



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

For Lease



# Column Free Office/Industrial Space For Lease

4,800 SF

28 Marginal St W • Brooklyn • NY

Offered at **\$9,500.00 per month (MG)**

**Shlomi Bagdadi**  
☎ 718.437.6100  
sb@tristatecr.com

**Jack Sardar**  
☎ 718.437.6100 x106  
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## Location Overview

Located in the Cypress Hills neighborhood of Brooklyn between Bushwick Ave & Highland Blvd near the Alabama Ave subway station.

Nearest Transit: J train at Alabama Ave. C, & A trains at Liberty Ave, and the Q56, Q24, B83, B20, B12, & B25 bus lines.

Nearby tenants include East New York Depot, Baskin-Robbins, McDonald's, Popeyes Louisiana Kitchen, Autocraft Auto Sales, Dunkin', Doral Urgent Care, Local Development Corporation of East New York, The Fresh Market, Extra Space Storage, Golden Krust Caribbean Restaurant, Best Liquor & Wine 1838, Public Storage, Managed Long Term Care Brooklyn, Brooklyn Auto Mall, and more!

## Main Highlights

- ▶ 400 AMPs
- ▶ 15.5' Ceilings
- ▶ Column free
- ▶ 1 Drive-in door
- ▶ Dead end block
- ▶ Tenant pays increase on base taxes



**4,800 SF**

Total Building Size



**5,063 SF**

Lot Size



**M1-1, R4**

Zoning

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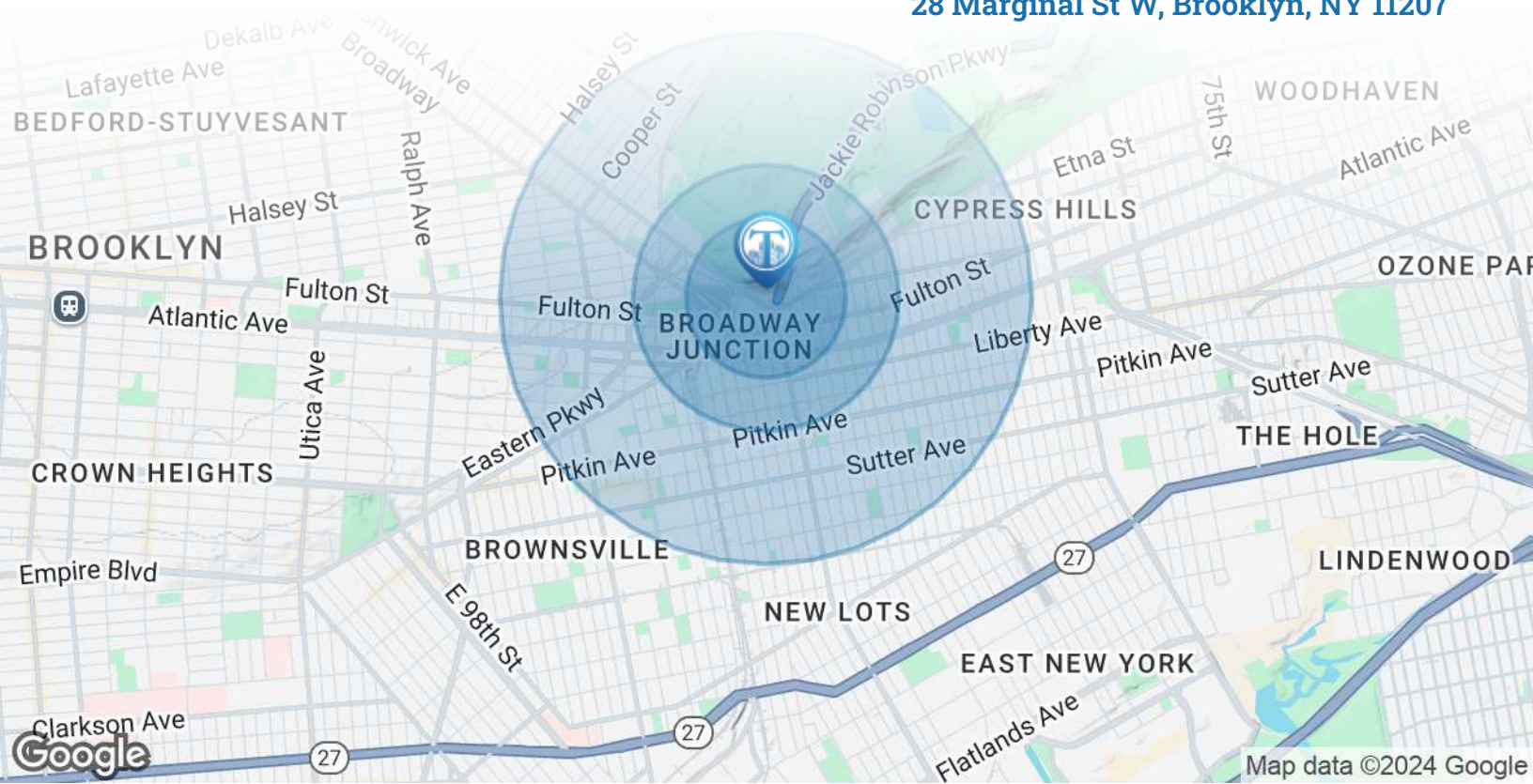
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# Area Demographics

28 Marginal St W, Brooklyn, NY 11207



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	4,637	20,031	107,510
Average Age	39	36	37
Average Age (Male)	39	36	35
Average Age (Female)	40	37	38
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,306	5,985	36,501
# of Persons per HH	3.6	3.3	2.9
Average HH Income	\$94,116	\$78,065	\$73,518
Average House Value	\$674,757	\$710,583	\$800,144



**107,510**

People within 1 Mile



**\$73,518**

Avg Household Income

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**SITE SOURCE**  
RETAIL BROKER NETWORK