



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

600 SF | 426 7th Avenue | Vanilla Boxed Retail Space for Lease

426 7th Avenue, Brooklyn, NY 11215

Shlomi Bagdadi
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Executive Summary



OFFERING SUMMARY

Lease Rate:	718 437 6100
Available SF:	600 SF
Building Size:	4,400 SF
Lot Size:	1,600 SF
Zoning:	R6A

PROPERTY OVERVIEW

15 feet of frontage
High ceilings
Vanilla boxed
New glass storefront

LOCATION OVERVIEW

Located in the Park Slope neighborhood of Brooklyn between 13th St. and 14th St. with close proximity to several commuting options.

Nearest Transit: F & G lines at 7th Avenue and B67 & B69 bus lines.

Nearby tenants include Five Guys, Provini, Starbucks, McDonald's, Barnes & Noble, Rite Aid, Popeyes Louisiana Kitchen, Milk and Honey, Buttermilk Bar, POWERHOUSE on 8th, Flora, Giovanni's Brooklyn Eats, 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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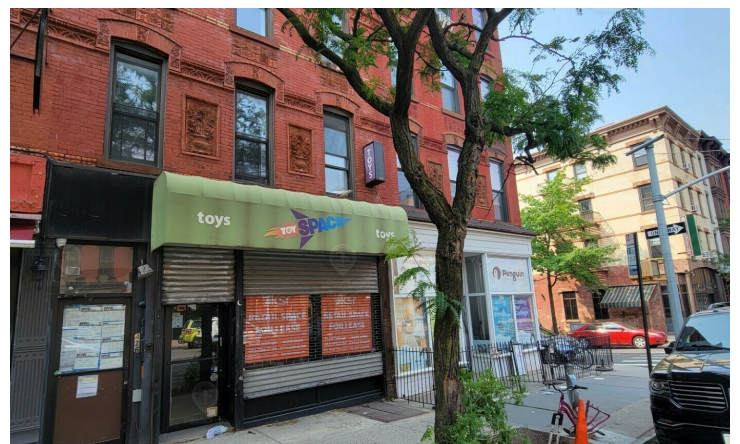
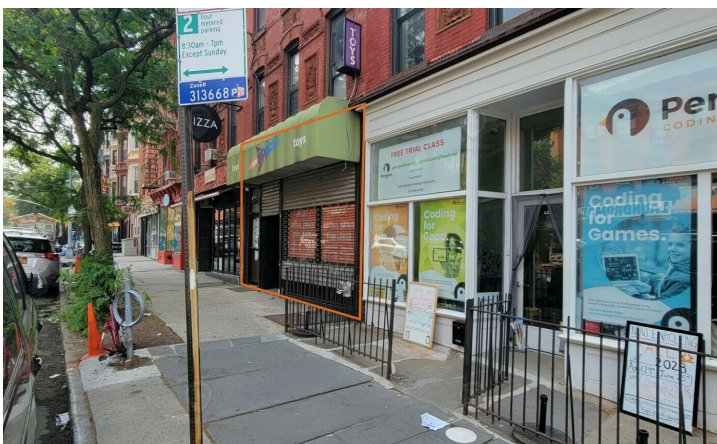
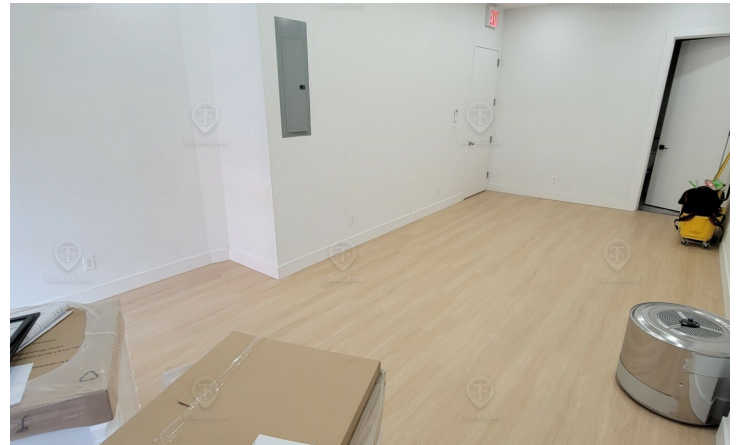
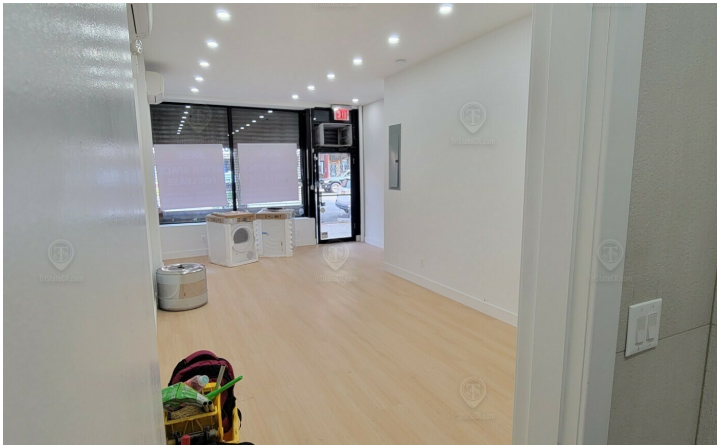
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Additional Photos



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Location Map



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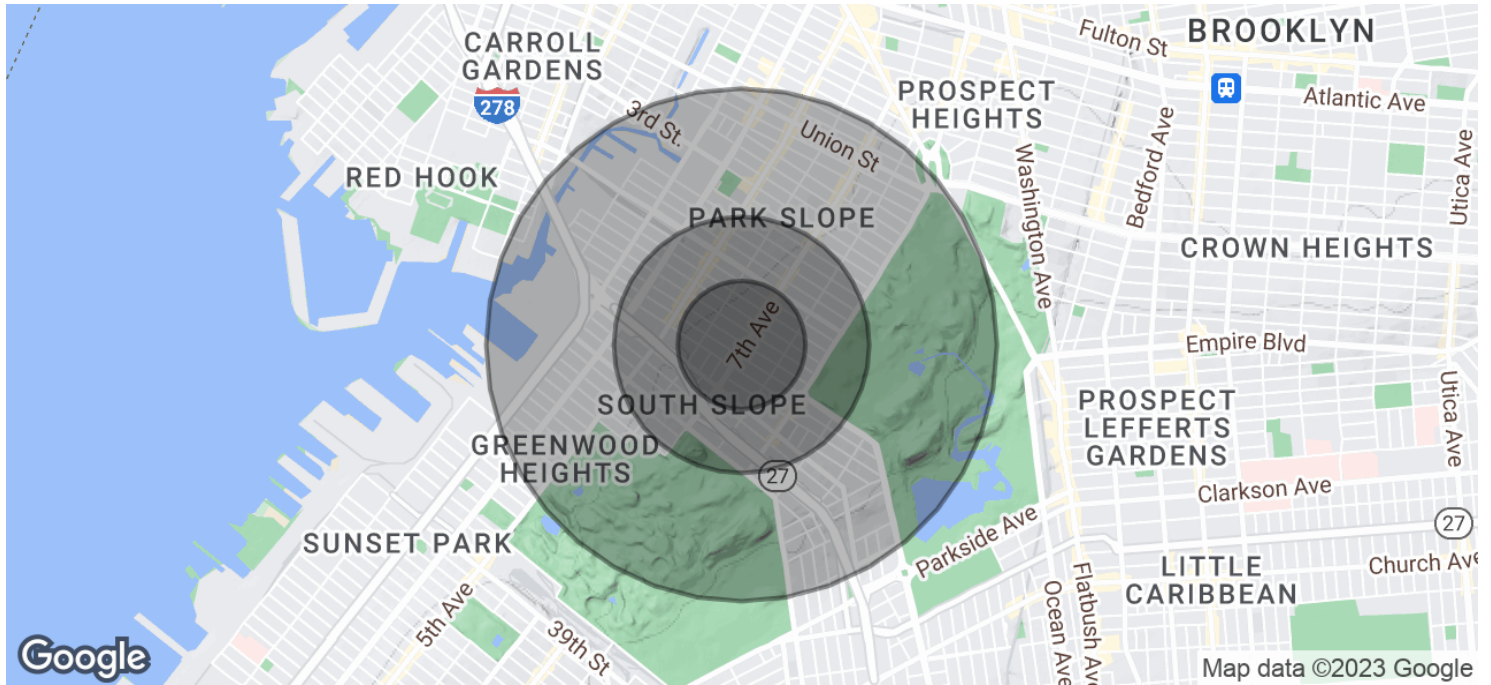
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	12,410	38,802	89,421
Average Age	36.3	37.0	37.3
Average Age (Male)	37.5	37.8	38.0
Average Age (Female)	36.3	37.3	36.7

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	5,465	17,310	40,076
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$169,482	\$163,324	\$174,280
Average House Value	\$1,354,668	\$1,252,316	\$1,314,831

* Demographic data derived from 2020 ACS - US Census

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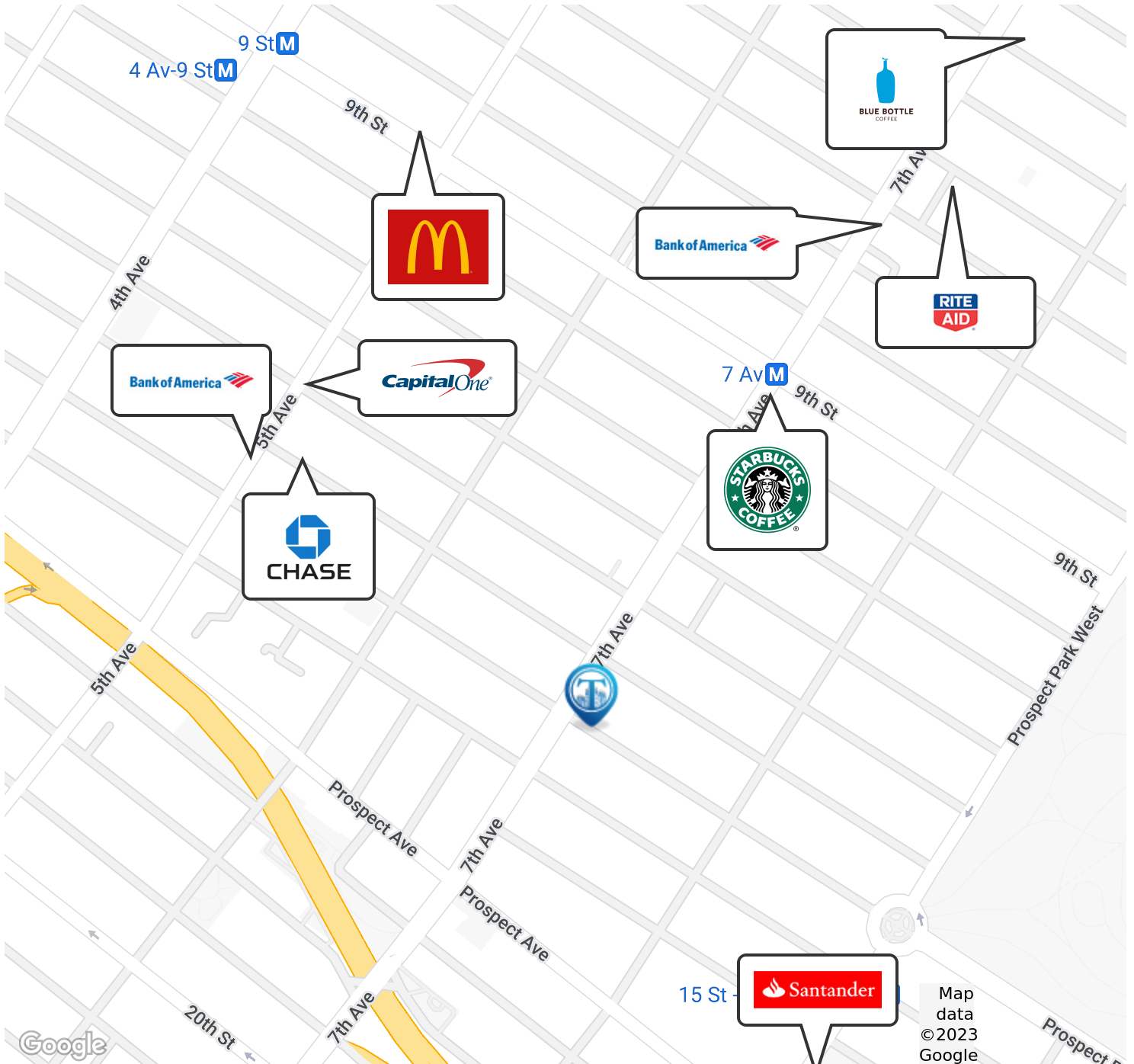
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Retailer Map



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