



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

For Lease



# Office/Retail Spaces for Lease

900 - 2,500 SF • 2 Units

1191 Atlantic Ave • Brooklyn • NY

For Pricing Call: 718-437-6100

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

**Joey Sakkal**  
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## Location Overview

Located in the Bed-Stuy neighborhood of Brooklyn between Perry Pl & Nostrand Ave near the Nostrand Ave subway station.

Nearest Transit: C & A trains at Nostrand Ave and the B49, B25, B44, B44-SBS, B65, & B26 bus lines.

Nearby tenants include Taco Bell Cantina, Chipotle Mexican Grill, Planet Fitness, Papa Johns Pizza, AT&T Store, Kids Foot Locker, Burger King, Dunkin', Chase Bank, Shake Shack Bed-Stuy, Foot Locker, Cinnabon, JD Sports, Atomic Wings - BedStuy, Champion Pizza, Kings Furniture, T-Mobile, CubeSmart Self Storage of Brooklyn, Wholesome Farms Market, Rush Auto Tire Shop, Subzero Daily, and more!

## Main Highlights

- ▶ High vehicle traffic area
- ▶ High visibility area
- ▶ Ground floor vanilla box: 900 SF
- ▶ 2nd floor built-out office: 1,600 SF



**5,500 SF**

Total Building Size



**2,709 SF**

Lot Size



**2**

Number of Units



**M1-1**

Zoning

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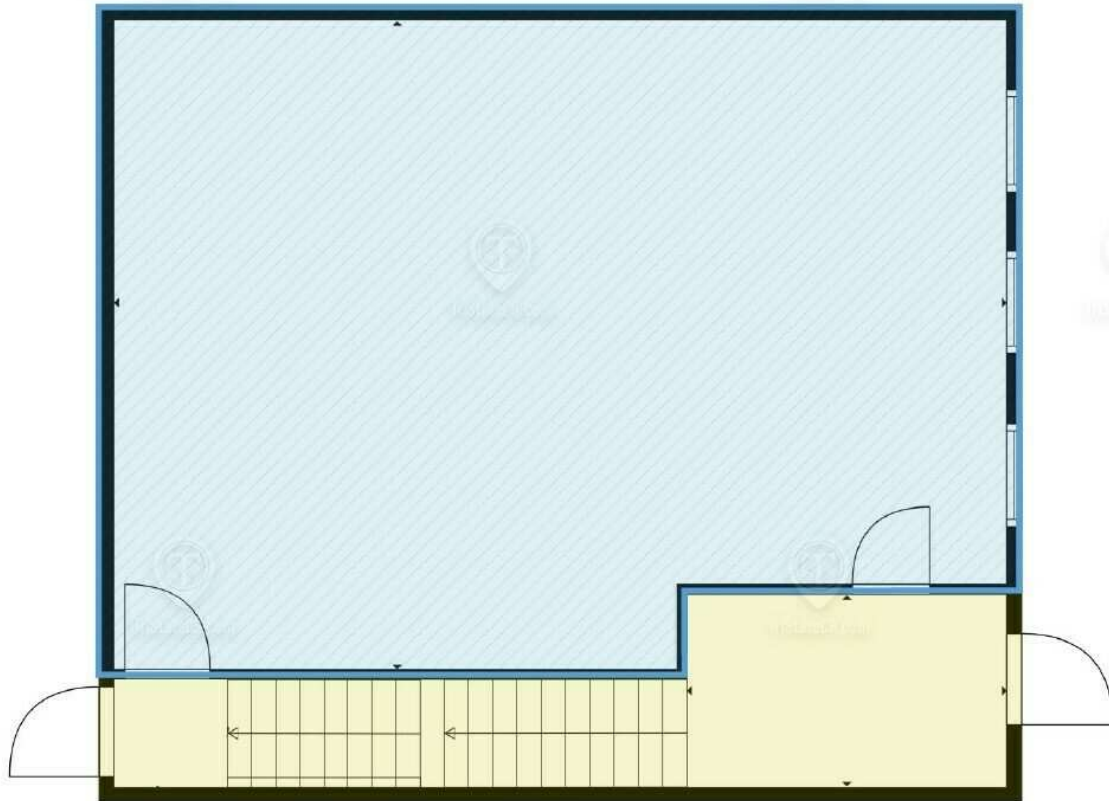
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1191 ATLANTIC AVE  
1ST FLOOR  
TOTAL AVAILABLE SPACE: 900 SF  
ALL SQUARE FOOTAGES  
ARE APPROXIMATE

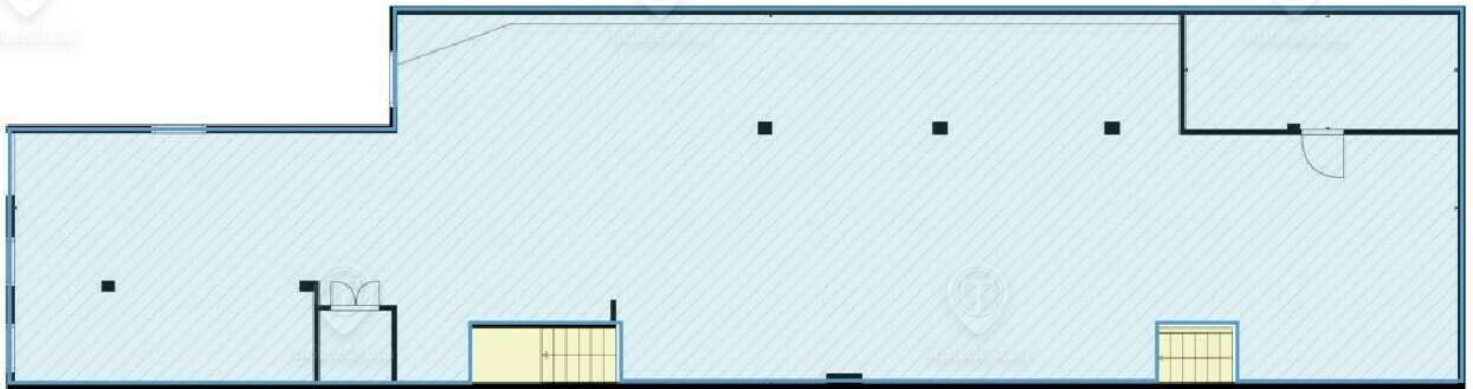
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2ND FLOOR  
TOTAL AVAILABLE SPACE: 1,600 SF  
ALL SQUARE FOOTAGES  
ARE APPROXIMATE

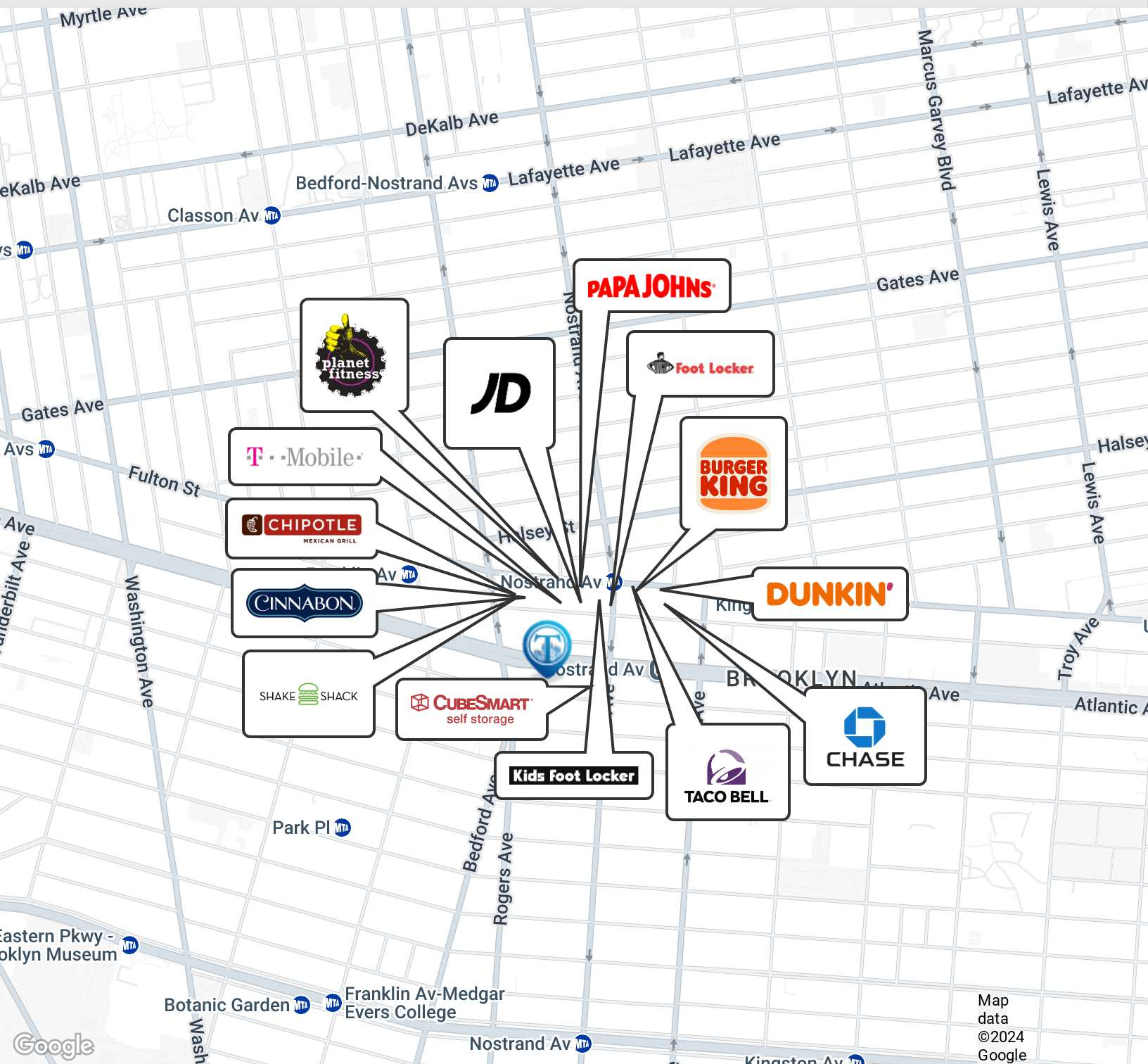
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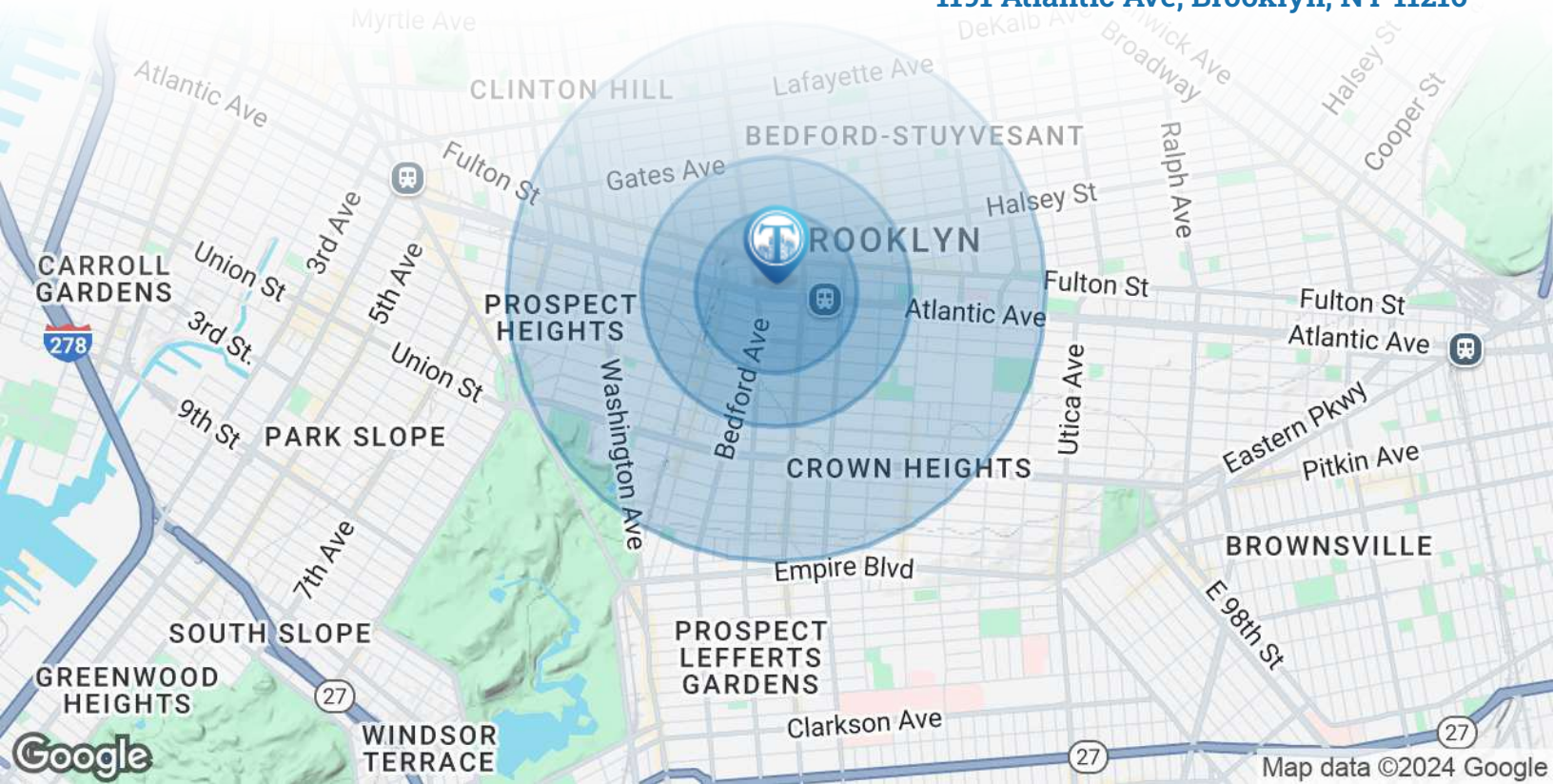
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1191 Atlantic Ave, Brooklyn, NY 11216



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	16,988	45,639	187,251
Average Age	37	38	38
Average Age (Male)	37	37	37
Average Age (Female)	38	38	39
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	7,539	19,907	79,434
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$116,279	\$127,595	\$131,543
Average House Value	\$1,464,785	\$1,492,416	\$1,401,053



**187,251**

People within 1 Mile



**\$131,543**

Avg Household Income

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**SITE SOURCE**  
RETAIL BROKER NETWORK