



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

800 SF | 770 Washington Ave | Vented Retail Space for Lease

770 Washington Ave, Brooklyn, NY 11238

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Executive Summary



OFFERING SUMMARY

Lease Rate:	Call to: 718-437-6100
Available SF:	800 SF
Building Size:	3,040 SF
Number of Units:	1
Zoning:	R6A

PROPERTY OVERVIEW

Former takeout restaurant
Basement
Vented
Walk-in boxes
Plumbing & gas line in place
16' kitchen range hood
Ideal for commissary kitchen or takeout restaurant

LOCATION OVERVIEW

Located in the Prospect Heights neighborhood of Brooklyn between Park Pl & Sterling Pl near the Eastern Pkwy subway station.

Nearest Transit: 2, 3, & 4 trains at Eastern Pkwy and the B45 bus lines.

Nearby tenants include Ode to Babel, Nurish, Bearded Lady, Idea Food Basket, Bar Meridian, Oxalis, Chase Bank, Starbucks, The Barlow, Olmstead, Foodtown, Dough Doughnuts, 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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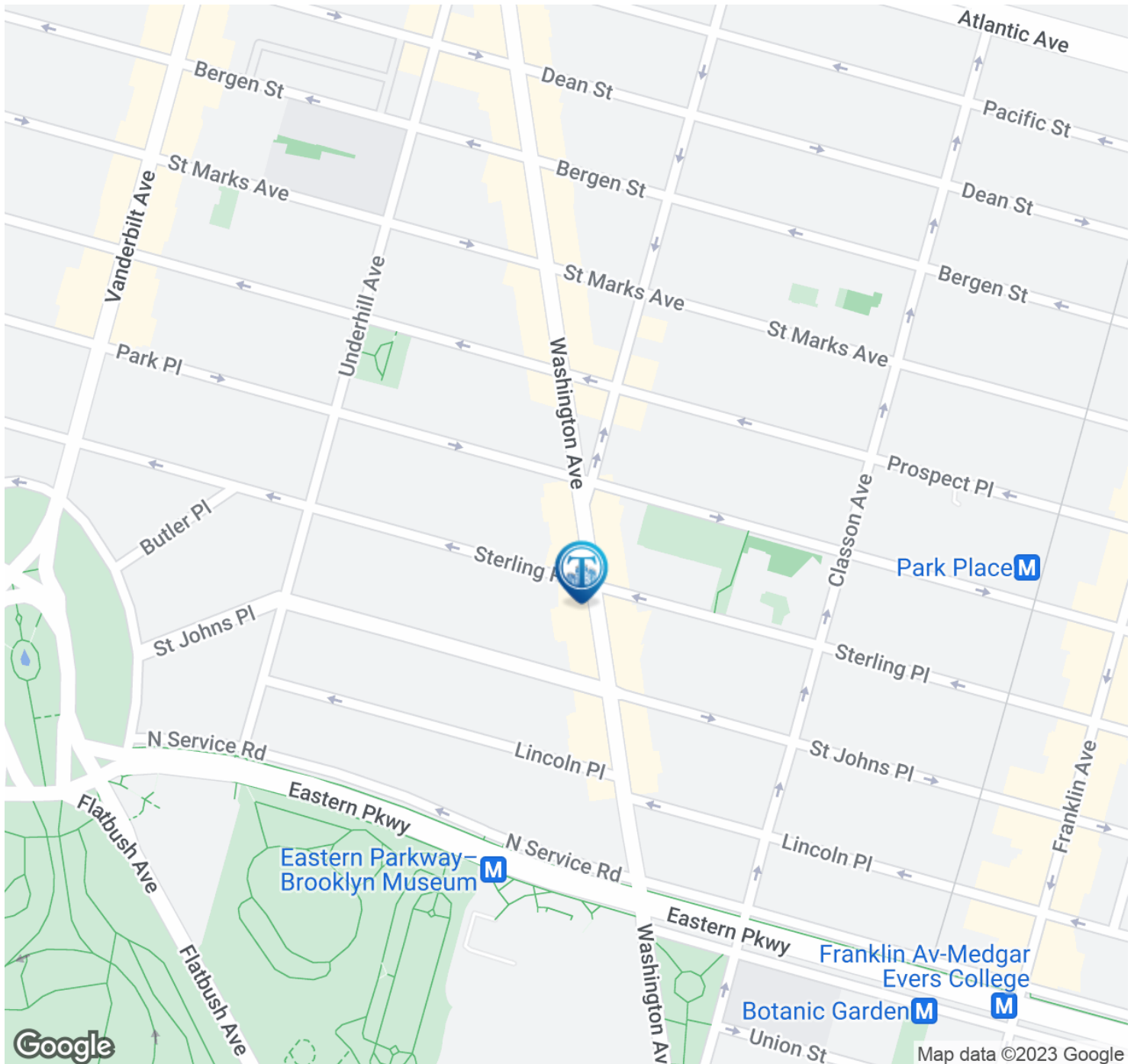
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Location Map



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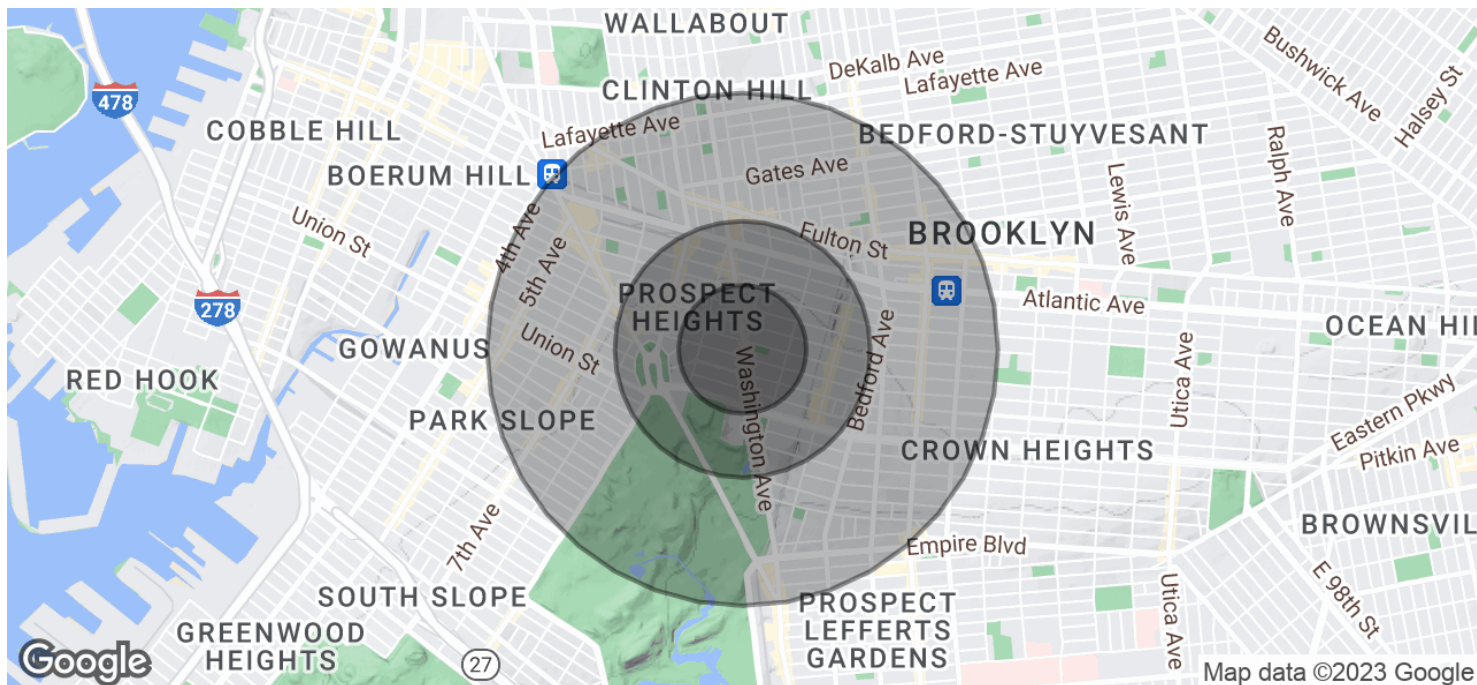
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	10,579	51,081	138,140
Average Age	36.3	39.1	41.3
Average Age (Male)	38.6	38.3	40.3
Average Age (Female)	31.8	40.0	42.1

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	4,967	26,227	73,769
# of Persons per HH	2.1	1.9	1.9
Average HH Income	\$273,761	\$194,582	\$176,206
Average House Value	\$950,604	\$891,679	\$759,617

* Demographic data derived from 2020 ACS - US Census

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Retailer Map



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