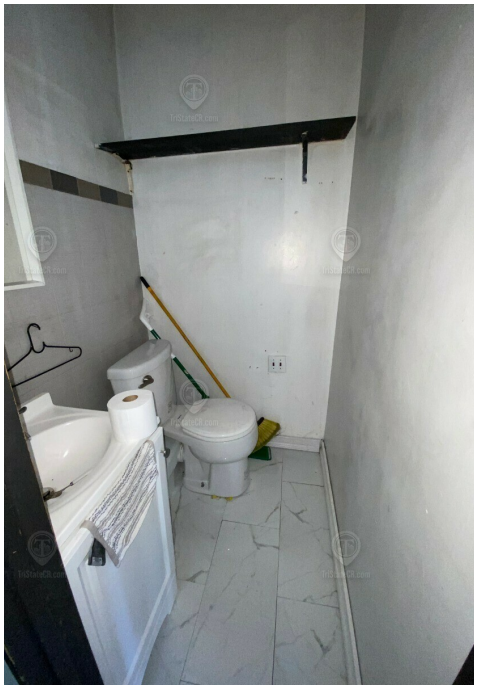
Additional Photos



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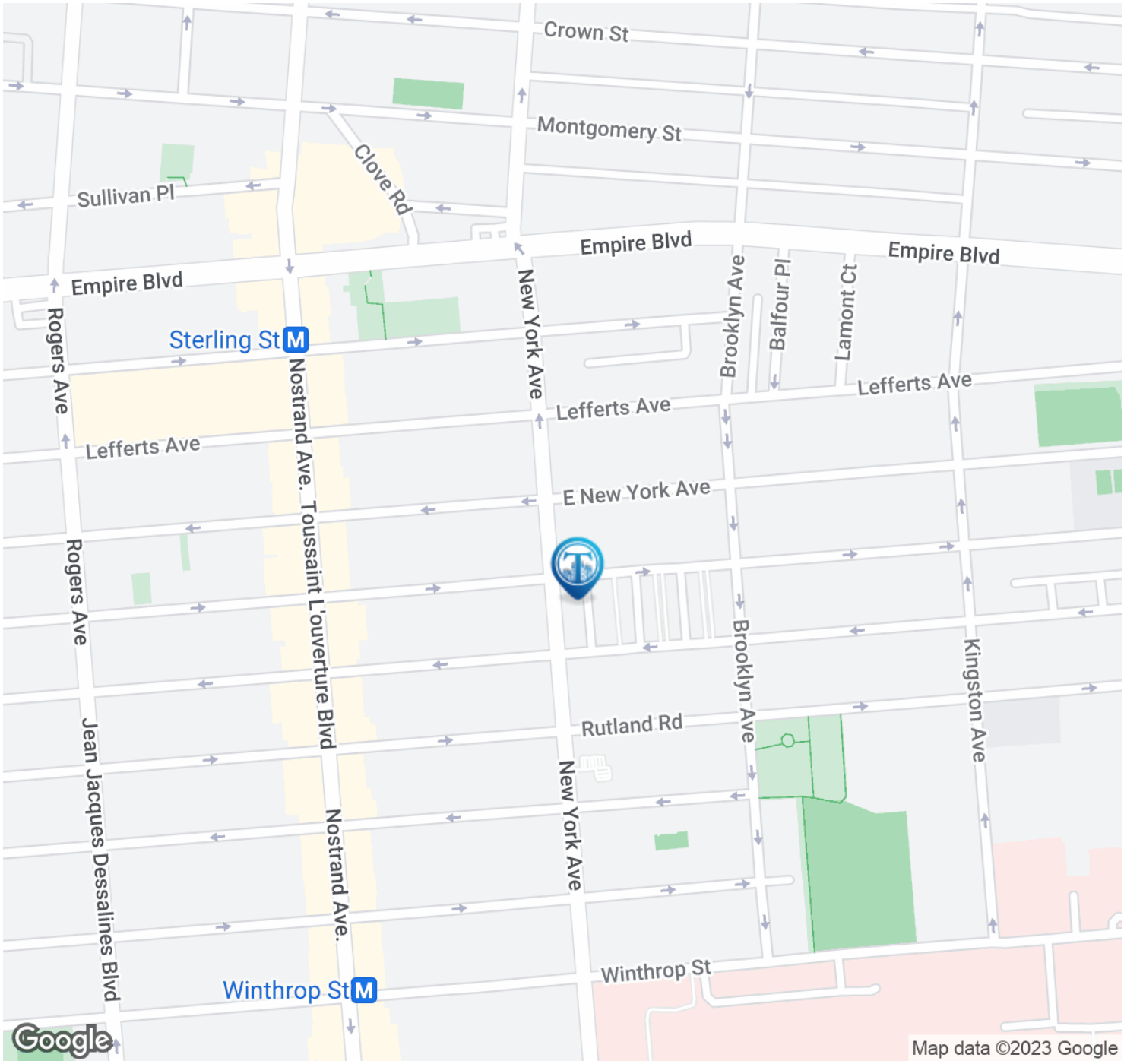
Location Map



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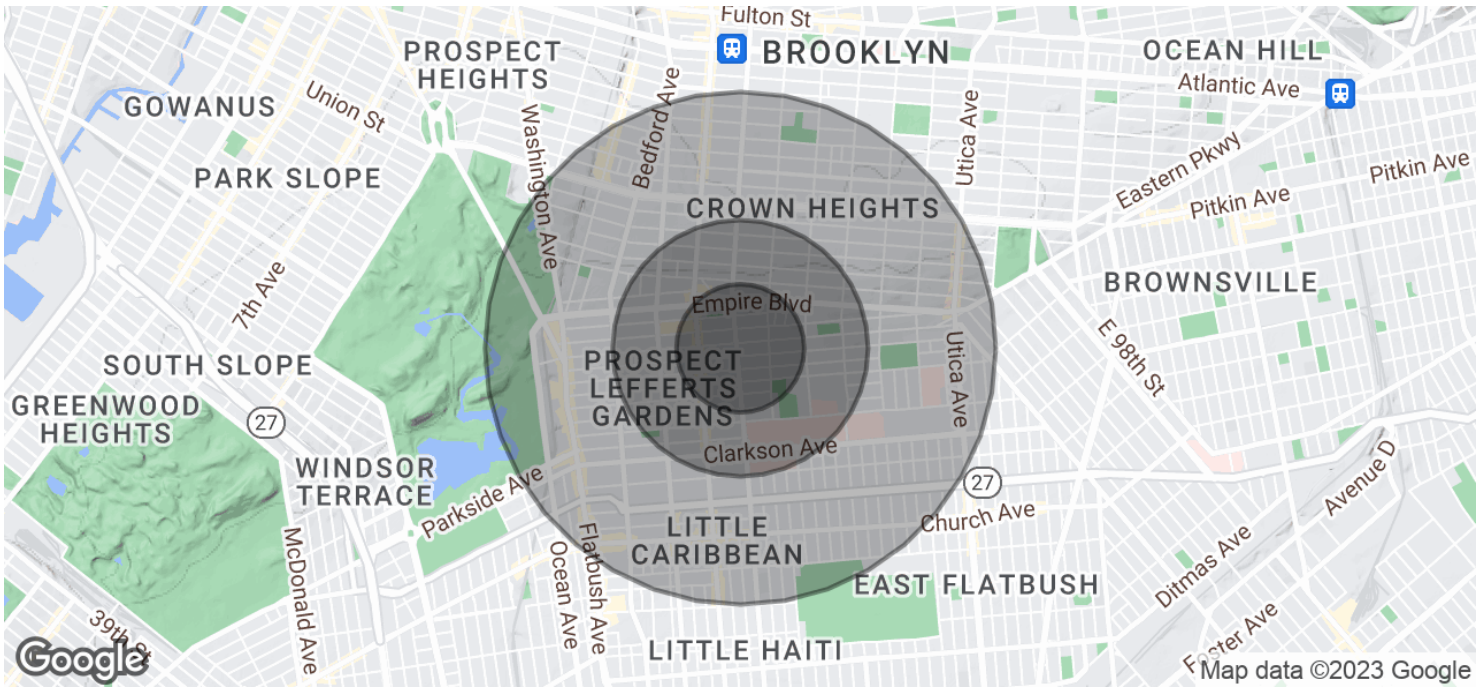
Demographics Map & Report



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	12,188	43,502	180,804
Average Age	37.3	36.3	36.2
Average Age (Male)	38.8	34.7	34.4
Average Age (Female)	40.1	39.3	39.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	5,390	18,659	79,461
# of Persons per HH	2.3	2.3	2.3
Average HH Income	$76,450	$81,026	$78,395
Average House Value	$723,848	$701,303	$566,324

** Demographic data derived from 2020 ACS - US Census*

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Retailer Map

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