



TRI STATE
COMMERCIAL
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

1,600 SF | 437 Dekalb Avenue | Prime Bed-Stuy Retail for Lease

437 Dekalb Avenue, Brooklyn, NY 11205

Shlomi Bagdadi
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Executive Summary



OFFERING SUMMARY

Lease Rate:	Call: 718-437-6100
Available SF:	1,600 SF
Building Size:	7,020 SF
Lot Size:	2,700 SF
Number of Units:	1
Zoning:	R7A

PROPERTY OVERVIEW

Great frontage
Basement
Right next to the Pratt Institute

LOCATION OVERVIEW

Located in the exciting neighborhood of Bed-Stuy in Brooklyn, between Classon Avenue & Taaffe Pl, directly next to the reputable Pratt Institute, where you can also expect to find plenty of commuting options.

Nearest Transit: G train at Classon Ave and B48 & B38 bus lines.

Nearby Tenants include The Home Depot, Rustik Tavern, Choice Market, Clementine Bakery, The Emerson, Blick Art Materials, Duane Reade, Starbucks, CTown Supermarkets, Prospect Drugs, TB Coffe House, and more!

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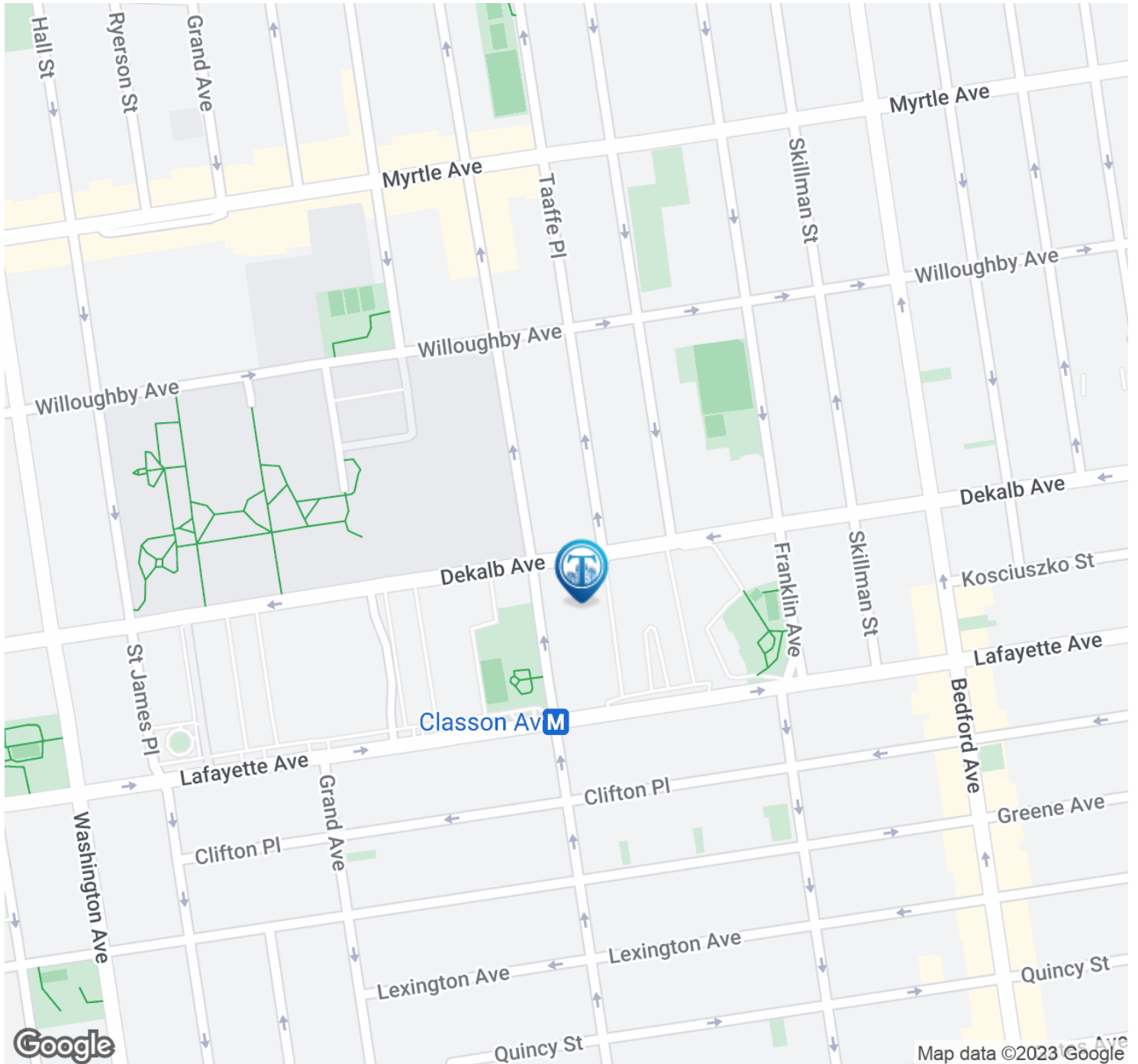
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Location Map



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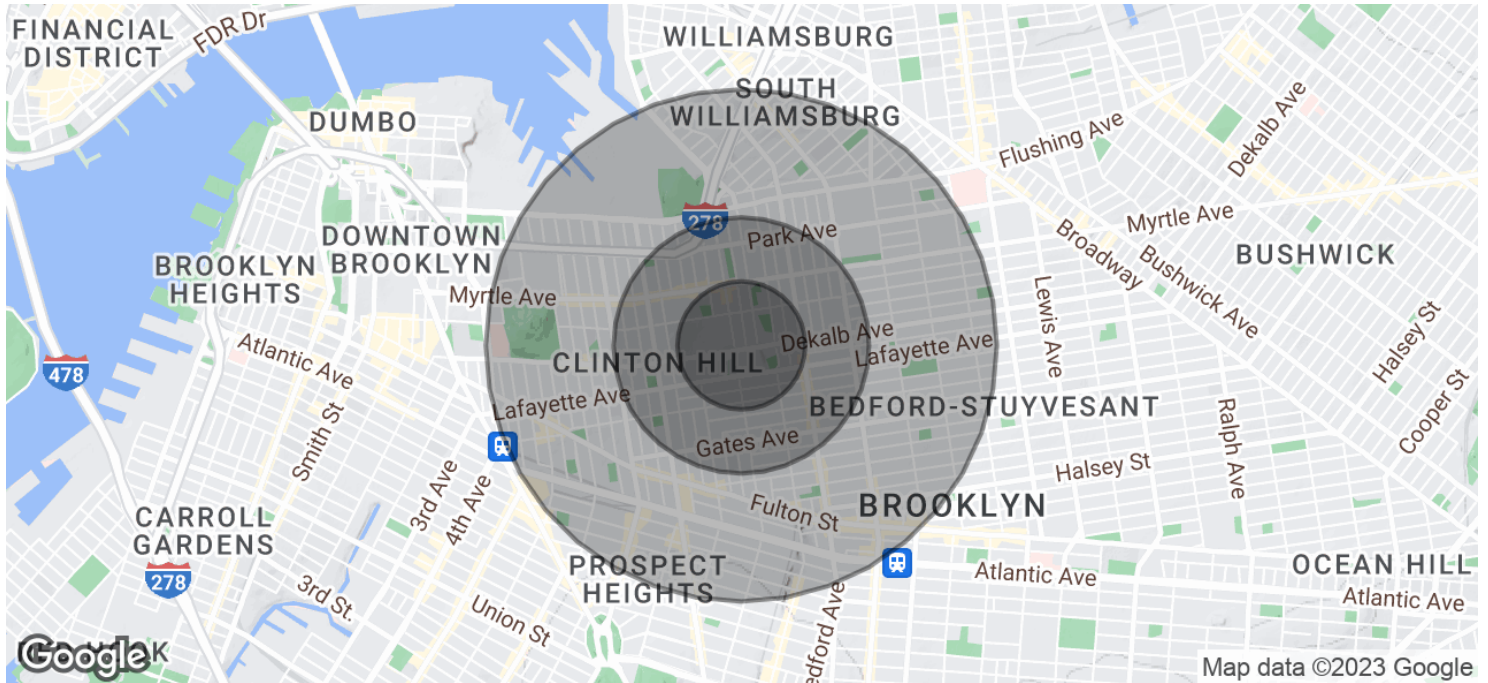
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	15,186	46,642	174,155
Average Age	29.6	31.1	30.6
Average Age (Male)	27.5	30.2	29.8
Average Age (Female)	30.5	31.1	31.3

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	5,814	19,612	72,360
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$95,053	\$103,930	\$98,748
Average House Value	\$573,734	\$883,302	\$800,338

* Demographic data derived from 2020 ACS - US Census

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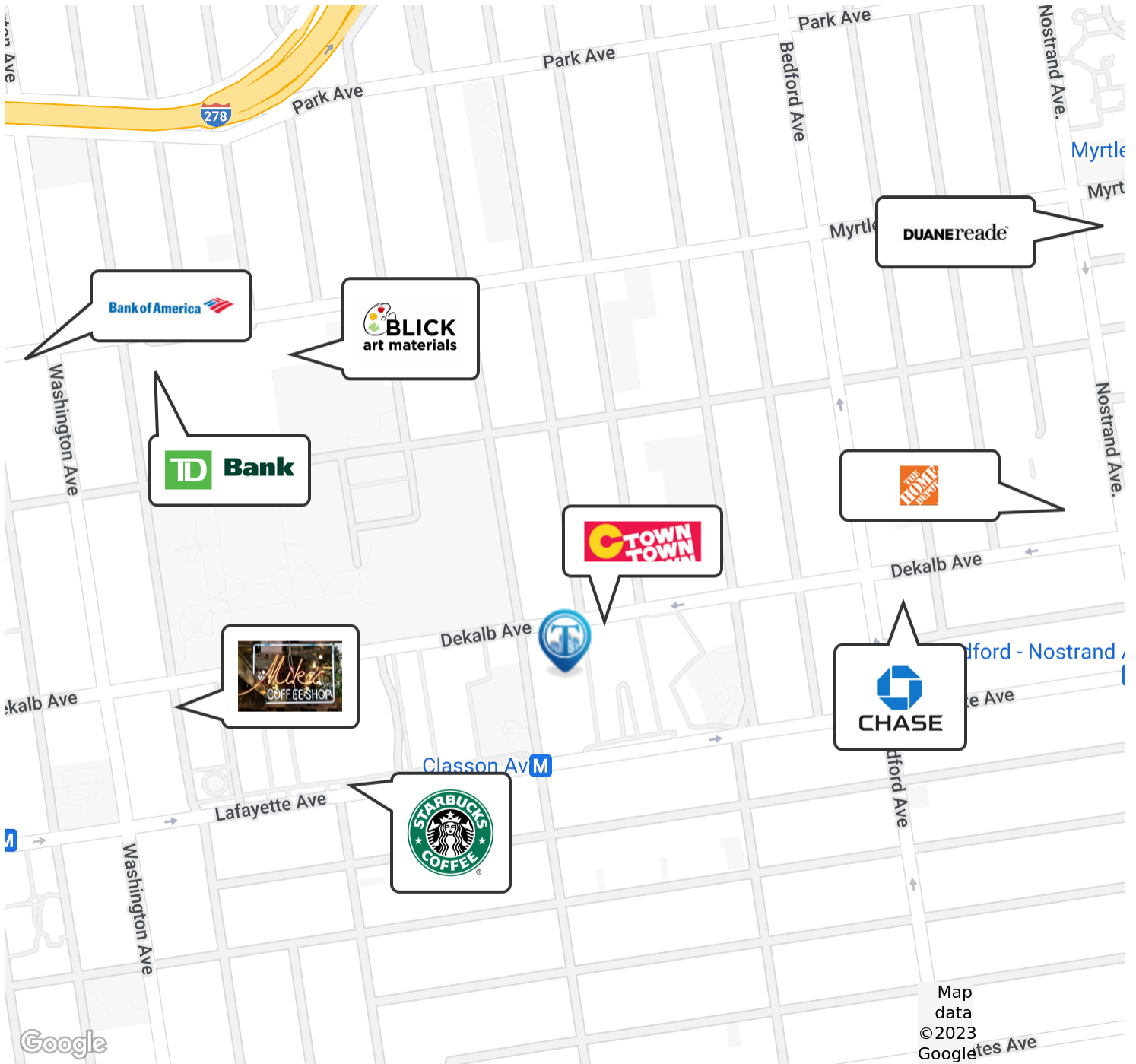
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Retailer Map



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