



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



Newly Developed Community Facility & Office/Recreational Space For Lease

2,300 - 19,775 SF • 3 Units

1730 Bedford Avenue • Brooklyn • NY

For Pricing **Call: 718-437-6100**

Shlomi Bagdadi
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Location Overview

Located in the Crown Heights neighborhood of Brooklyn between Sullivan Pl & Empire Blvd directly across from Ebbets Field, a 1,300 unit apartment complex bringing in high density foot traffic, day and night. Only blocks from Prospect Park & Sterling St Station, 1730 Bedford is easily accessible and surrounded by restaurants, retailers & so much more.

Nearest Transit: N, Q, & R trains at Prospect Park, the 5 & 2 trains at Sterling St, and the B43, B48, & B49 bus lines.

Nearby tenants include Extra Space Storage, Dunkin', Burger King, Enterprise Rent-A-Car, Rite Aid, TD Bank, Checkers, Wendy's, Planet Fitness, The UPS Store, Safeguard Self Storage, Gongcha, Lenny's Pizza, Allan's Bakery, and more!

Main Highlights

- ▶ 2 floors available + potential rooftop space
- ▶ Massive signage opportunity on a busy intersection blocks from Prospect Park
- ▶ Co-tenancy with national brands Lidl & Chipotle
- ▶ There is potential to open up the ceilings on the 4th floor to combine with the rooftop structure, creating a rare build to suit, 32' ceiling opportunity that's perfect for a variety of recreation & entertainment uses.
- ▶ Directly across from Ebbets Field apartment complex with 1,300 units
- ▶ AVAILABILITY
 - 3rd Floor: 6,000 SF Community Facility
 - 4th Floor: 2,300 SF Community Facility + 8,300 SF Office/Recreational Space
 - Rooftop: 7,500 SF Structure + 1,675 Terrace



162,000 SF
Total Building Size



3
Number of Units

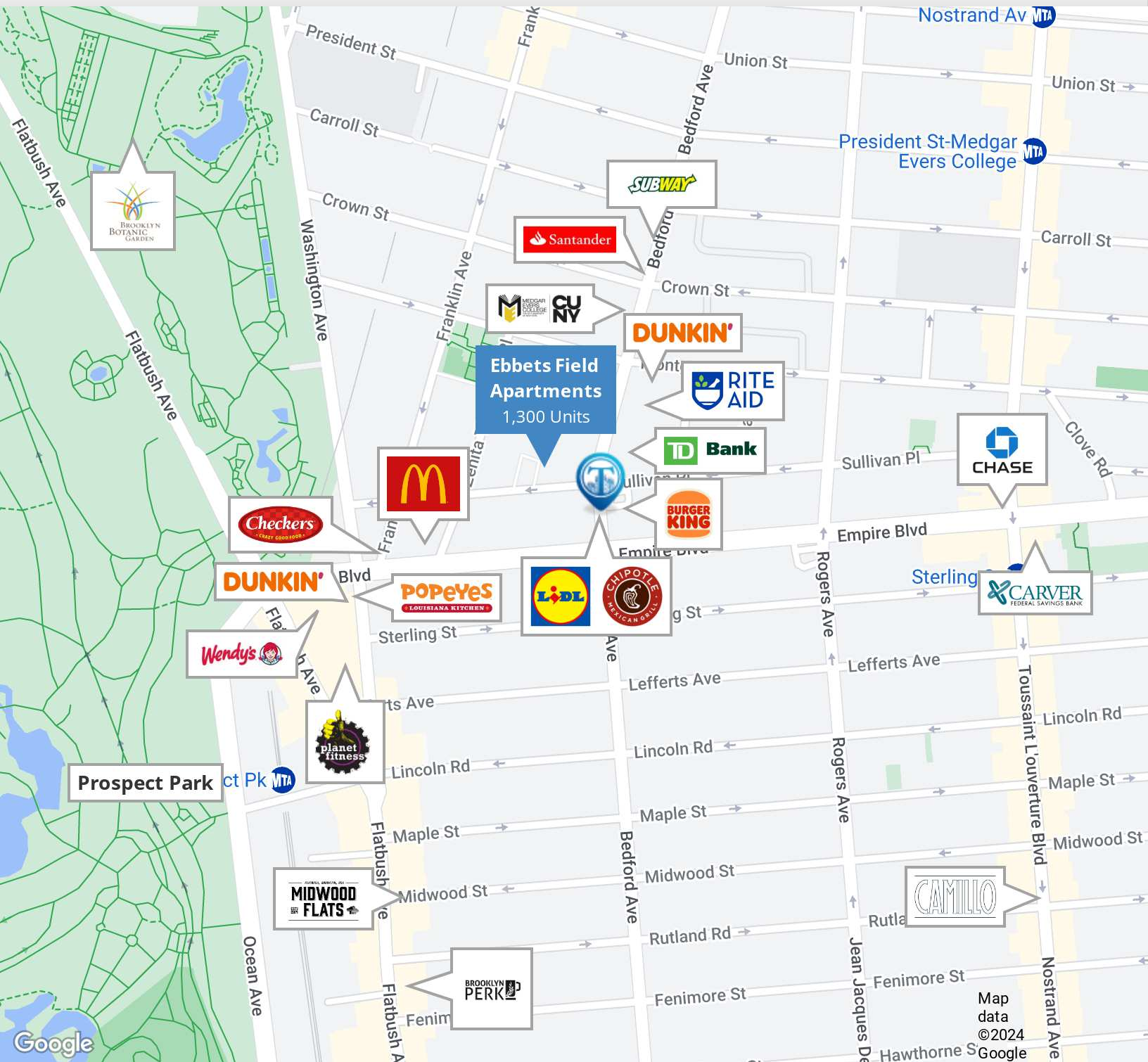
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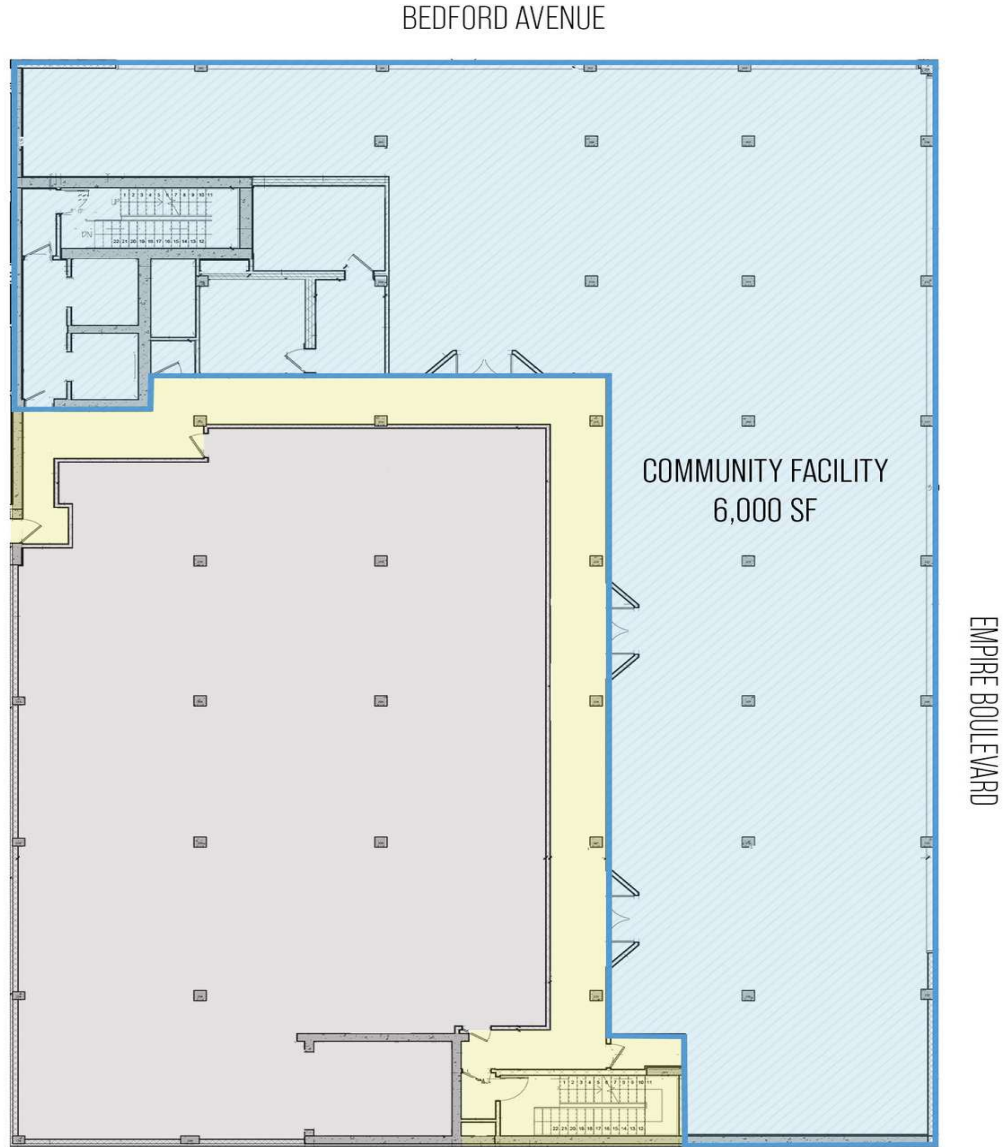
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1730 BEDFORD AVENUE
3RD FLOOR
TOTAL AVAILABLE SPACE: 6,000 SF
ALL SQUARE FOOTAGES
ARE APPROXIMATE

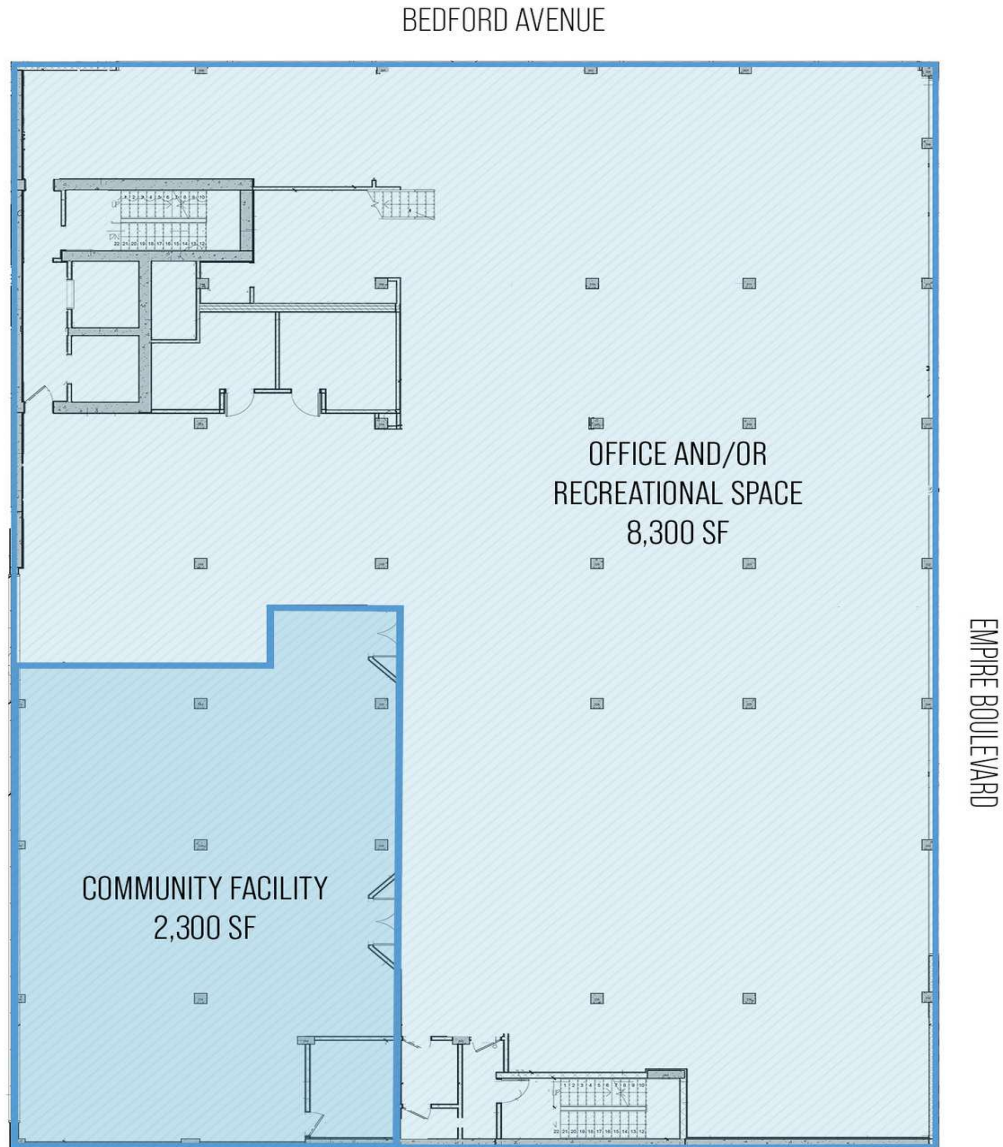
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4TH FLOOR

TOTAL AVAILABLE SPACE: 10,600 SF (8,300 SF + 2,300 SF)

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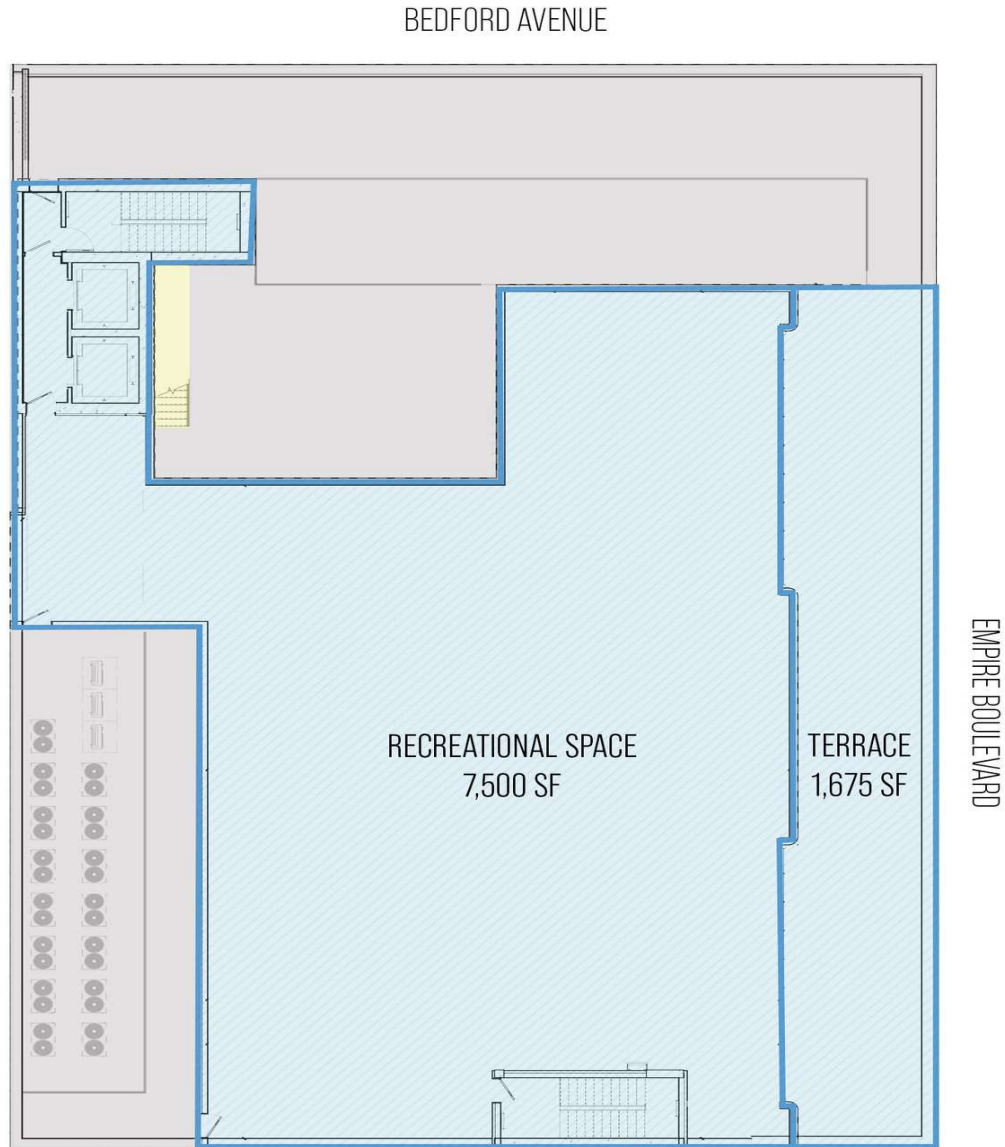
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1730 BEDFORD AVENUE
ROOFTOP
TOTAL AVAILABLE SPACE: 9,175 SF
ALL SQUARE FOOTAGES
ARE APPROXIMATE

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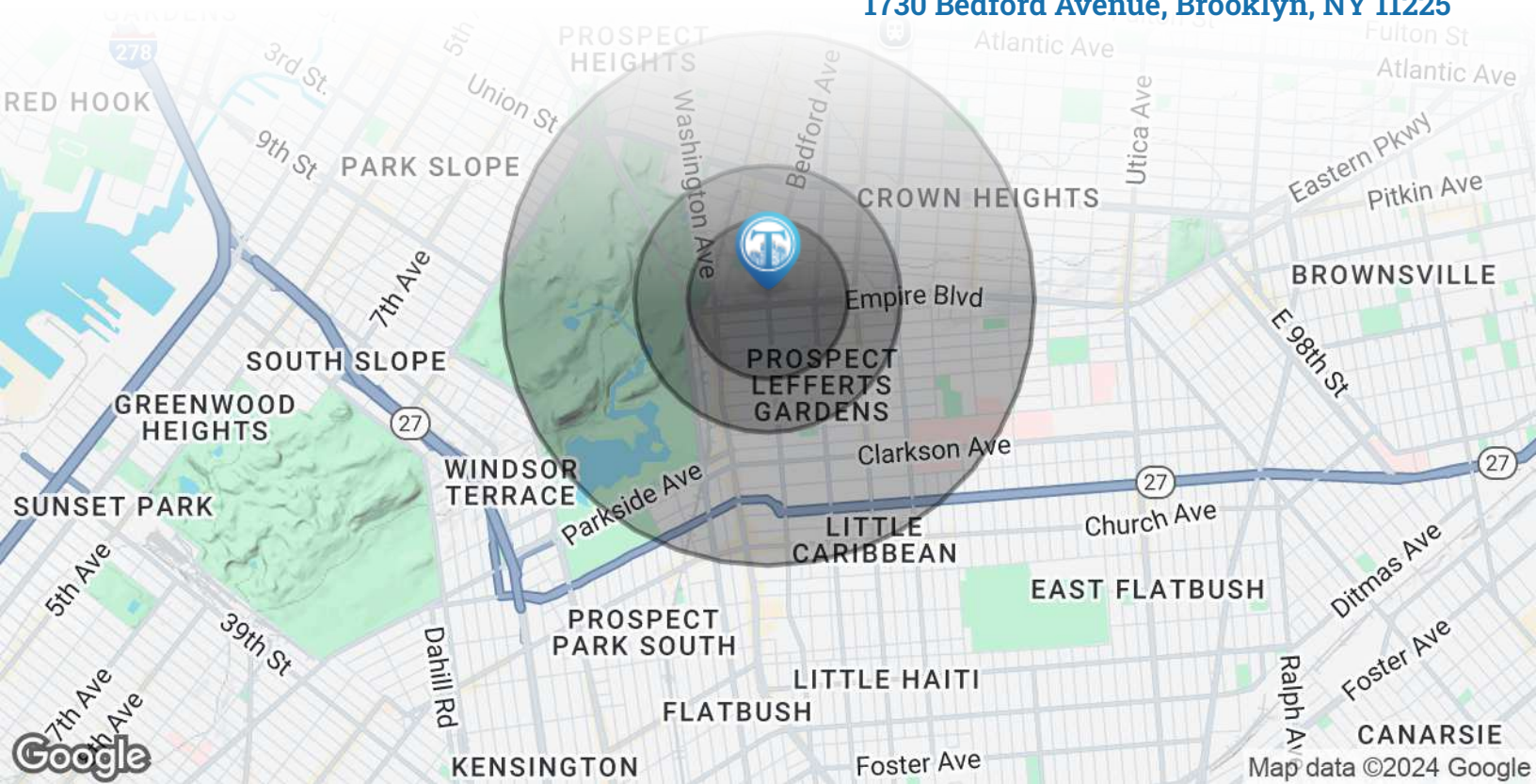
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1730 Bedford Avenue, Brooklyn, NY 11225



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	11,071	36,589	154,263
Average Age	40	40	39
Average Age (Male)	38	38	38
Average Age (Female)	42	42	41
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	4,594	15,568	63,911
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$97,535	\$105,546	\$112,156
Average House Value	\$1,220,987	\$1,327,339	\$1,233,911



154,263

People within 1 Mile



\$112,156

Avg Household Income

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