



TRI STATE
COMMERCIAL
REAL ESTATE EXPERTS



TriStateCR.com



FOR LEASE | COMMUNITY FACILITY SPACE 3,650 SF | 187 20th St | Built Out Daycare Space for Lease

187 20th St, Brooklyn, NY 11232

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Avi Akiva
718.437.6100 x110
Avi.A@TriStateCR.com



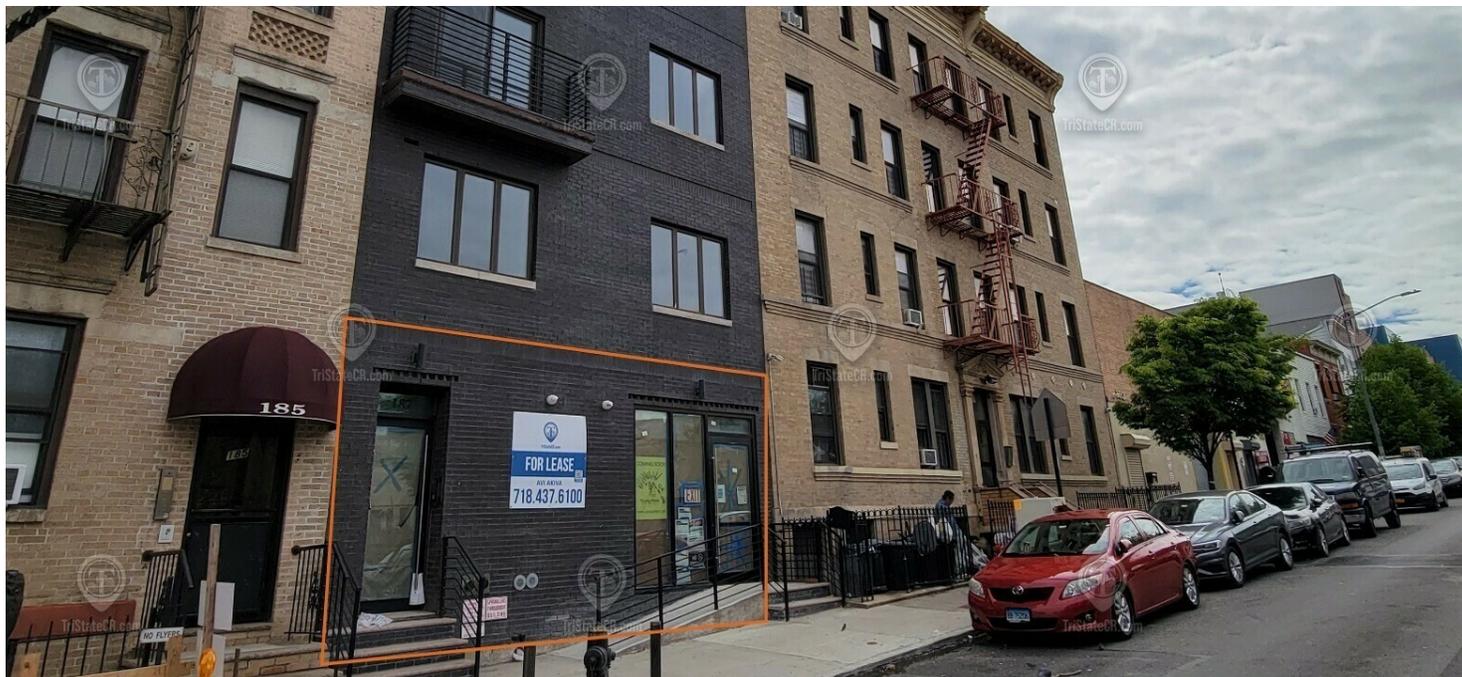
3,650 SF | 187 20th St | Built Out Daycare Space for Lease

187 20th St, Brooklyn, NY 11232



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

Executive Summary



OFFERING SUMMARY

Lease Rate:	Call to: 718-437-6100
Available SF:	3,650 SF
Building Size:	9,704 SF
Lot Size:	2,504 SF
Number of Units:	1
Zoning:	R6B

PROPERTY OVERVIEW

11 ft ceilings
Built out daycare
Newly built
C/O in place

LOCATION OVERVIEW

Located in the South Slope neighborhood of Brooklyn between 4th Ave & 5th Ave near the Prospect Ave subway station.

Nearest Transit: N, R, & D trains at Prospect Ave and the B63 bus line.

Nearby tenants include PEP Bakehouse and Coffee Shop, Milk & Honey, Luigi's Pizza, Southside Coffee, Harbor Fitness, Crunch Fitness, Good Judy, Baya Bar, Sandy Jack's, Tin Cup 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.

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Avi Akiva
718.437.6100 x110
Avi.A@TriStateCR.com

Tri State Commercial® Realty Services LLC // 148 39th st // Brooklyn, 11232 // TriStateCR.com



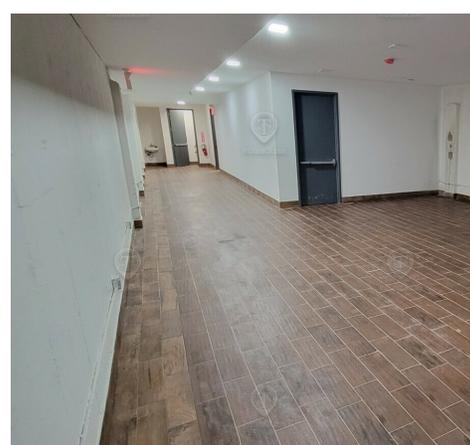
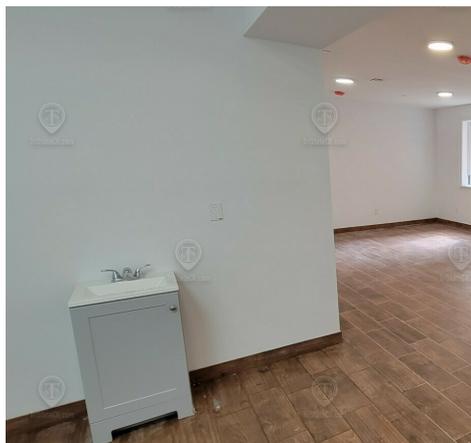
3,650 SF | 187 20th St | Built Out Daycare Space for Lease

187 20th St, Brooklyn, NY 11232



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

Additional Photos



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.

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Avi Akiva
718.437.6100 x110
Avi.A@TriStateCR.com

Tri State Commercial® Realty Services LLC // 148 39th st // Brooklyn, 11232 // TriStateCR.com



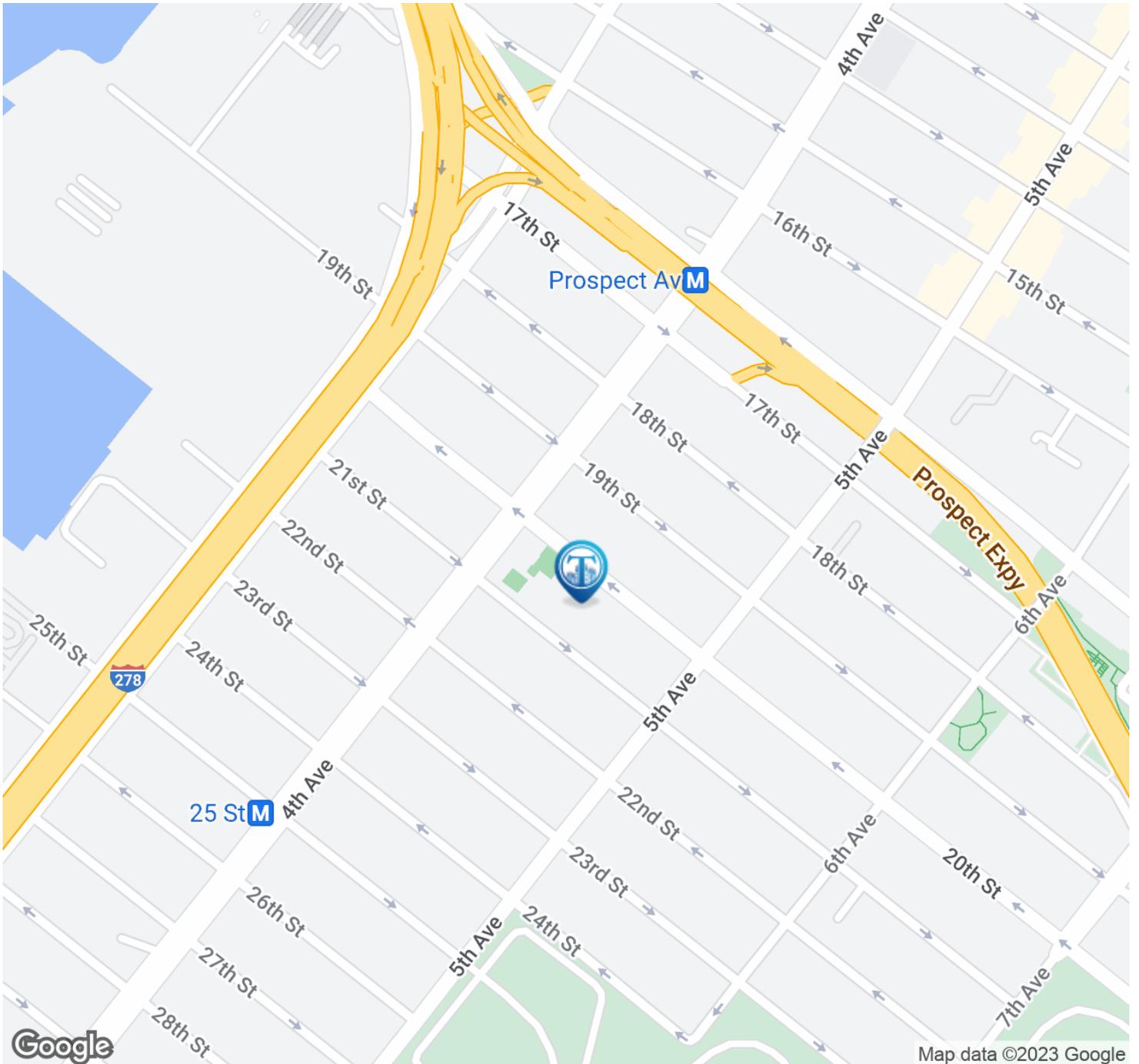
3,650 SF | 187 20th St | Built Out Daycare Space for Lease

187 20th St, Brooklyn, NY 11232



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

Location Map



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.

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Avi Akiva
718.437.6100 x110
Avi.A@TriStateCR.com

Tri State Commercial® Realty Services LLC // 148 39th st // Brooklyn, 11232 // TriStateCR.com



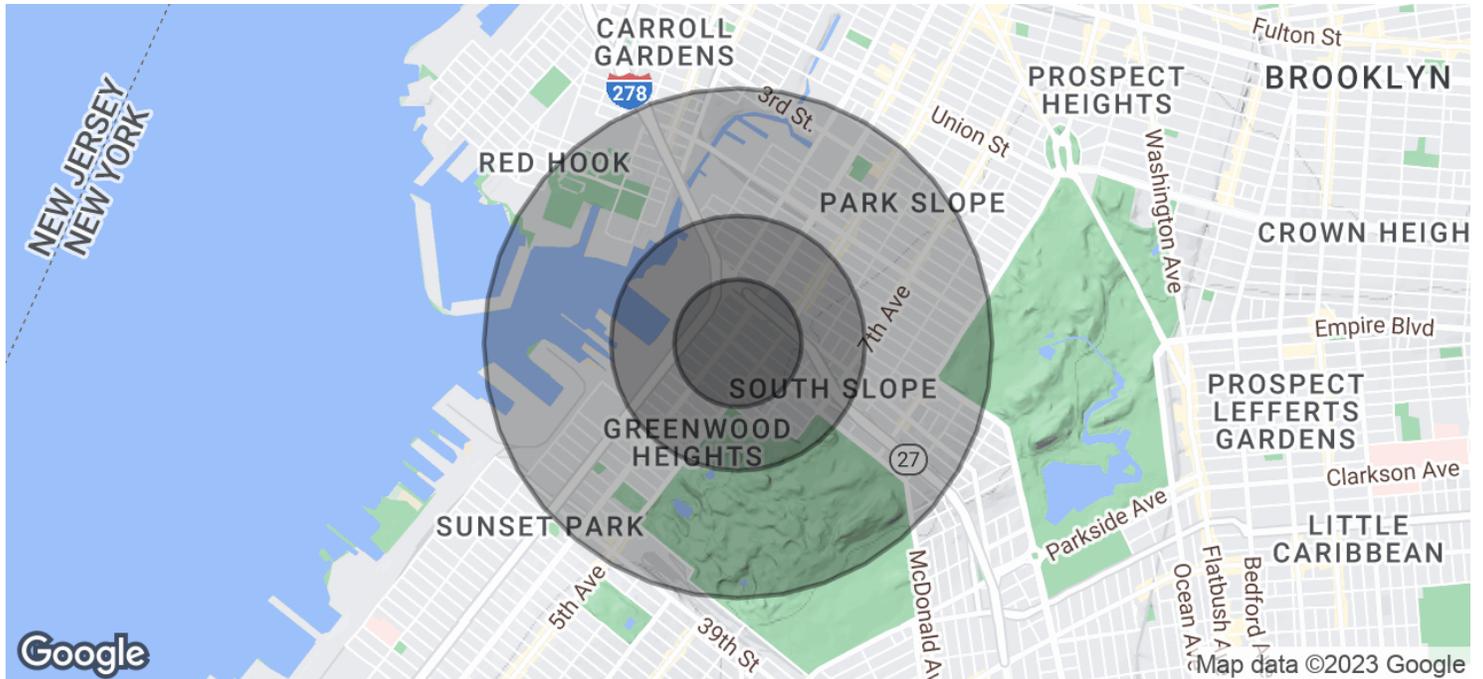
3,650 SF | 187 20th St | Built Out Daycare Space for Lease

187 20th St, Brooklyn, NY 11232



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	7,679	22,358	73,559
Average Age	34.5	34.4	36.6
Average Age (Male)	34.4	34.2	36.6
Average Age (Female)	35.8	34.7	35.7

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	3,455	9,779	31,735
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$115,369	\$133,957	\$147,467
Average House Value	\$824,735	\$1,107,254	\$1,135,243

* Demographic data derived from 2020 ACS - US Census

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.

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Avi Akiva
718.437.6100 x110
Avi.A@TriStateCR.com

Tri State Commercial® Realty Services LLC // 148 39th st // Brooklyn, 11232 // TriStateCR.com



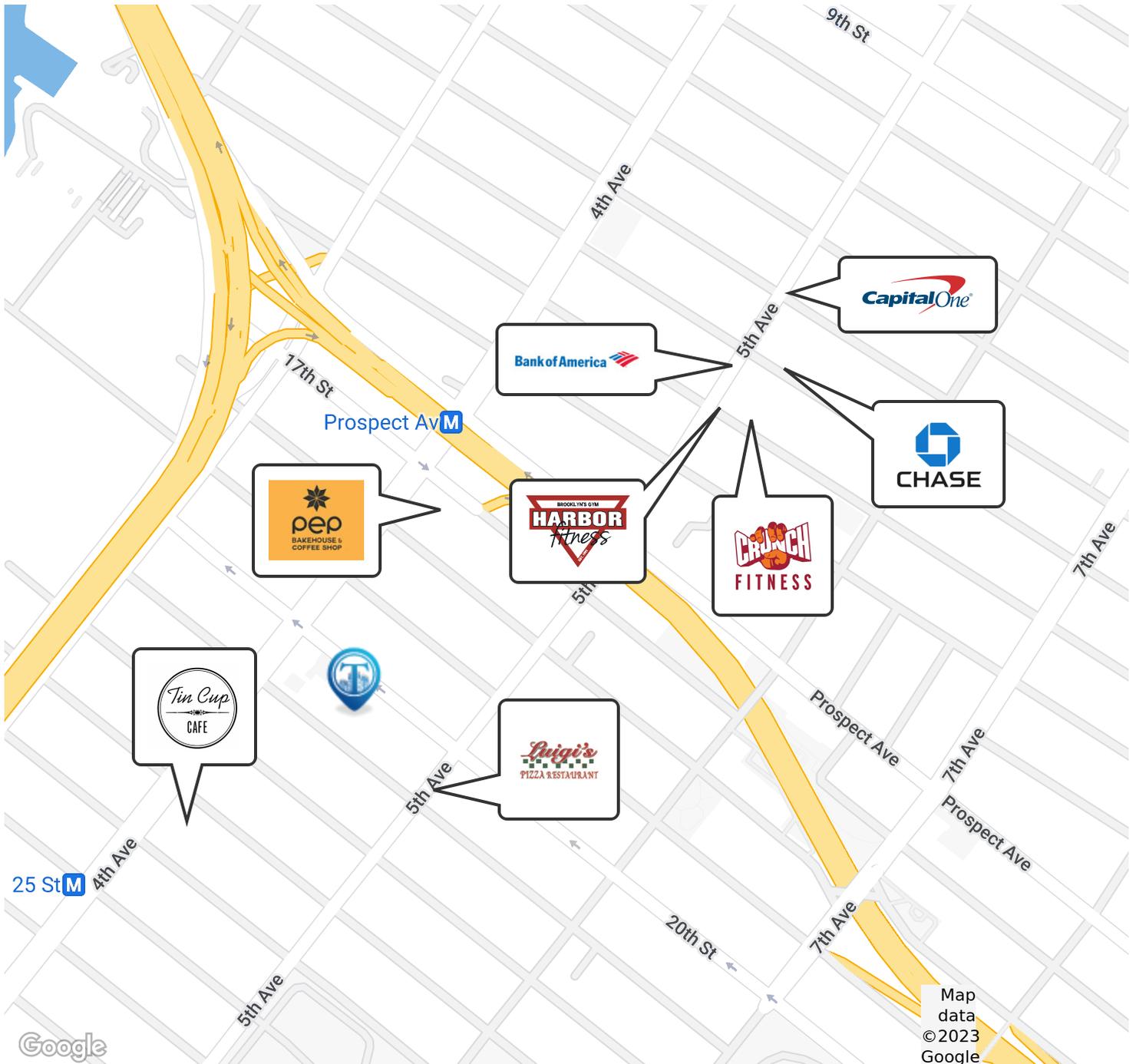
3,650 SF | 187 20th St | Built Out Daycare Space for Lease

187 20th St, Brooklyn, NY 11232



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

Retailer Map



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.

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Avi Akiva
718.437.6100 x110
Avi.A@TriStateCR.com

Tri State Commercial® Realty Services LLC // 148 39th st // Brooklyn, 11232 // TriStateCR.com

