



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

For Lease



# Vented Retail Space For Lease

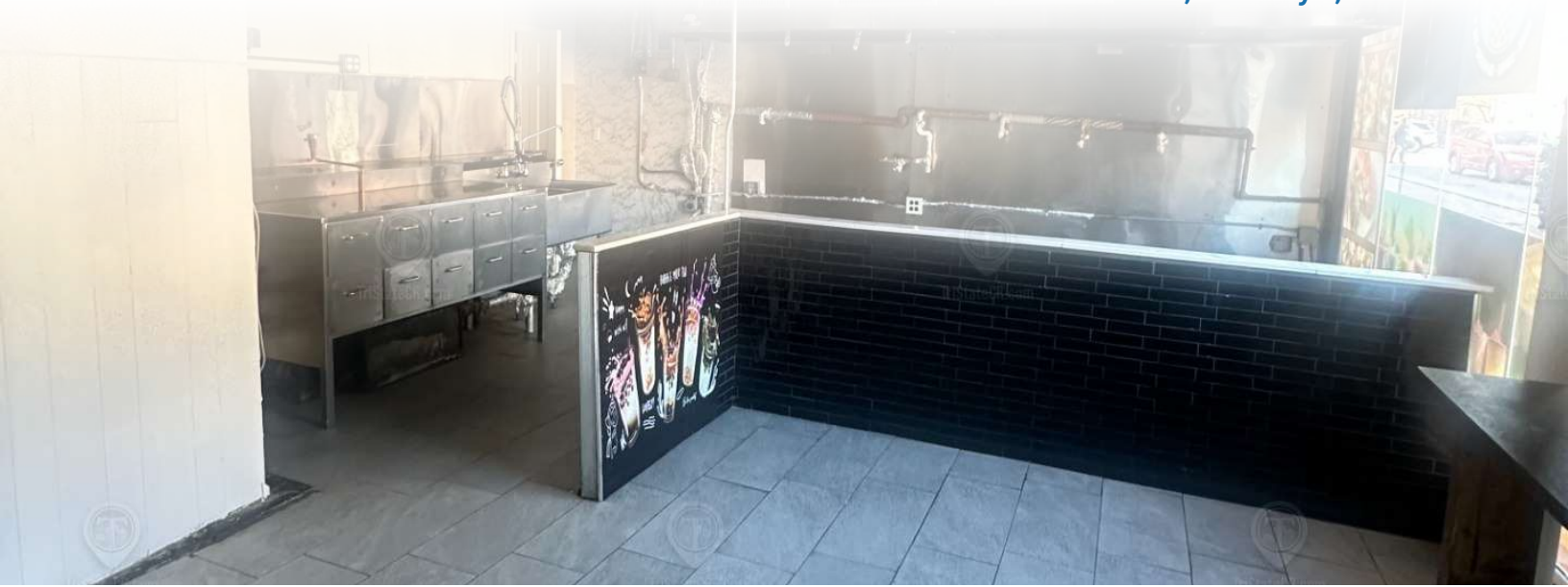
600 SF

188 Parkside Ave • 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 Prospect Lefferts Garden neighborhood of Brooklyn between Ocean Ave & Flatbush Ave near the \_ subway station.

Nearest Transit: Q train at Parkside Ave & B train at Church Ave. The B12, B16, & B41 bus lines.

Nearby tenants include Cinnabon, Walgreens Pharmacy, McDonald's, Carvel, Popeyes Louisiana Kitchen, Key Food Supermarkets, Kracklaw Seafood & Teriyaki Express, Total by Verizon, and more!

## Main Highlights

- ▶ Renovated
- ▶ Vented
- ▶ Gas
- ▶ High foot traffic block



**30,550 SF**

Total Building Size



**9,965 SF**

Lot Size



**R7A**

Zoning

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# Additional Photos

188 Parkside Ave, Brooklyn, NY 11226



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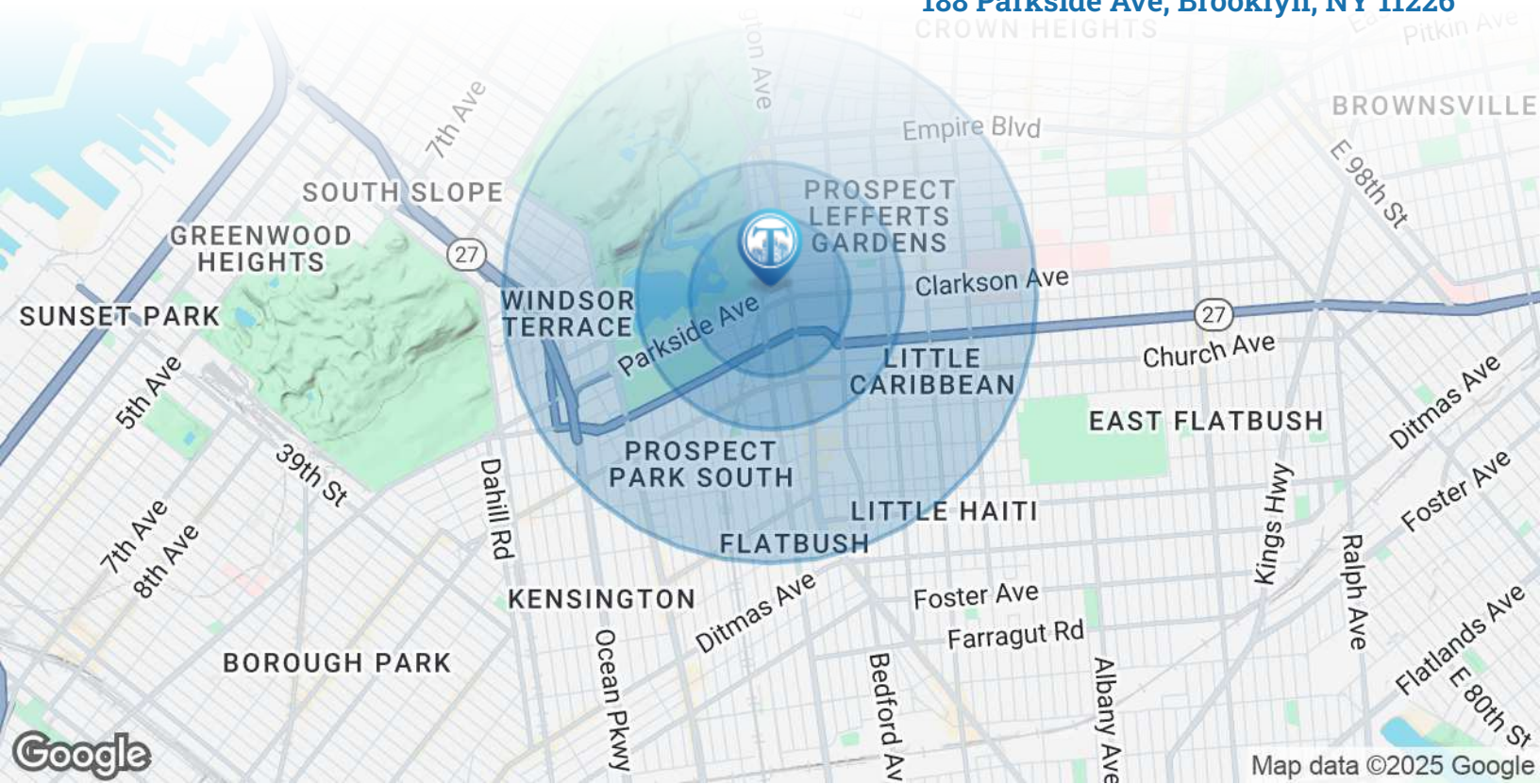
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	23,139	46,383	148,820
Average Age	40	40	40
Average Age (Male)	38	38	38
Average Age (Female)	41	42	41
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	9,884	19,617	59,431
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$106,494	\$104,589	\$109,089
Average House Value	\$1,113,119	\$1,156,852	\$1,085,981



**148,820**

People within 1 Mile





**\$109,089**

Avg Household Income

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RETAIL BROKER NETWORK