



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



Office/Community Facility With Private Entrance For Lease

8,000 SF

1499 Bedford Ave • Brooklyn • NY

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

Shlomi Bagdadi
📞 718.437.6100
sb@tristatecr.com

Mendel Sears
📞 718.437.6100 x204
mendel.s@tristatecr.com



Location Overview

Located in the Crown Heights neighborhood of Brooklyn between Saint Johns Pl & Lincoln Pl near the Franklin Ave subway station.

Nearest Transit: 2, 3, 4, & 5 trains at Franklin Ave and the B44, B45, B48, & B49 bus lines.

Nearby tenants include Brooklyn Eye Center, Union Market, Doral Health & Wellness, Memphis Seoul, Arden, The Canary, Barboncino Pizza, Franklin Park, Purple Mountain Rugs, Crown Heights Animal Hospital, Pearl Indian Restaurant, Cafe Rue Dix, Epiphany Lutheran School, Colina Cuervo, Taqueria Milear, Tacobeas, and more!

Main Highlights

- ▶ 1,200 SF on ground + 6,800 SF LL
- ▶ Private entrance
- ▶ Private elevator
- ▶ Tall ceilings
- ▶ 2 means of egress
- ▶ ADA accessible
- ▶ Sprinklers



20,000 SF

Total Building Size



16,459 SF

Lot Size



R7D

Zoning

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Additional Photos

1499 Bedford Ave, Brooklyn, NY 11216



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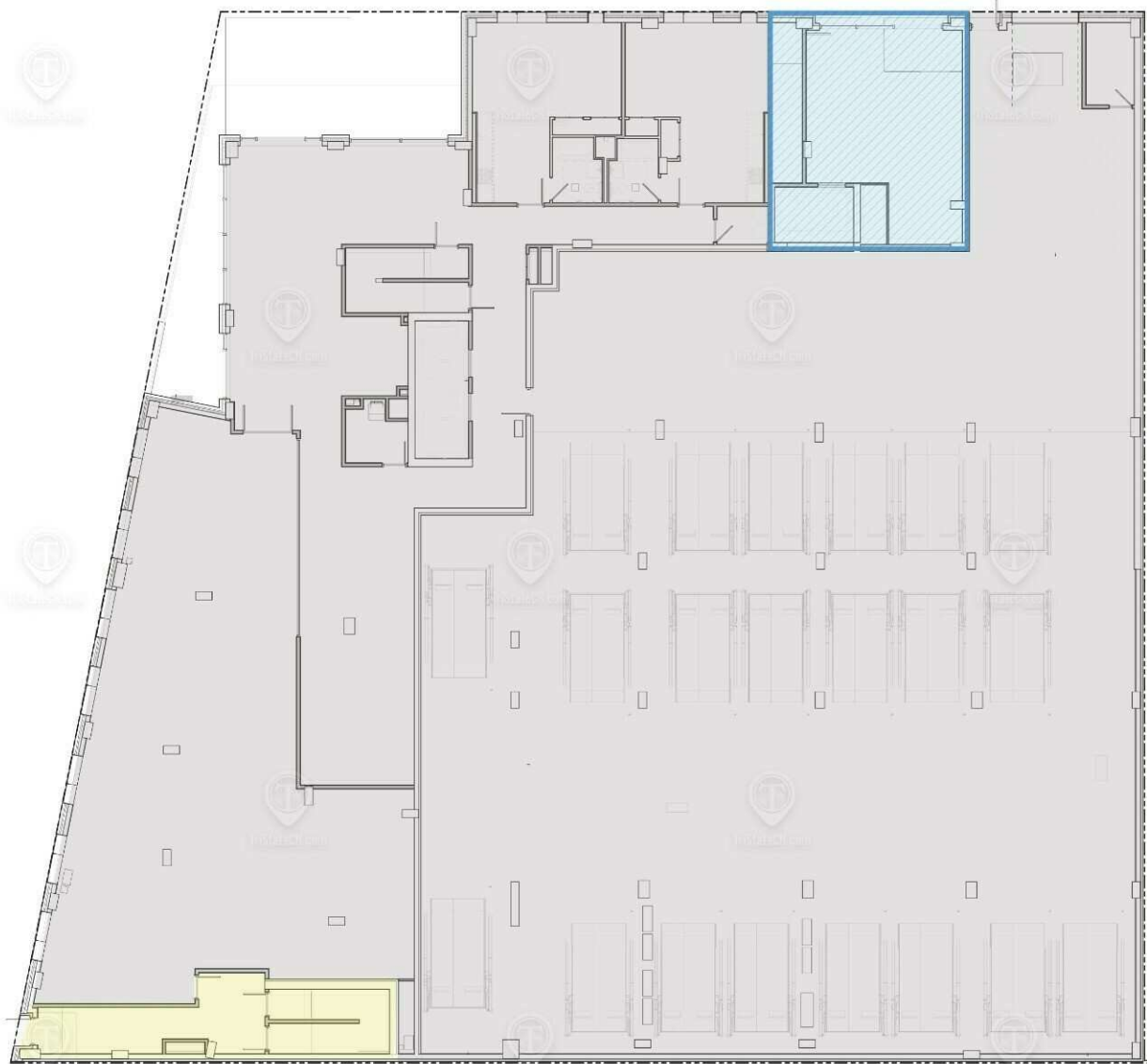
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Floor Plan - Ground Floor

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1499 BEDFORD AVENUE

GROUND FLOOR: 1,200 SF
TOTAL AVAILABLE SPACE: 8,000 SF

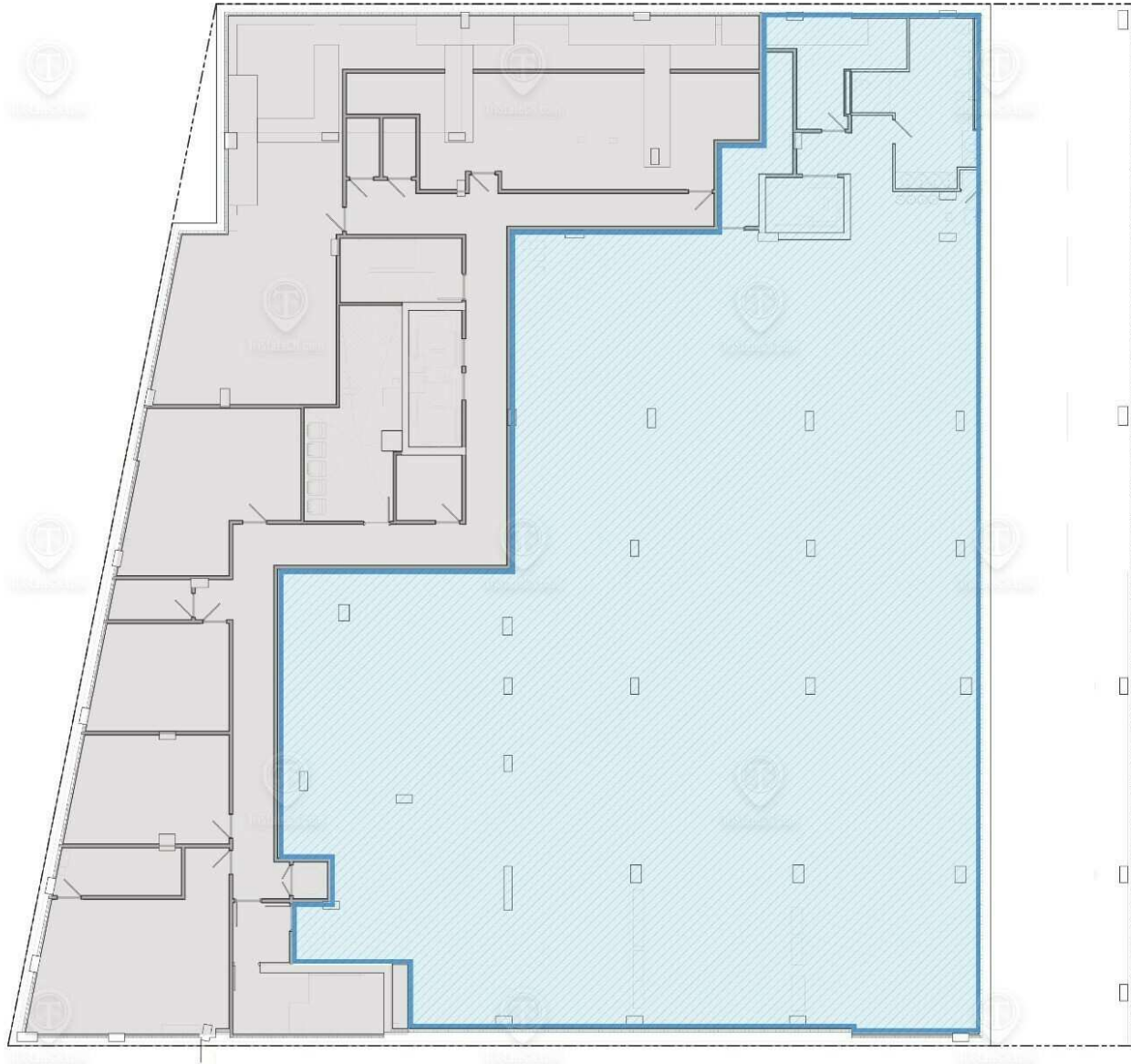
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1499 BEDFORD AVENUE

LOWER LEVEL: 6,800 SF
TOTAL AVAILABLE SPACE: 8,000 SF

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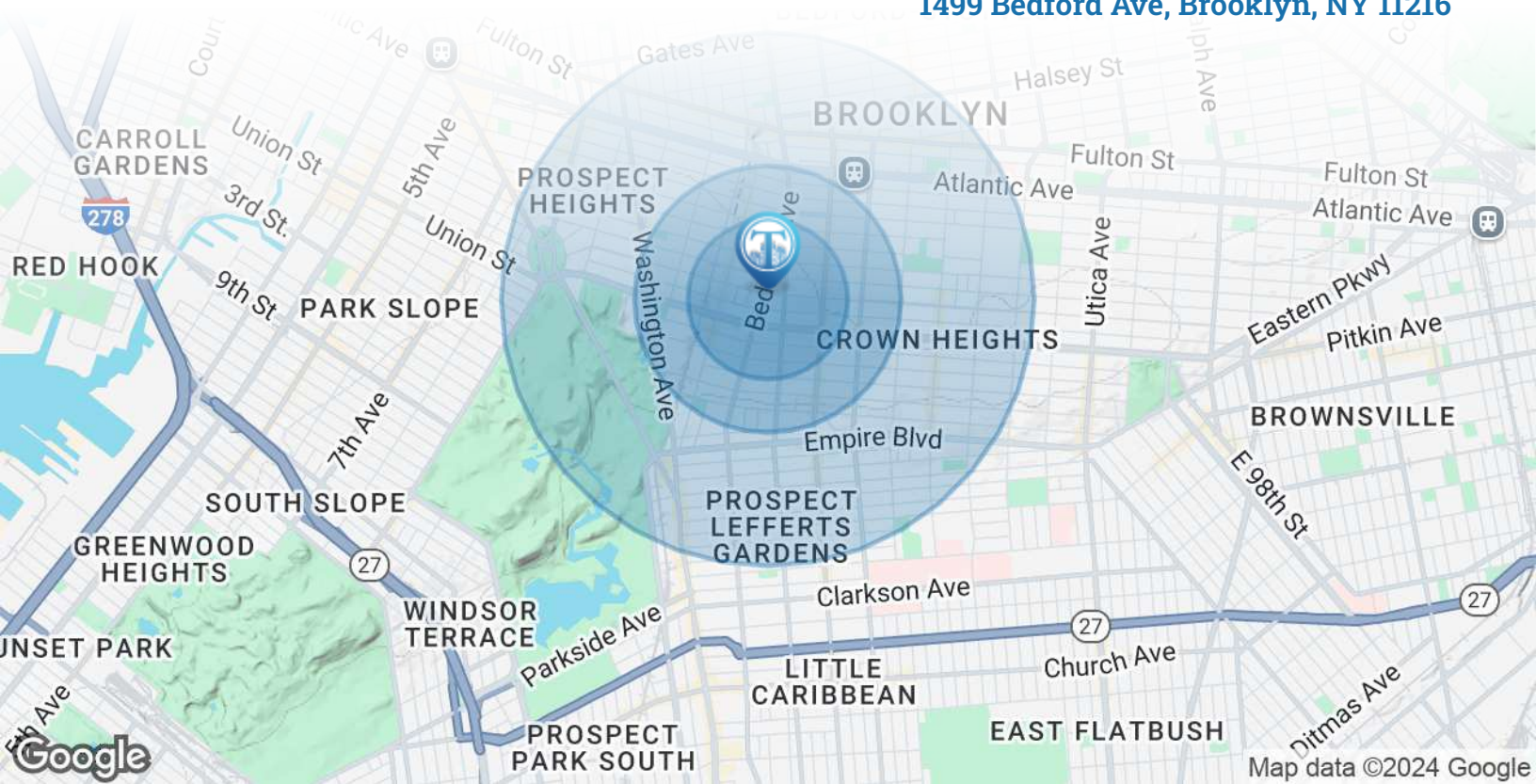
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	18,541	50,513	162,815
Average Age	38	38	38
Average Age (Male)	37	37	37
Average Age (Female)	39	39	39
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	8,059	21,574	68,716
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$128,510	\$119,020	\$127,687
Average House Value	\$1,373,767	\$1,369,941	\$1,379,607



162,815

People within 1 Mile



\$127,687

Avg Household Income

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SITE SOURCE
RETAIL BROKER NETWORK