



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

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FOR LEASE | RETAIL + OFFICE SPACE

300 SF - 1,400 SF | 7601 New Utrecht Avenue | Office + Retail Spaces for Lease

7601 New Utrecht Avenue, Brooklyn, NY 11214

Shlomi Bagdadi
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Executive Summary



OFFERING SUMMARY

Lease Rate:	Call: 718 437 6100
Available SF:	300 - 1,400 SF
Building Size:	3,577 SF
Lot Size:	1,888 SF
Zoning:	C1-2

PROPERTY OVERVIEW

Multiple retail spaces are available
Office with private entrance

LOCATION OVERVIEW

Located in the Bensonhurst neighborhood of Brooklyn between 76th St. and 77th St.
Close to multiple commuting options.

Nearest Transit: D line at 78th St. station and B4 & B8 bus lines

Nearby tenants include New Forest Cafe, Papa John's Pizza, CVS Pharmacy, Benjamin Moore, Rite Aid, Jmart, Marshalls, Mattress Firm, Starbucks, Planet Fitness, Dunkin', TD Bank, Target, Walgreens, Gamestop, 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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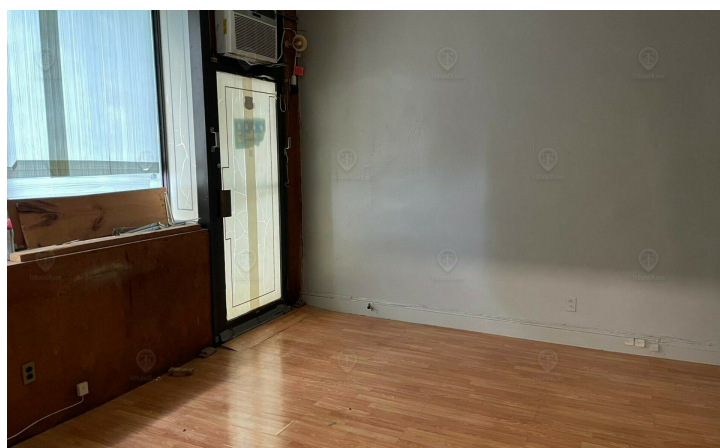
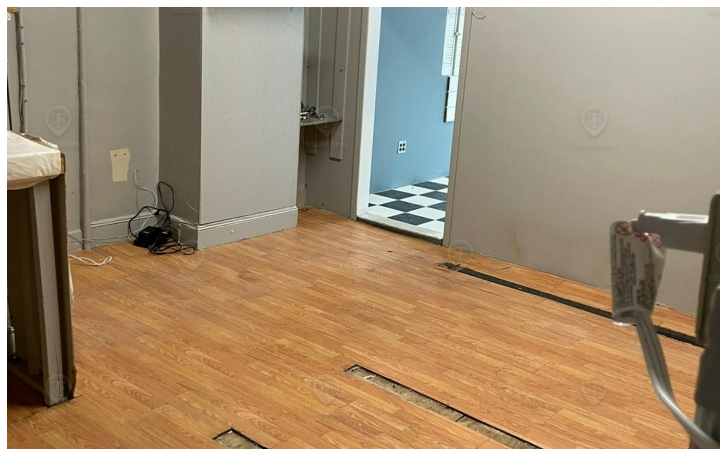
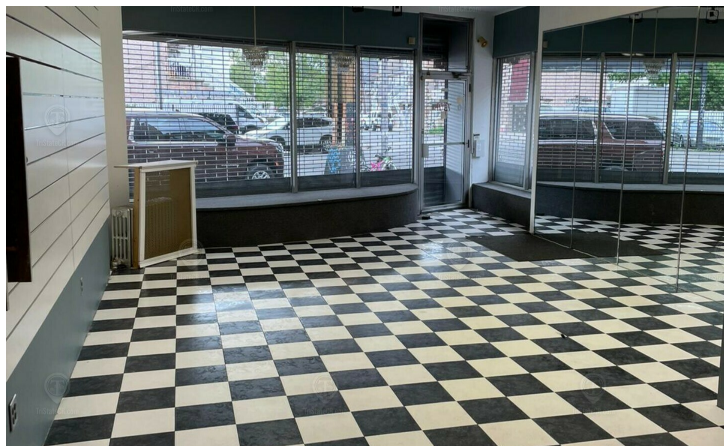


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Additional Photos



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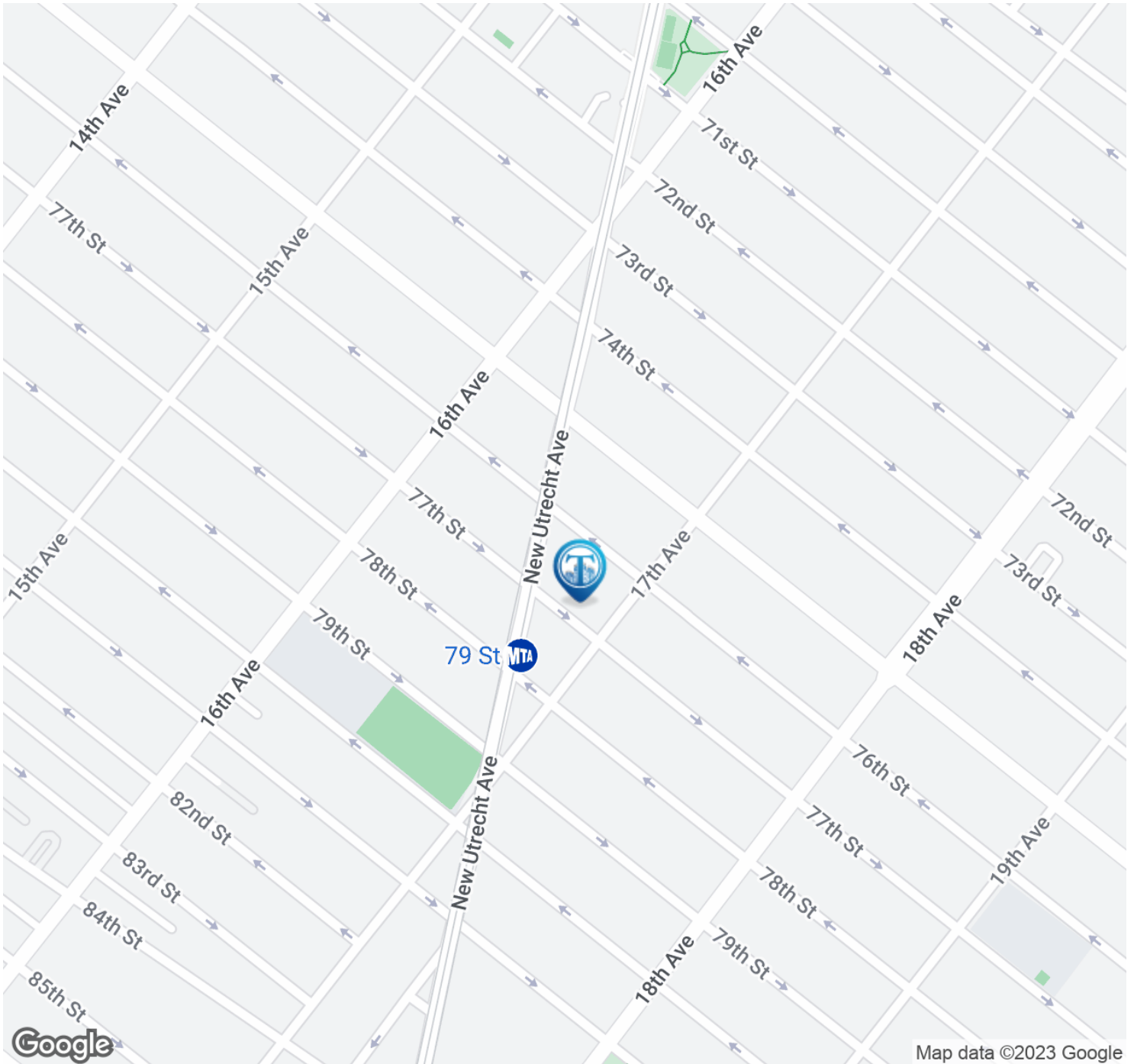
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Location Map



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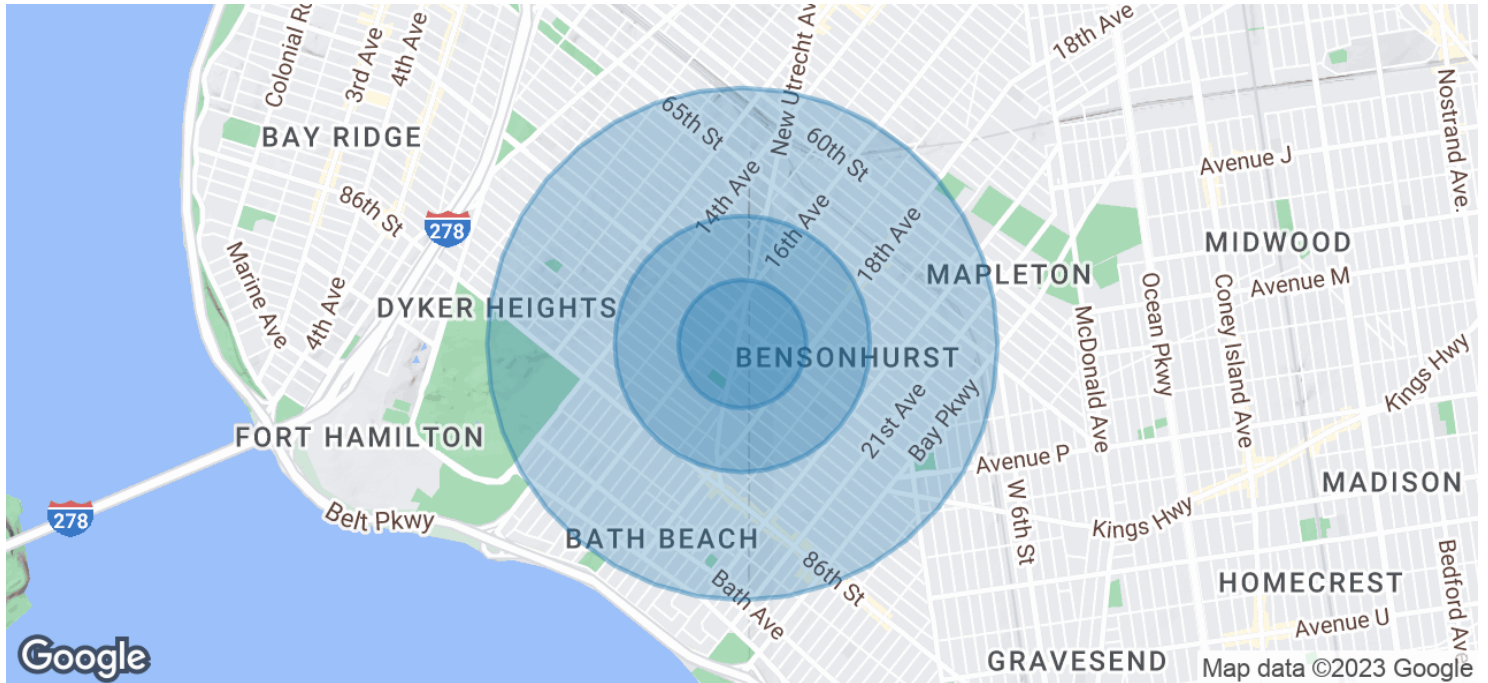
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	11,284	40,159	144,637
Average Age	37.3	39.5	39.2
Average Age (Male)	37.1	38.1	37.5
Average Age (Female)	38.4	41.6	40.8

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	3,803	14,170	52,075
# of Persons per HH	3.0	2.8	2.8
Average HH Income	\$78,555	\$81,823	\$78,953
Average House Value	\$1,017,455	\$968,078	\$873,875

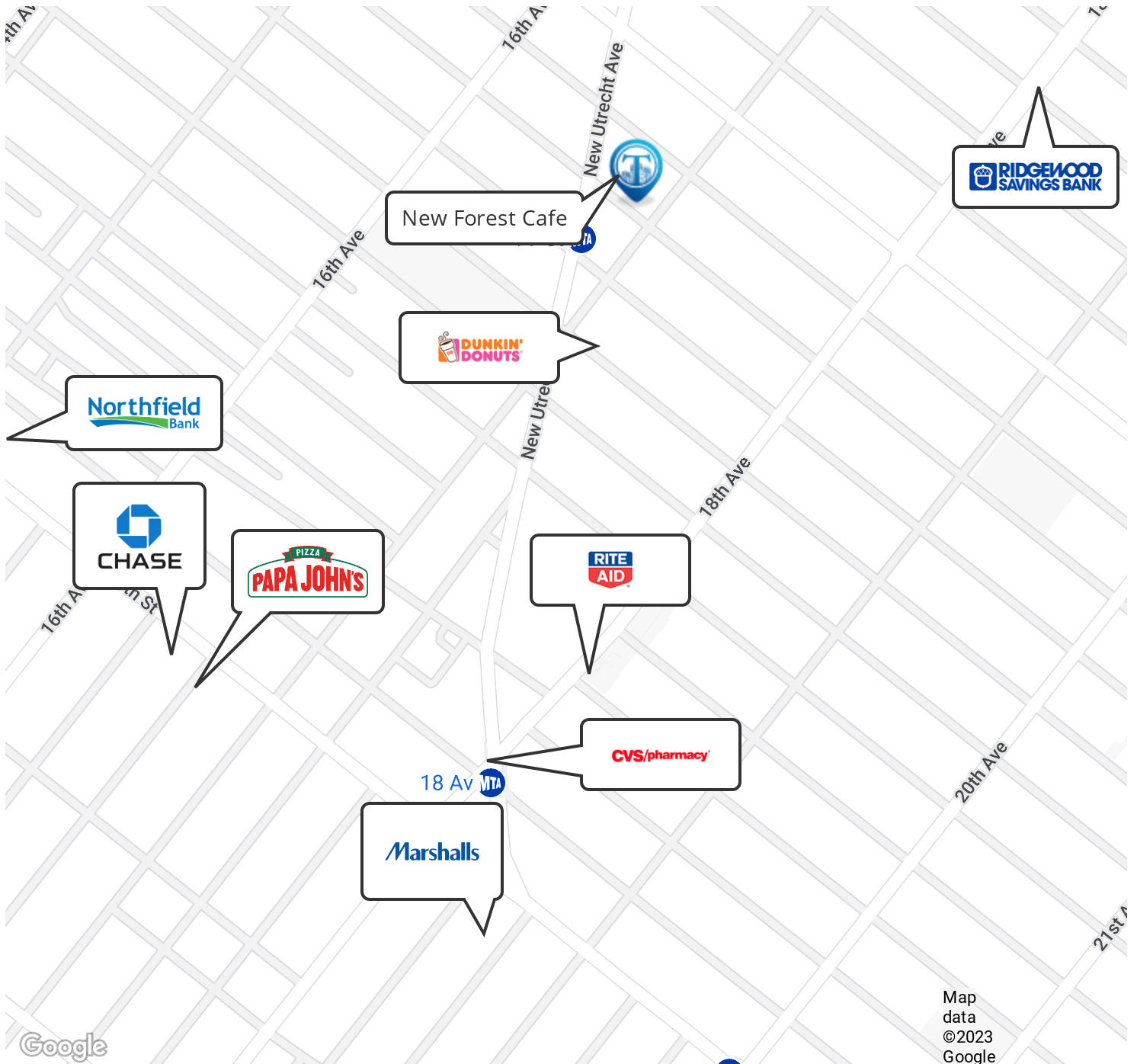
* Demographic data derived from 2020 ACS - US Census

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Retailer Map



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