



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



3rd Floor Retail/Office Space For Lease

2,500 SF

526 86th St • Brooklyn • NY

For Pricing Call: 718-437-6100

Shlomi Bagdadi
📞 718.437.6100
sb@tristatecr.com

Moshe Akiva
📞 718.437.6100 x116
Moshe.A@TriStateCR.com



Location Overview

Located in the Bay Ridge neighborhood of Brooklyn between 5th Ave & Gelston Ave near the 86th St subway station.

Nearest Transit: R train at 86th St and the B1, B63, B16, B70, X38, X28, S93, S53, & S79-SBS bus lines.

Nearby tenants include Spectrum Store, Chipotle Mexican Grill, SEPHORA, Claire's, Burger King, Starbucks, FedEx Office Print & Ship Center, Bath & Body Works, Taco Bell, Bank of America Financial Center, Planet Fitness, Dunkin', Dave's Hot Chicken, United States Postal Service, Victoria's Secret & PINK by Victoria's Secret Outlet, Wendy's, Mattress Firm Bay Ridge, United Chrysler Dodge Jeep Ram, Bay Ridge Honda, and more!

Main Highlights

- ▶ White box
- ▶ HVAC
- ▶ ADA bathroom



9,768 SF

Total Building Size



2,983 SF

Lot Size



C4-2A

Zoning

FOR LEASE • 2,500 SF • For Pricing

Call: 718-437-6100

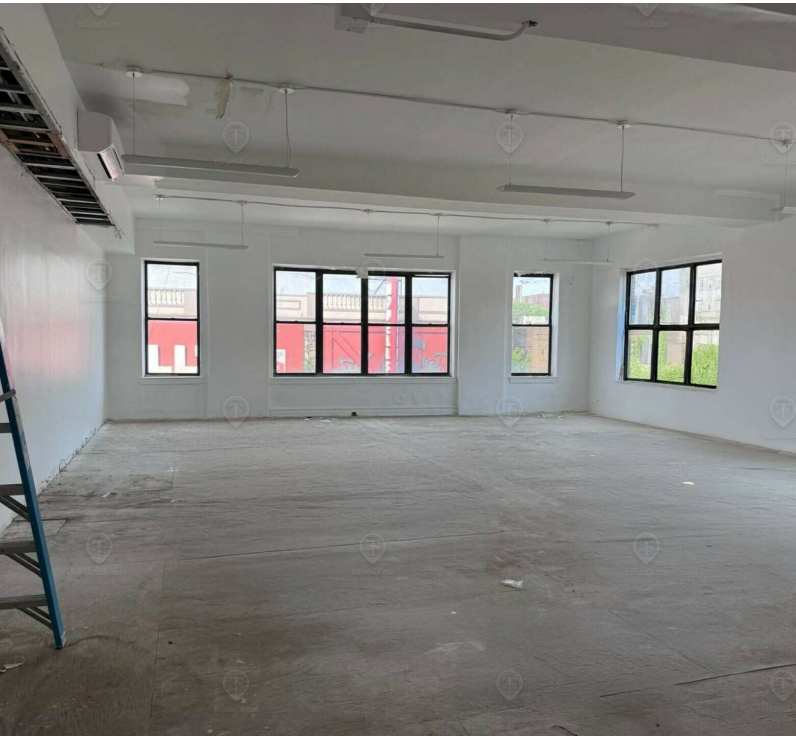
Shlomi Bagdadi
☎ 718.437.6100
sb@tristatecr.com

Moshe Akiva
☎ 718.437.6100 x116
Moshe.A@TriStateCR.com

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.

Additional Photos

526 86th St, Brooklyn, NY 11209



FOR LEASE • 2,500 SF • For Pricing

Call: 718-437-6100

Shlomi Bagdadi
📞 718.437.6100
sb@tristatecr.com

Moshe Akiva
📞 718.437.6100 x116
Moshe.A@TriStateCR.com

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.



FOR LEASE • 2,500 SF • For Pricing

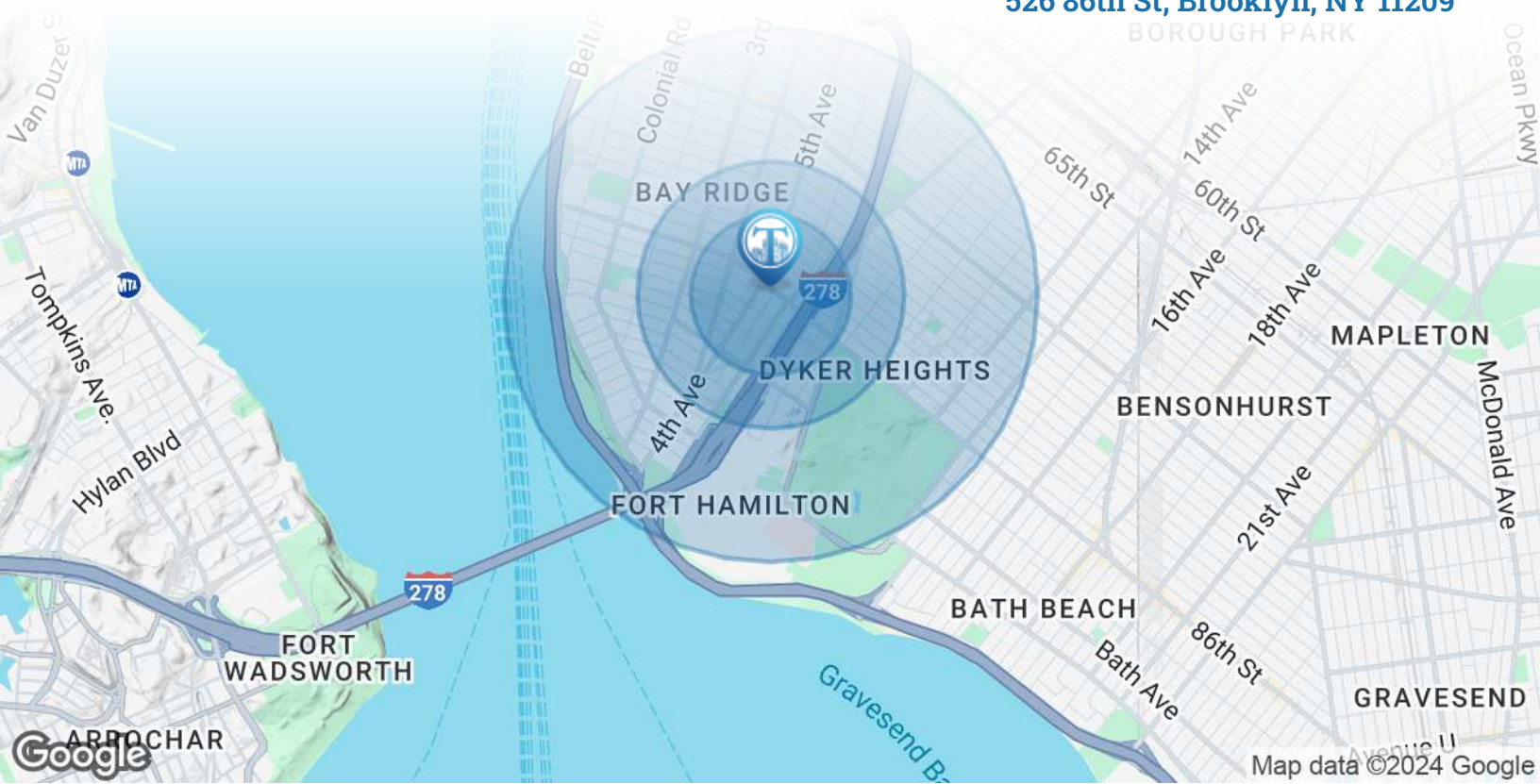
Call: 718-437-6100

Shlomi Bagdadi
📞 718.437.6100
sb@tristatecr.com

Moshe Akiva
📞 718.437.6100 x116
Moshe.A@TriStateCR.com

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.

526 86th St, Brooklyn, NY 11209



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	12,237	30,643	91,219
Average Age	40	41	42
Average Age (Male)	39	40	40
Average Age (Female)	41	42	43
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	4,987	12,443	36,174
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$103,760	\$117,352	\$122,744
Average House Value	\$1,080,792	\$1,119,236	\$1,150,891



91,219

People within 1 Mile



\$122,744

Avg Household Income

FOR LEASE • 2,500 SF • For Pricing

Call: 718-437-6100

Shlomi Bagdadi
 📞 718.437.6100
 sb@tristatecr.com

Moshe Akiva
 📞 718.437.6100 x116
 Moshe.A@TriStateCR.com

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.

For Lease



TriStateCR.com

2,500 SF | 526 86th St | 3rd Floor
Retail/Office Space For Lease

2,500 SF • For Pricing Call: 718-437-6100

526 86th St • Brooklyn • NY

Shlomi Bagdadi
☎ 718.437.6100
sb@tristatecr.com

Moshe Akiva
☎ 718.437.6100 x116
Moshe.A@TriStateCR.com

