



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

1,500 SF | 1004 Fulton St | Vanill Box Retail Space w/ Basement & Backyard for Lease

1004 Fulton St, Brooklyn, NY 11238

Shlomi Bagdadi
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Executive Summary



OFFERING SUMMARY

| | |
|------------------|--------------------|
| Lease Rate: | Call: 718-437-6100 |
| Available SF: | 1,500 SF |
| Building Size: | 5,218 SF |
| Lot Size: | 2,040 SF |
| Number of Units: | 1 |
| Zoning: | R7A |

PROPERTY OVERVIEW

Vanilla boxed
Lower level included
Exposed brick
Backyard
Hardwood floors
HVAC & kitchenette in place
C train and shuttle in close proximity

LOCATION OVERVIEW

Located in the Clinton Hill neighborhood of Brooklyn between Grand Ave and Classon Ave near the Franklin Ave subway station.

Nearest Transit: A, C, & S trains at Franklin Ave and the B25, B26, & B48 bus lines.

Nearby tenants include Dunkin', Blink Fitness, Doris, The Good Batch Bakery, SmileSpace, Shae Shack, Walgreens, Planet Fitness, SEED Brklyn, Cafe Calaca, Foot Locker, McDonald's, SNIPES, & 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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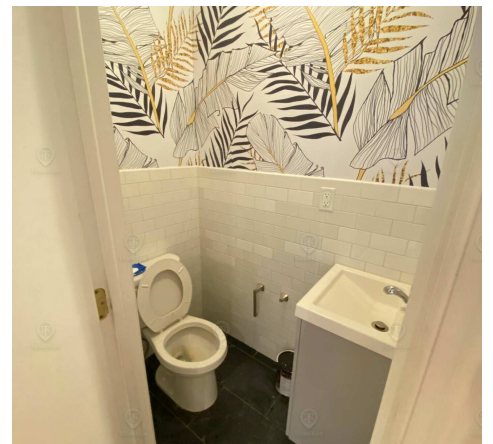
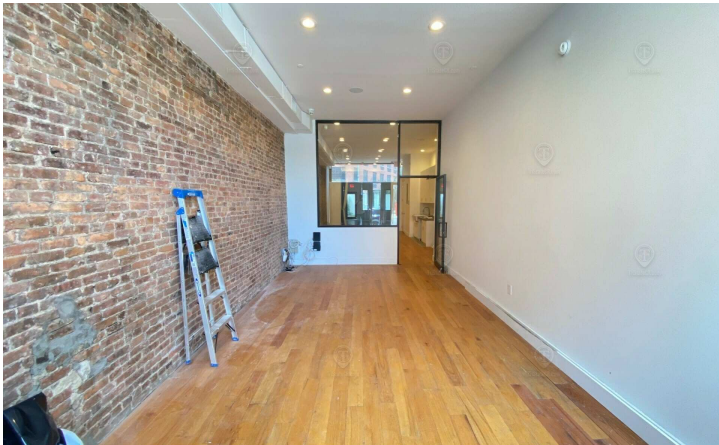


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Additional Photos



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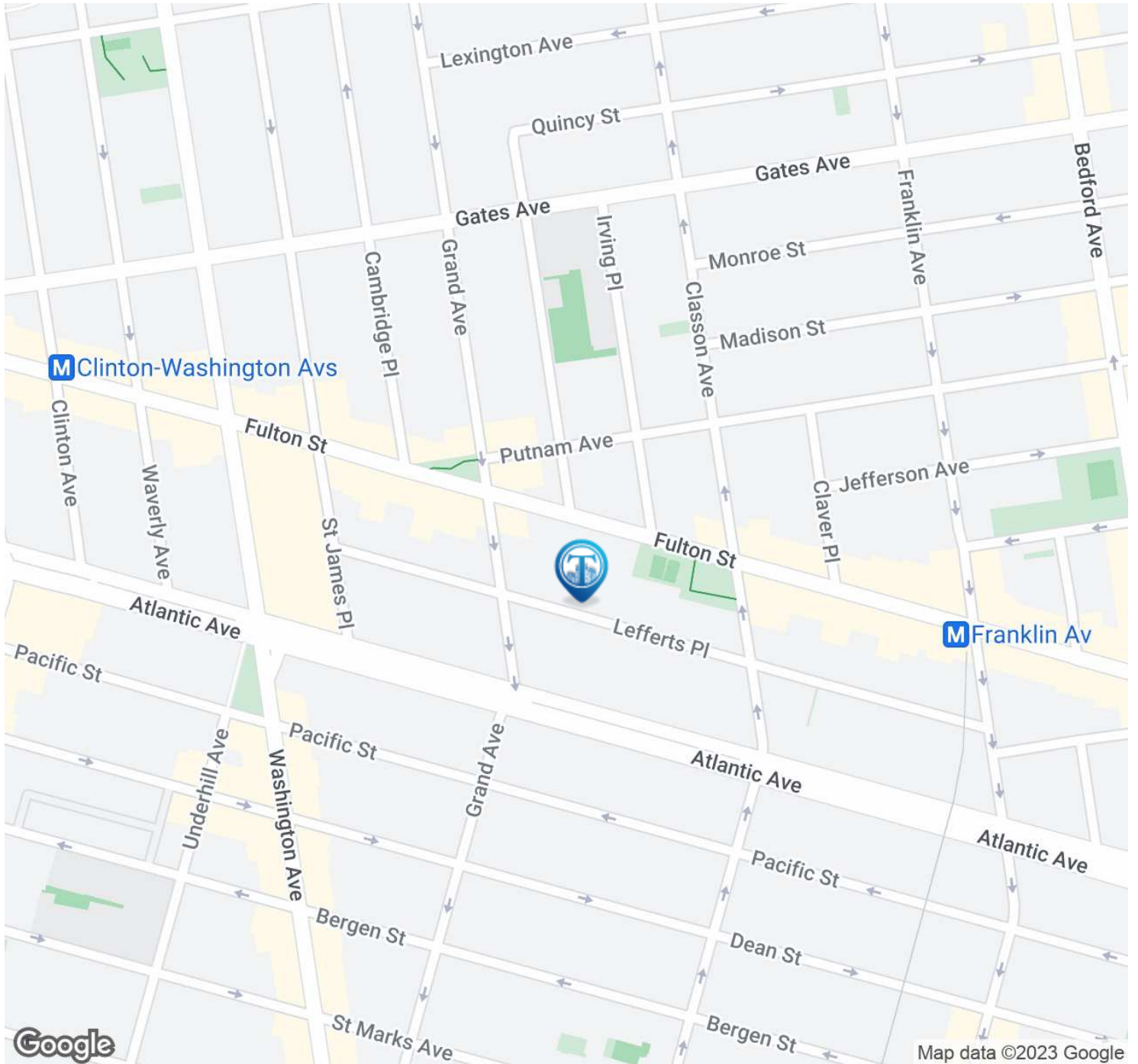
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Location Map



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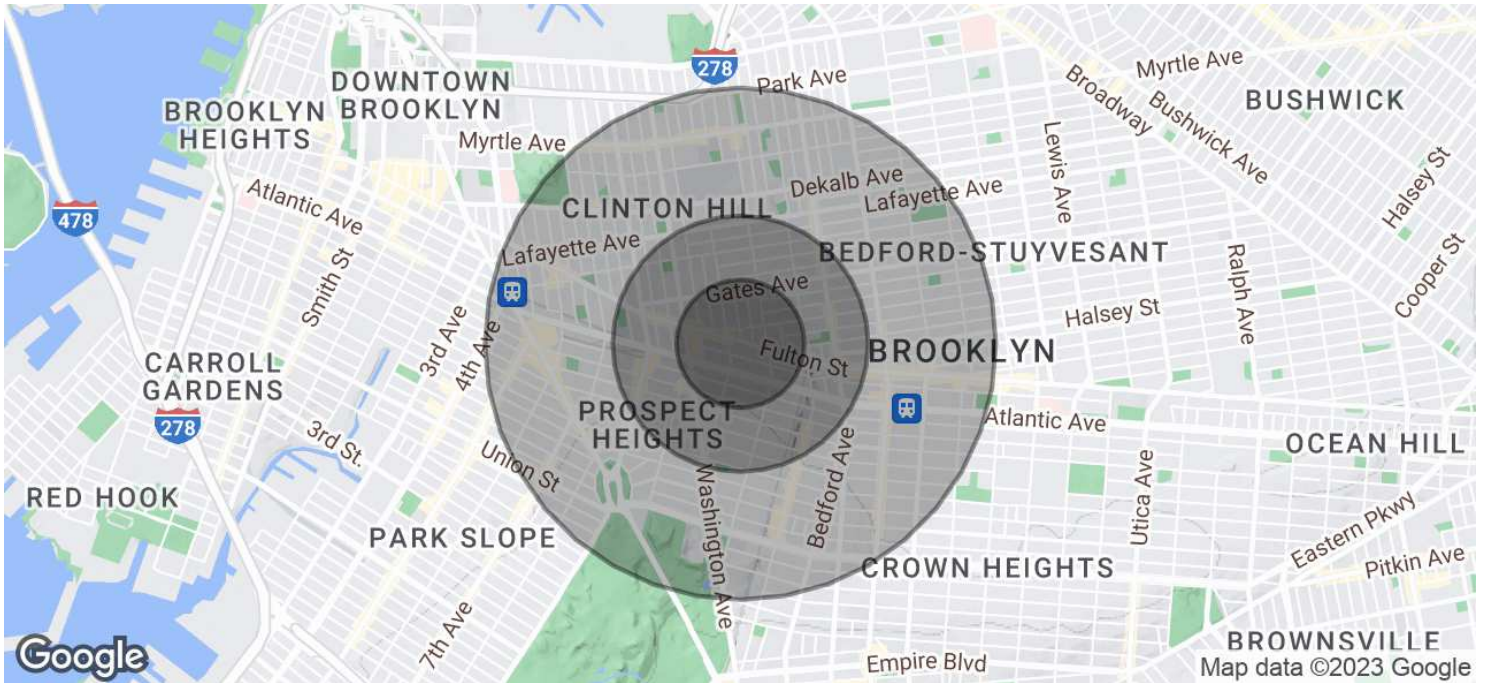
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Demographics Map & Report



POPULATION

| | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|---------|
| Total Population | 8,727 | 41,313 | 178,734 |
| Average Age | 34.2 | 35.1 | 34.8 |
| Average Age (Male) | 34.5 | 35.8 | 35.0 |
| Average Age (Female) | 33.8 | 34.3 | 34.8 |

HOUSEHOLDS & INCOME

| | 0.25 MILES | 0.5 MILES | 1 MILE |
|---------------------|-------------|-----------|-----------|
| Total Households | 4,384 | 20,104 | 84,549 |
| # of Persons per HH | 2.0 | 2.1 | 2.1 |
| Average HH Income | \$125,124 | \$120,076 | \$120,459 |
| Average House Value | \$1,070,783 | \$934,360 | \$977,092 |

* Demographic data derived from 2020 ACS - US Census

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Retailer Map



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