



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

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FOR LEASE | RETAIL SPACE

7,000 SF | 204 25th St | Lower Level Retail Space for Lease

204 25th St, 11232, NY 11232

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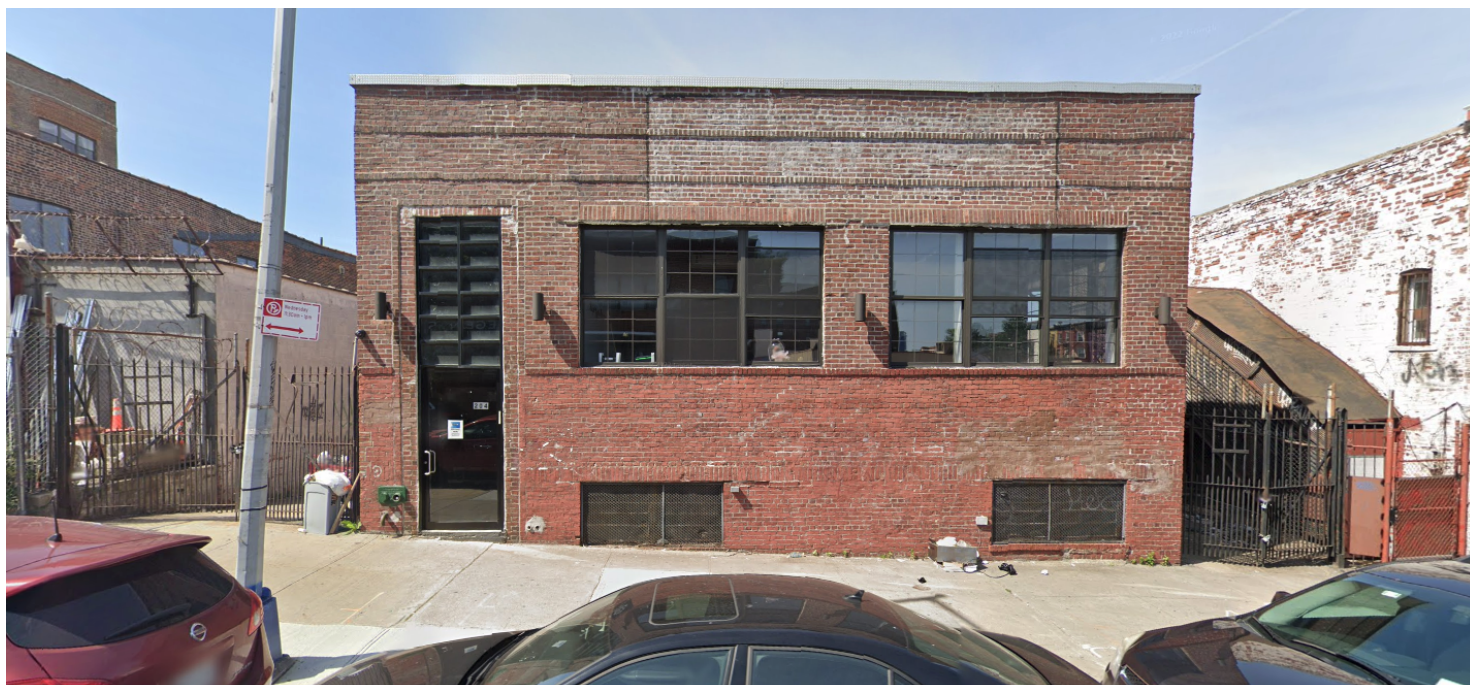
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## Executive Summary



### OFFERING SUMMARY

Lease Rate: Call to: 718-437-6100

Available SF: 7,000 SF

Building Size: 14,084 SF

Lot Size: 10,397 SF

Number of Units: 1

Zoning: M1-1D

### PROPERTY OVERVIEW

Lower level  
Windows  
Former CrossFit gym

### LOCATION OVERVIEW

Located in the Sunset Park neighborhood of Brooklyn between 4th Ave & 5th Ave near the 25th St subway station.

Nearest Transit: R train at 25th St and the B63 bus line.

Nearby tenants include Tin Cup Cafe, Sea Witch, Luigi's Pizza, Baked in Brooklyn, Ideal Food Basket, KFC, Nostro, Mama Tried, PEP Bakehouse and Coffee Shop, Brothers Pizza, and more!

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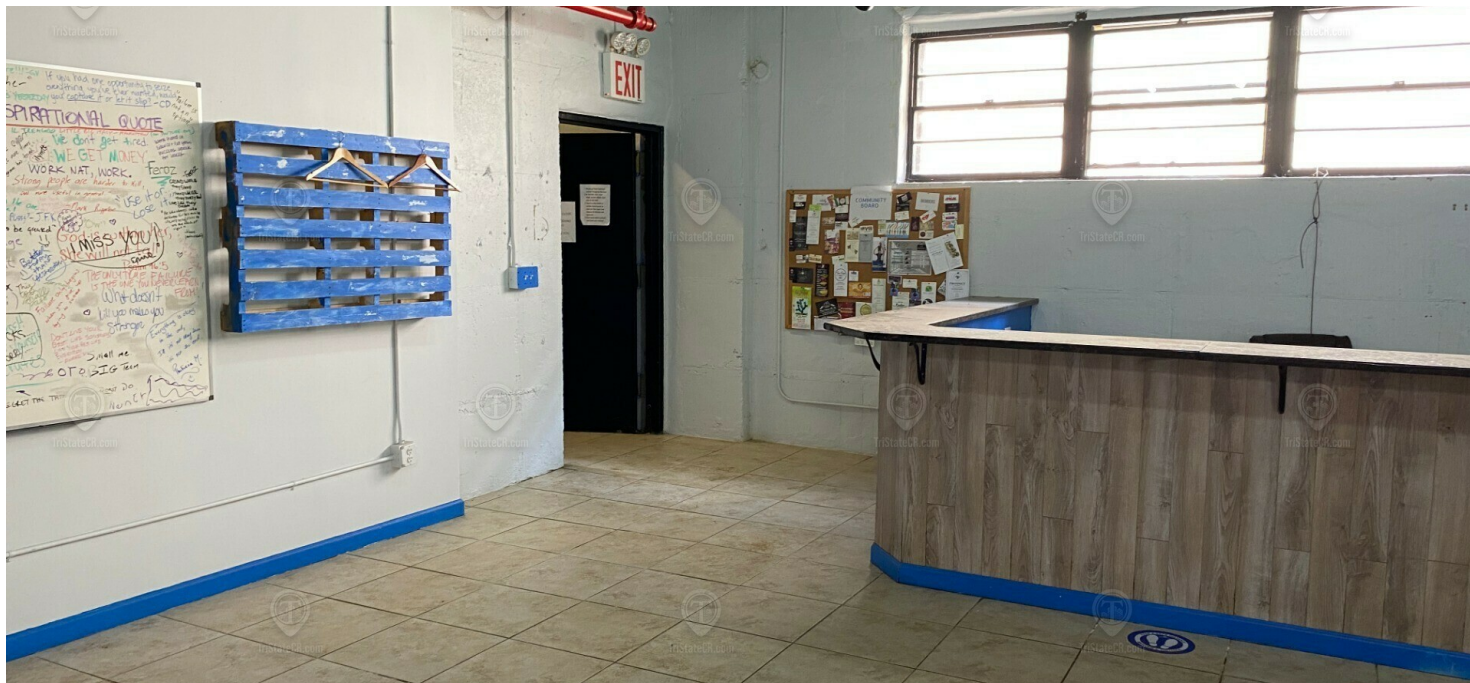
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## Additional Photos



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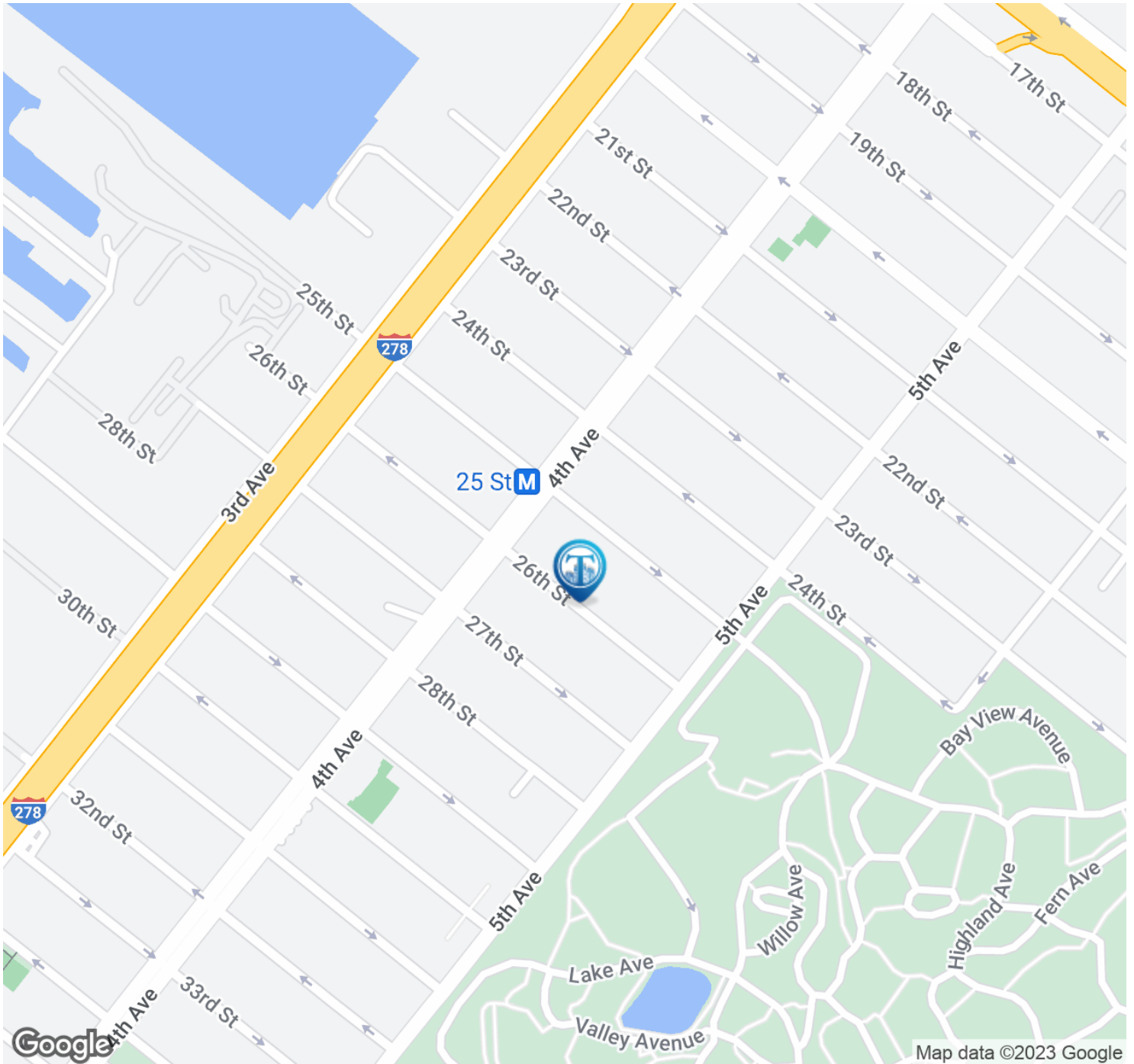
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## Location Map



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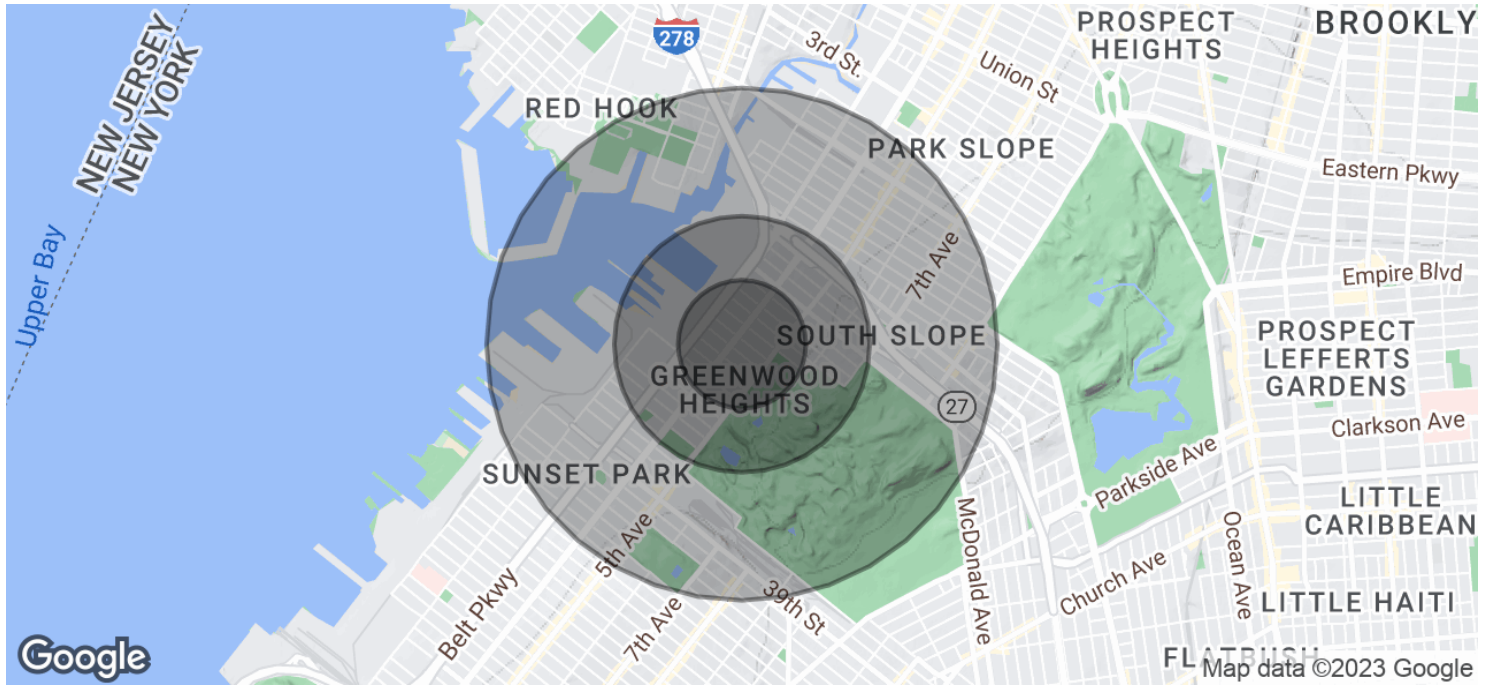
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## Demographics Map & Report



### POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	5,288	17,181	64,796
Average Age	34.4	34.7	36.1
Average Age (Male)	33.8	34.7	35.8
Average Age (Female)	33.1	30.8	35.5

### HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	2,476	6,555	26,842
# of Persons per HH	2.1	2.6	2.4
Average HH Income	\$117,534	\$118,343	\$125,357
Average House Value	\$874,948	\$861,130	\$1,023,336

\* Demographic data derived from 2020 ACS - US Census

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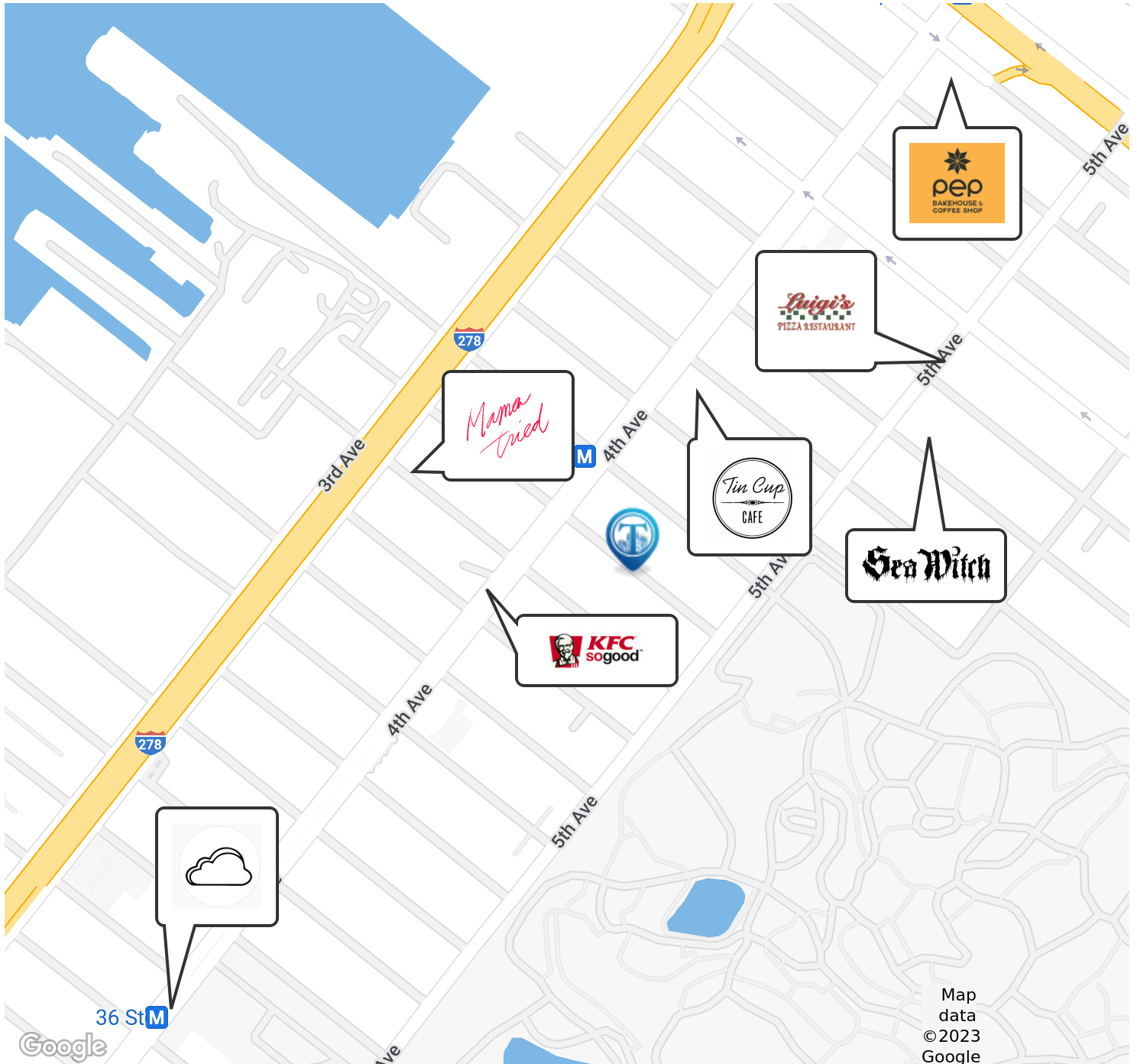
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## Retailer Map



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