



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

800 SF | 1236 Bedford Ave | Brand New Storefront w/ Basement for Lease

1236 Bedford Avenue, Brooklyn, NY 11216

Shlomi Bagdadi
718.437.6100
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Executive Summary



OFFERING SUMMARY

Lease Rate:	Call: 718-437-6100
Available SF:	800 SF
Building Size:	3,780 SF
Lot Size:	1,950 SF
Zoning:	R6A

PROPERTY OVERVIEW

Basement
New storefront
Boutique shop
New development

LOCATION OVERVIEW

Located in the Bed-Stuy neighborhood of Brooklyn between Hancock St & Halsey St near the Franklin Ave subway station.

Nearest Transit: S, A, & C trains at Franklin Ave and the B26 & B44 bus lines.

Nearby tenants include Planet Fitness, Shake Shack, Walgreens, Blink Fitness, Cafe Calaca, The Franklin, Doris, Breuklyn Tequila & Taco Bar, Sweet Brooklyn Bar, Atomic Wings, Endless Life Brewing, Friend & Lovers, 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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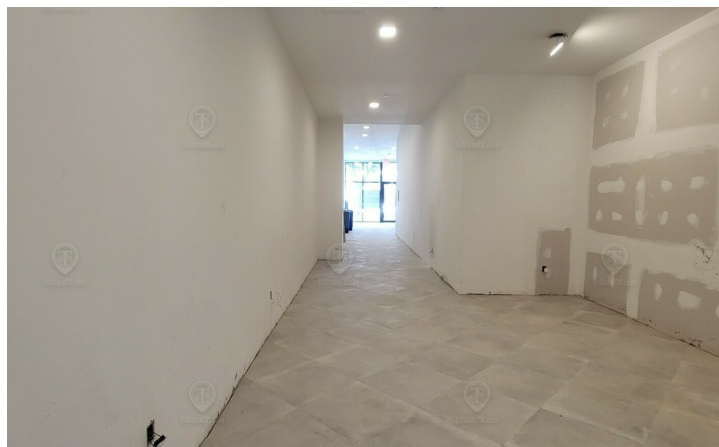
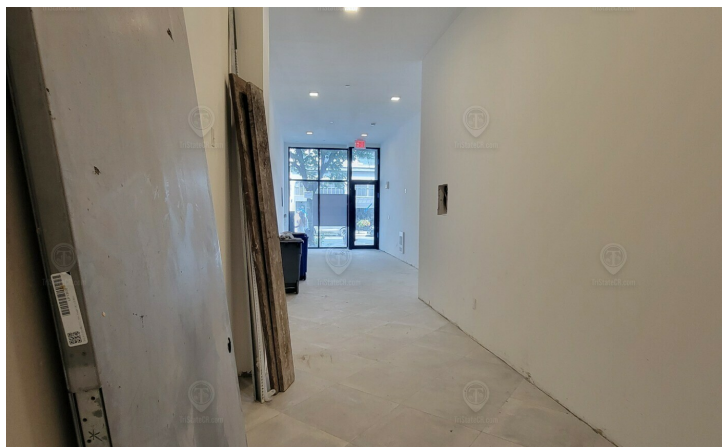


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Additional Photos



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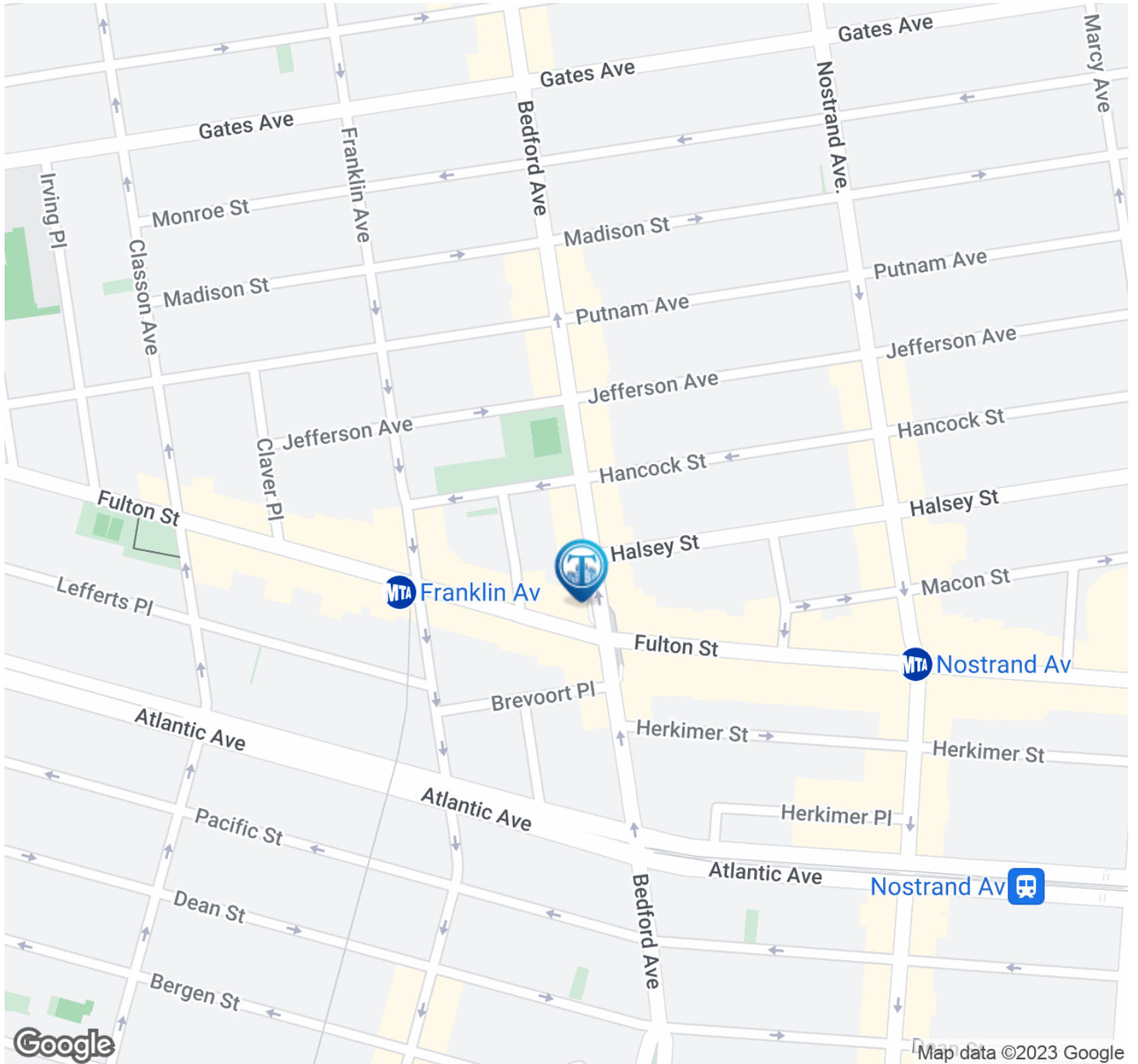
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Location Map



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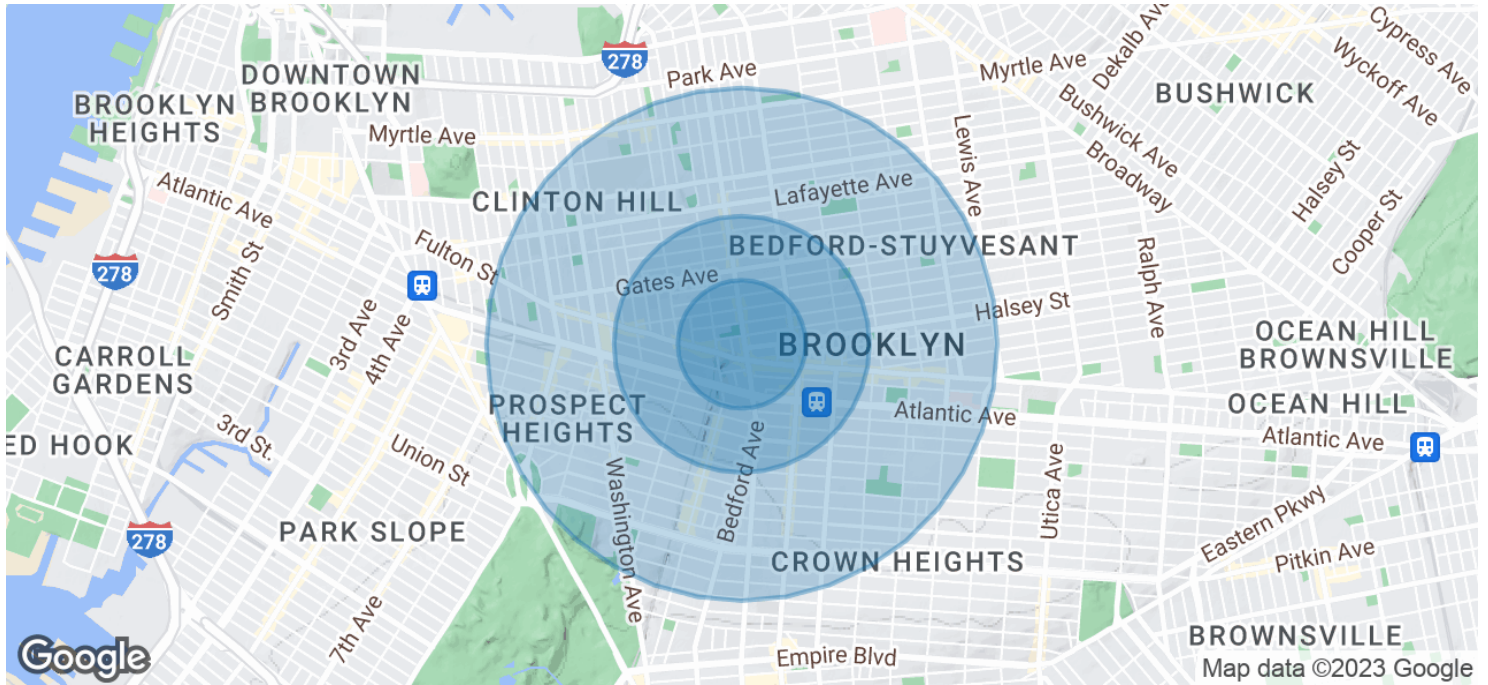
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	10,013	44,211	188,931
Average Age	33.3	34.4	34.8
Average Age (Male)	34.7	35.4	34.5
Average Age (Female)	31.6	33.6	35.2

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	4,899	21,610	87,596
# of Persons per HH	2.0	2.0	2.2
Average HH Income	\$94,729	\$99,960	\$101,659
Average House Value	\$1,169,754	\$860,845	\$876,063

* Demographic data derived from 2020 ACS - US Census

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Retailer Map



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