



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS



FOR LEASE | RETAIL/INDUSTRIAL SPACE

8,000 SF | 2569 Shell Rd | Retail/Industrial Space w/ Parking for Lease

2569 Shell Rd, Brooklyn, NY 11223

Shlomi Bagdadi
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Fredy Halabi
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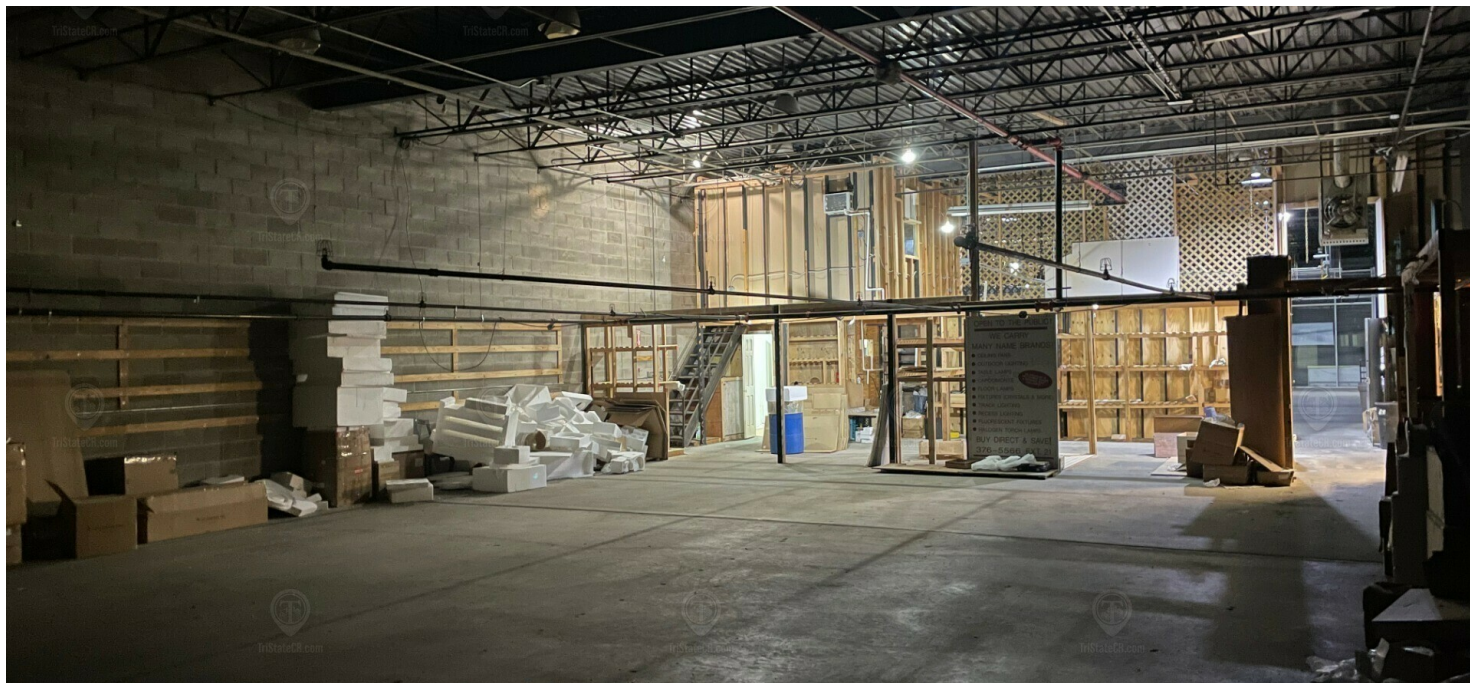


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Executive Summary



OFFERING SUMMARY

Lease Rate:	Call to: 718-437-6100
Available SF:	8,000 SF
Building Size:	13,674 SF
Lot Size:	30,796 SF
Number of Units:	1
Zoning:	M1-1

PROPERTY OVERVIEW

18 ft ceilings
40 ft of frontage
Parking lot
Warehouse + retail use

LOCATION OVERVIEW

Located in the Gravesend neighborhood of Brooklyn between Avenue X & Bouck Ct near the Avenue X subway station.

Nearest Transit: F train at Avenue X and the B4 & B1 bus lines.

Nearby tenants include Key Food Supermarkets, Reto Fitness, Rite Aid, Burger King, Chase Bank, Dunkin', CTown Supermarkets, Bake City Bagels, Brooklyn Family Pharmacy, T-Mobile, 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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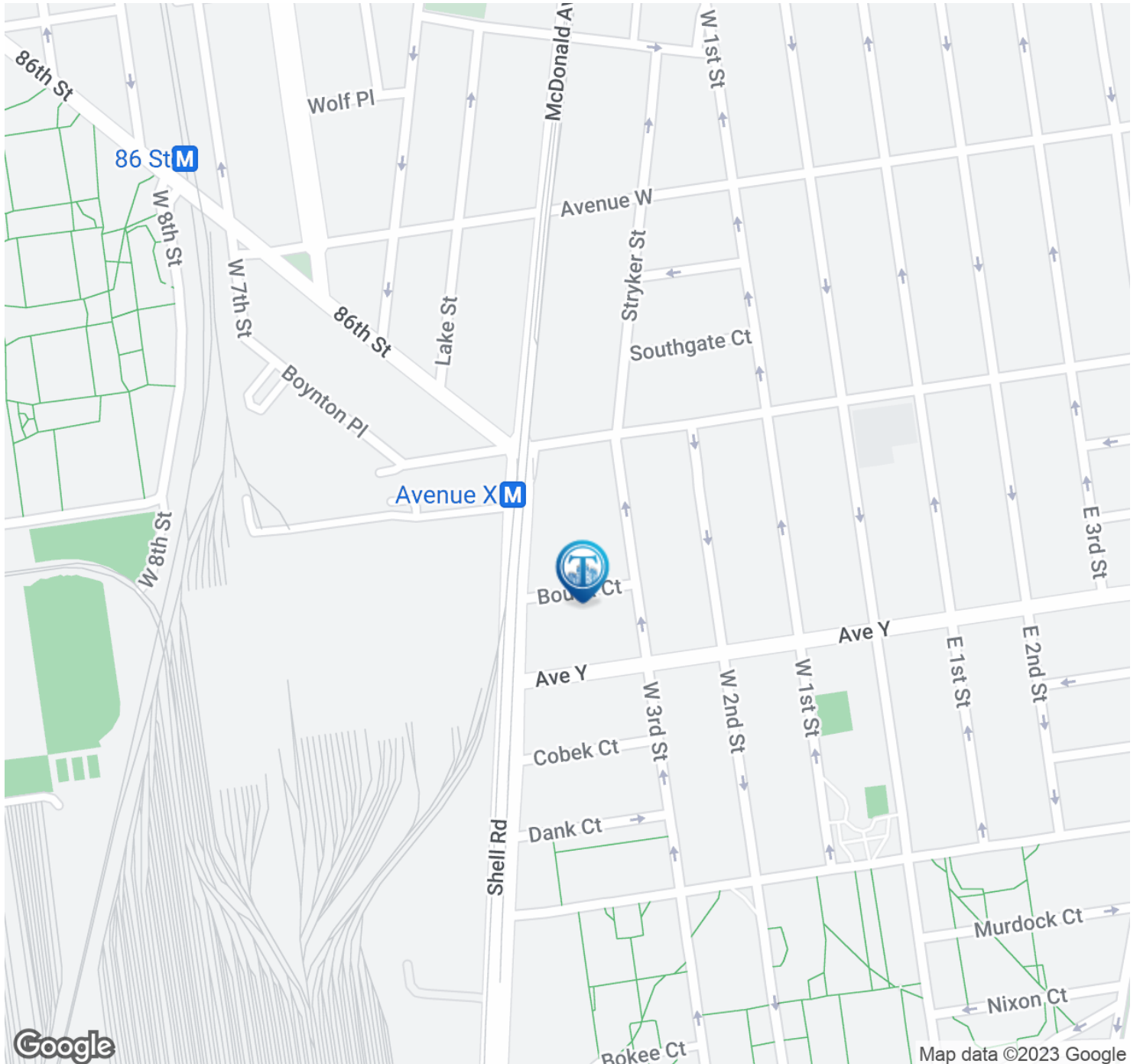
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Location Map



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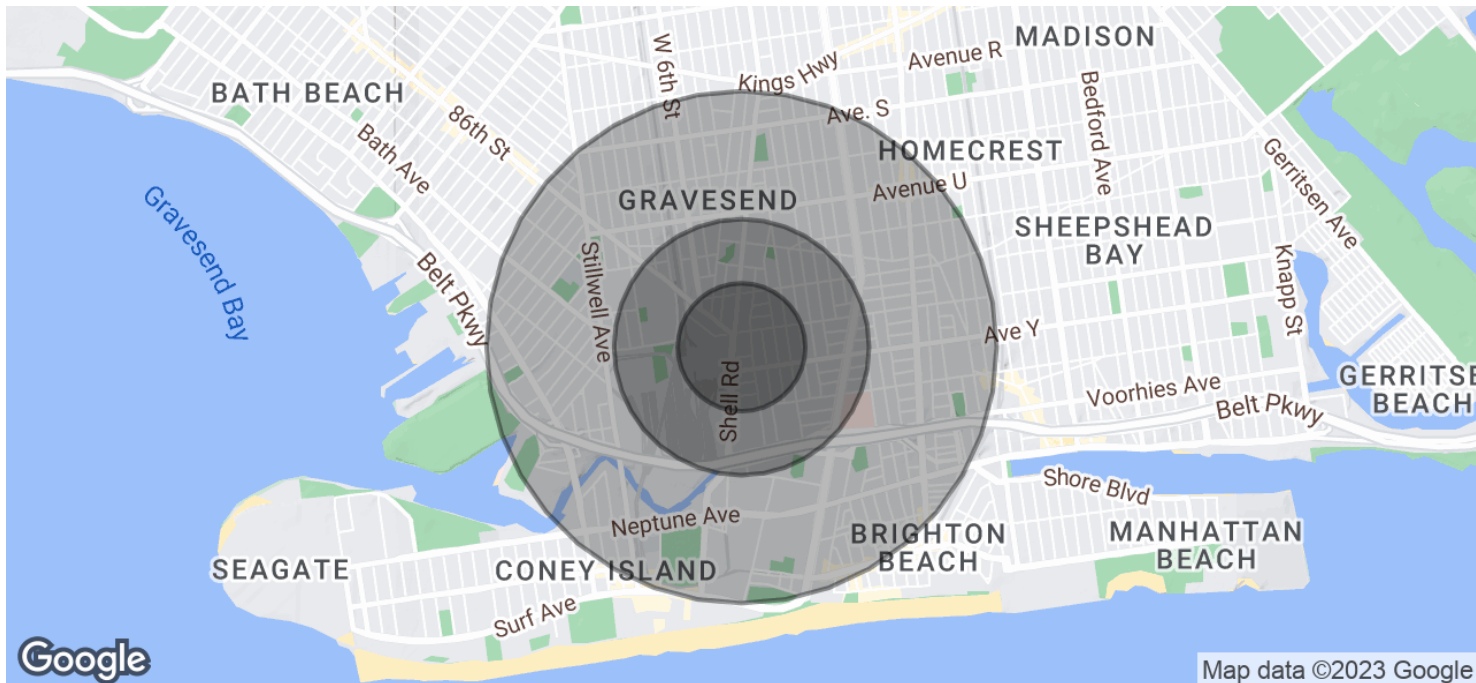
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	5,214	26,459	117,206
Average Age	39.4	40.2	42.3
Average Age (Male)	38.4	37.0	39.8
Average Age (Female)	40.2	41.9	43.9

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	2,042	10,877	47,864
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$73,529	\$68,193	\$74,184
Average House Value	\$777,192	\$525,750	\$578,395

* Demographic data derived from 2020 ACS - US Census

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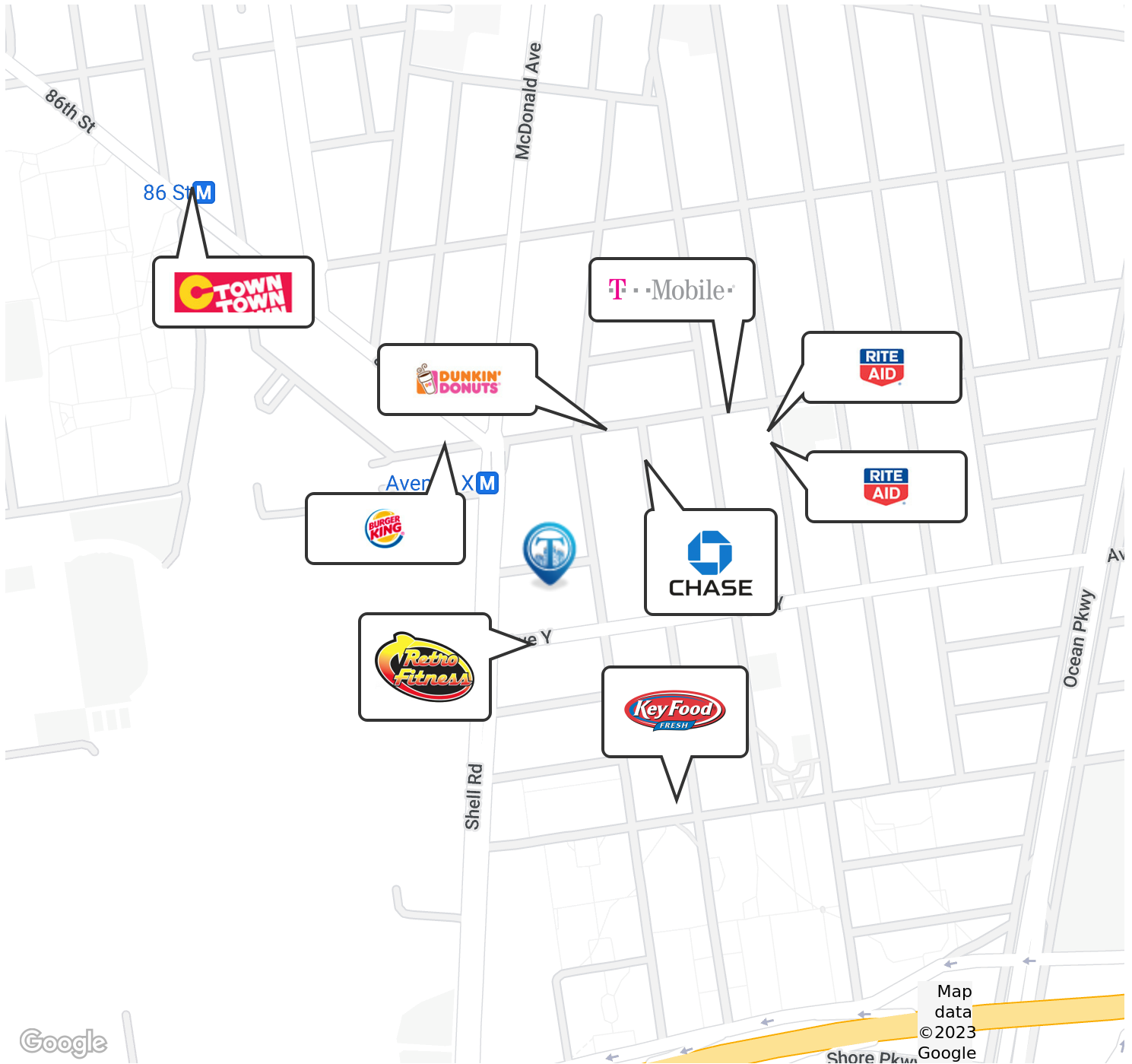
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Retailer Map



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