



TRI STATE
COMMERCIAL
REAL ESTATE EXPERTS



FOR LEASE | RETAIL/OFFICE SPACE

5,000 - 10,000 SF | 2896 W 12th St | Retail/Office Space

2896 West 12th Street, Brooklyn, NY 11224

Shlomi Bagdadi
718.437.6100
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Joseph Cohen
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Executive Summary



OFFERING SUMMARY

Lease Rate:	Call : 718 437 6100
Available SF:	5,000 - 10,000 SF
Building Size:	4,700 SF
Lot Size:	19,477 SF
Zoning:	R6

PROPERTY OVERVIEW

Ground Floor has a private entrance
The second floor has a shared entrance
Tremendous signage opportunities on both levels
Parking available
Spaces can be leased together

LOCATION OVERVIEW

Located in the famed Coney Island neighborhood of Brooklyn between Surf and Neptune Aves. Very close proximity to multiple means of commute.

Nearest Transit D & N lines at Coney Island - Stillwell Av and B74 X38 bus lines.

Nearby tenants include Starbucks, McDonald's, Burger King, IHOP, Nathan's Famous, Domino's Pizza, Chase Bank, Whitecastle, Blink Fitness, New York Aquarium, Taco Bell, Dunkin, The Red Doors, Crab House Brooklyn, Margarita Island, Luna Park in Coney Island, and more!

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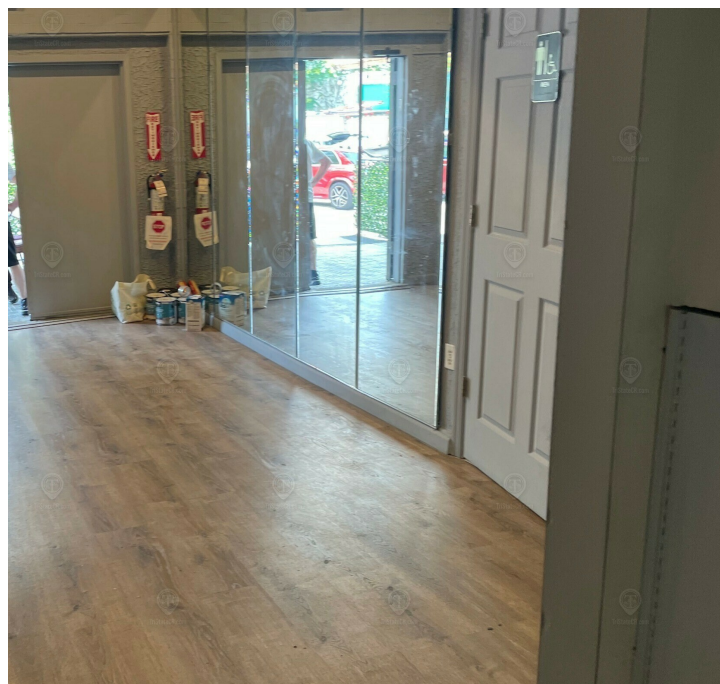
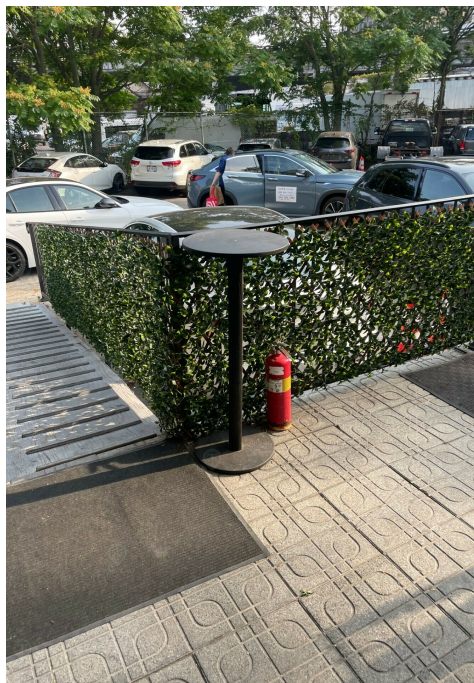
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Additional Photos - Ground Floor



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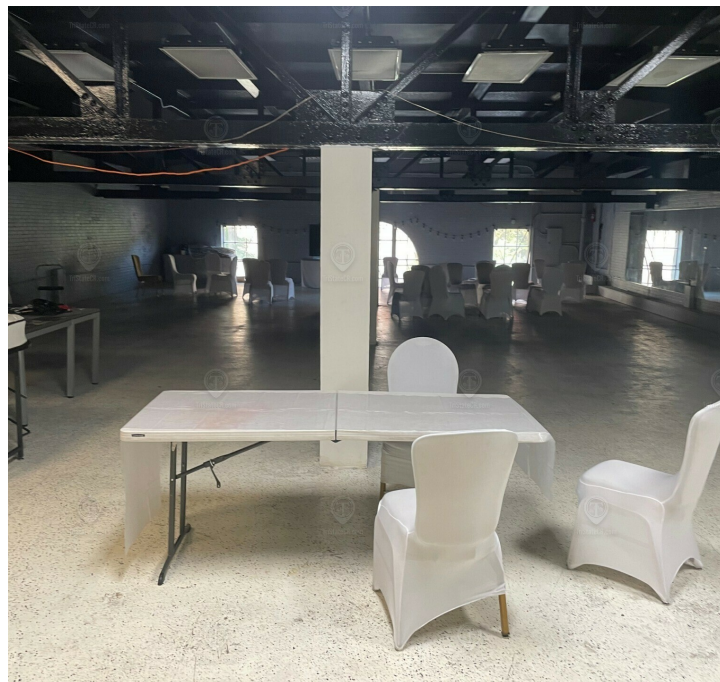
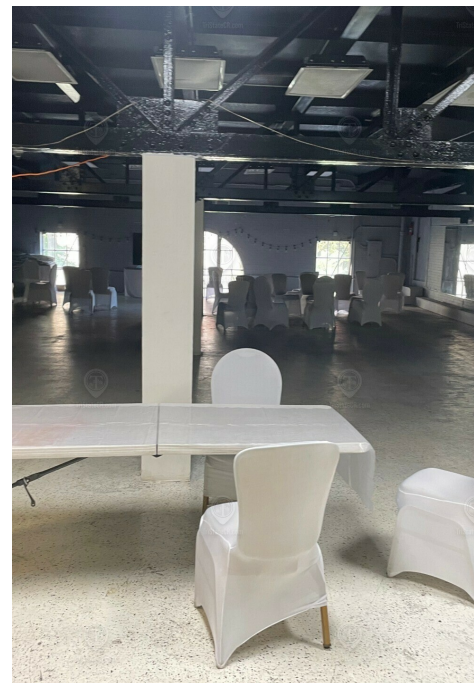
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Additional Photos - 2nd Floor



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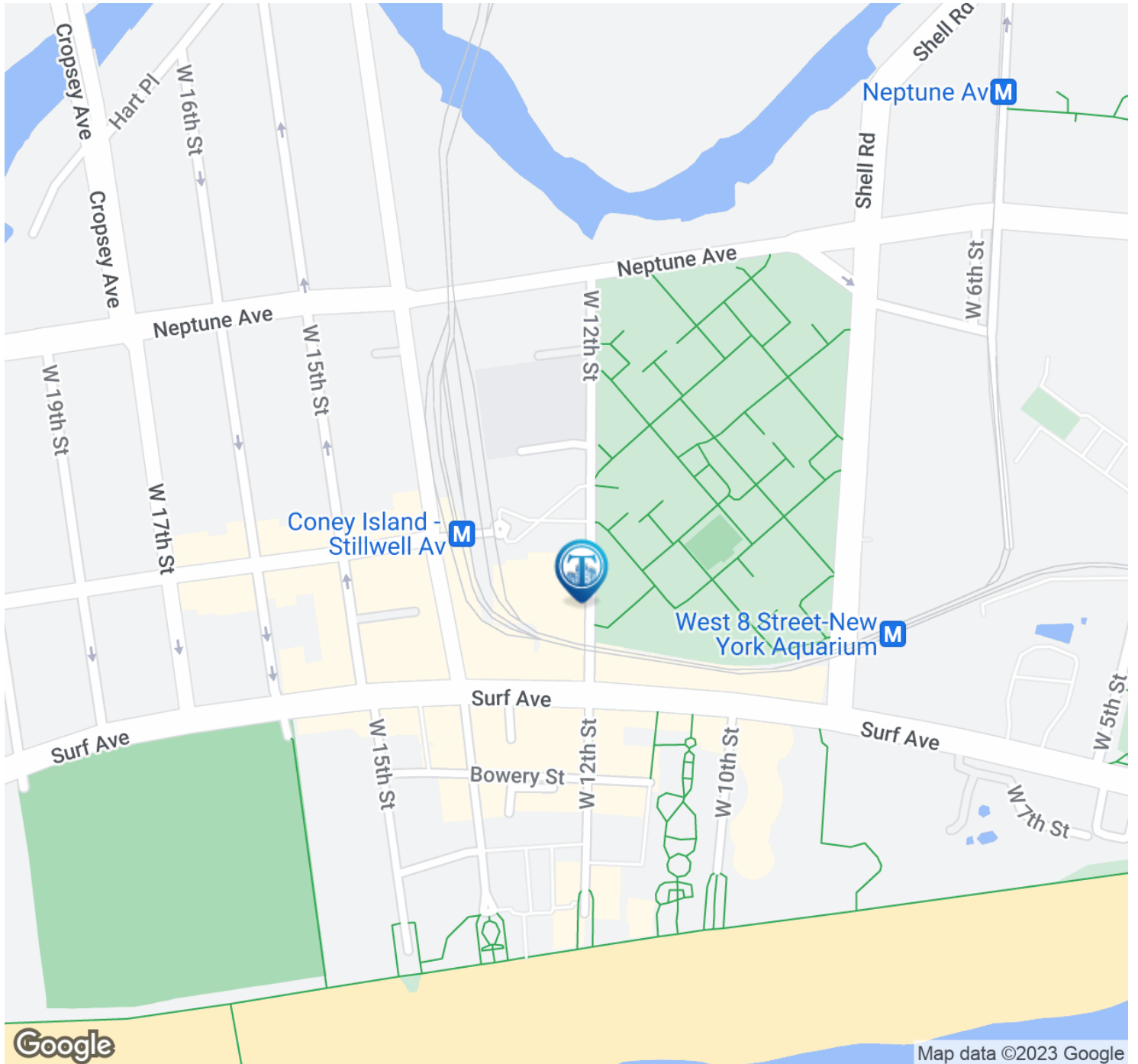
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Location Map



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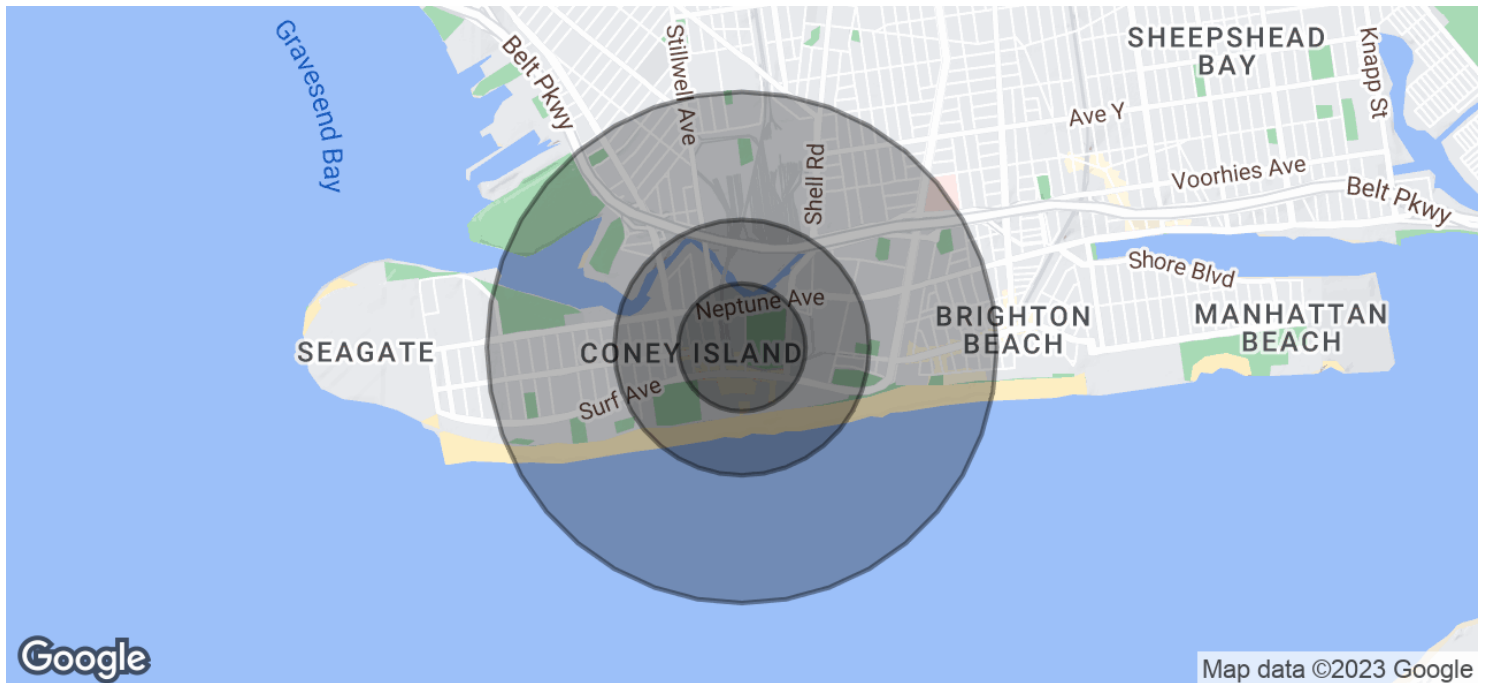
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	5,650	15,656	64,541
Average Age	50.1	47.7	46.8
Average Age (Male)	47.8	44.7	43.4
Average Age (Female)	50.9	50.3	49.5

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	2,620	6,930	28,787
# of Persons per HH	2.2	2.3	2.2
Average HH Income	\$66,460	\$69,893	\$58,808
Average House Value	\$433,223	\$424,288	\$333,247

* Demographic data derived from 2020 ACS - US Census

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Retailer Map



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