



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

For Lease

An architectural rendering of a modern, multi-story building with a dark grey base and a facade of vertical copper-colored panels. The ground floor features large glass windows and entrances. Several cars are parked on the street in front, and people are walking on the sidewalk. The scene is set in a bright, sunny environment.

# Newly Developed Retail Space In Prime Downtown Brooklyn For Lease

4,000 SF

570 Fulton St • Brooklyn • NY

For Pricing [Call: 718-437-6100](tel:718-437-6100)

**Shlomi Bagdadi**  
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**Moshe Akiva**  
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## Location Overview

Located in the Downtown Brooklyn neighborhood of Brooklyn between Flatbush Ave & Rockwell Pl near the Nevins St subway station.

Nearest Transit: 2, 3, 4, & 5 trains at Nevins St and the B25, B26, B52, B67, B45, B41, B38, B103, B63, & B65 bus lines.

Nearby tenants include McDonald's, Starbucks, 7-Eleven, Smashburger, Burger King, Popeyes Louisiana Kitchen, The UPS Store, All Ears Veterinary, Brooklyn Health Center, Endrnce LLC, Stack'd Burger, Burlington, Dollar Tree, Yaya Tea, Bank of America, Tacombi, Theatre for a New Audience at Polonsky Shakespeare Center, and more!

## Main Highlights

- ▶ New development
- ▶ Divisions available
- ▶ Glass storefronts



**26,388 SF**

Total Building Size



**7,595 SF**

Lot Size



**C6-9**

Zoning

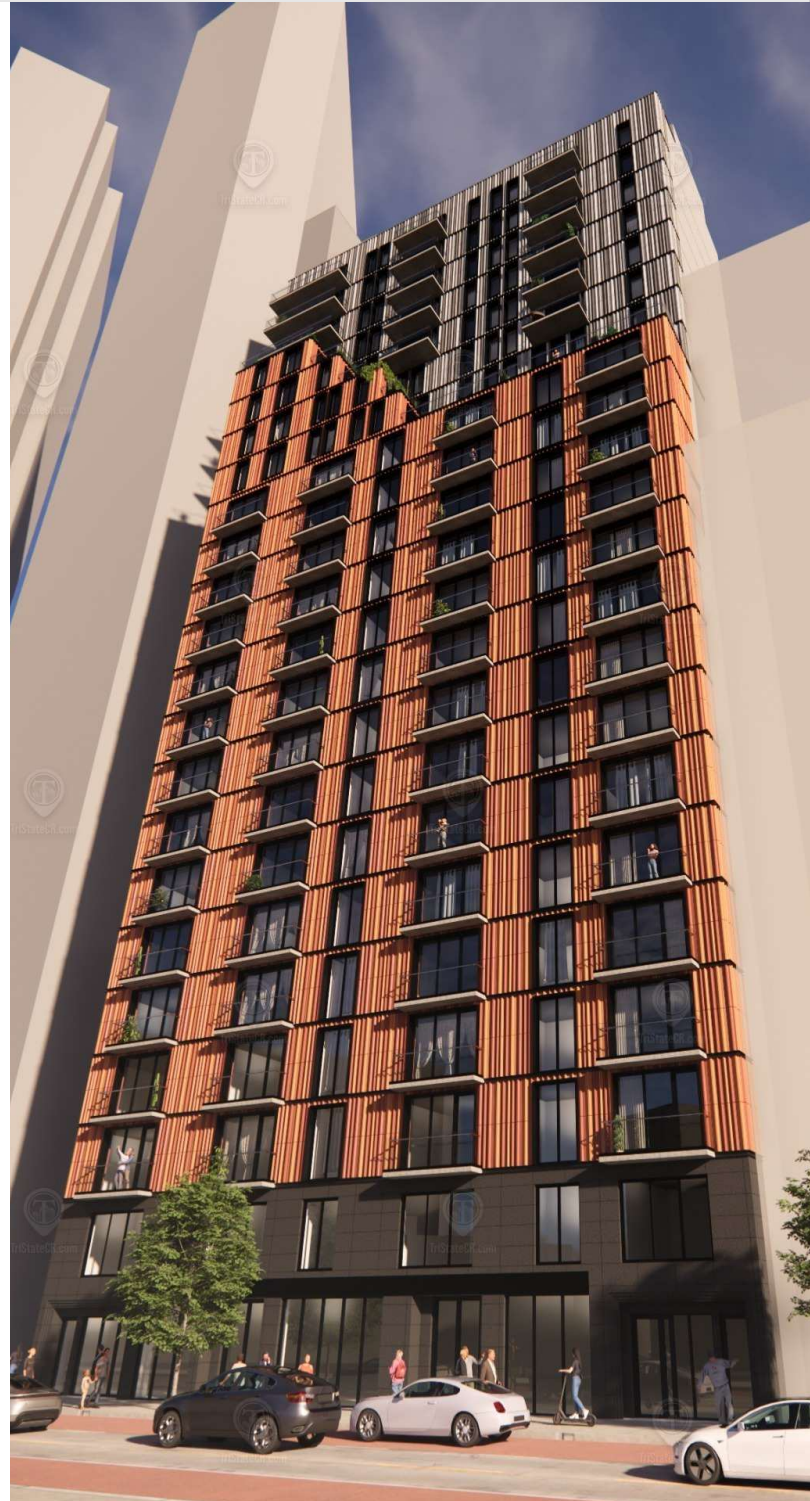
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## 570 FULTON STREET

TOTAL AVAILABLE SPACE: 4,000 SF

ALL SQUARE FOOTAGE  
ARE APPROXIMATE.

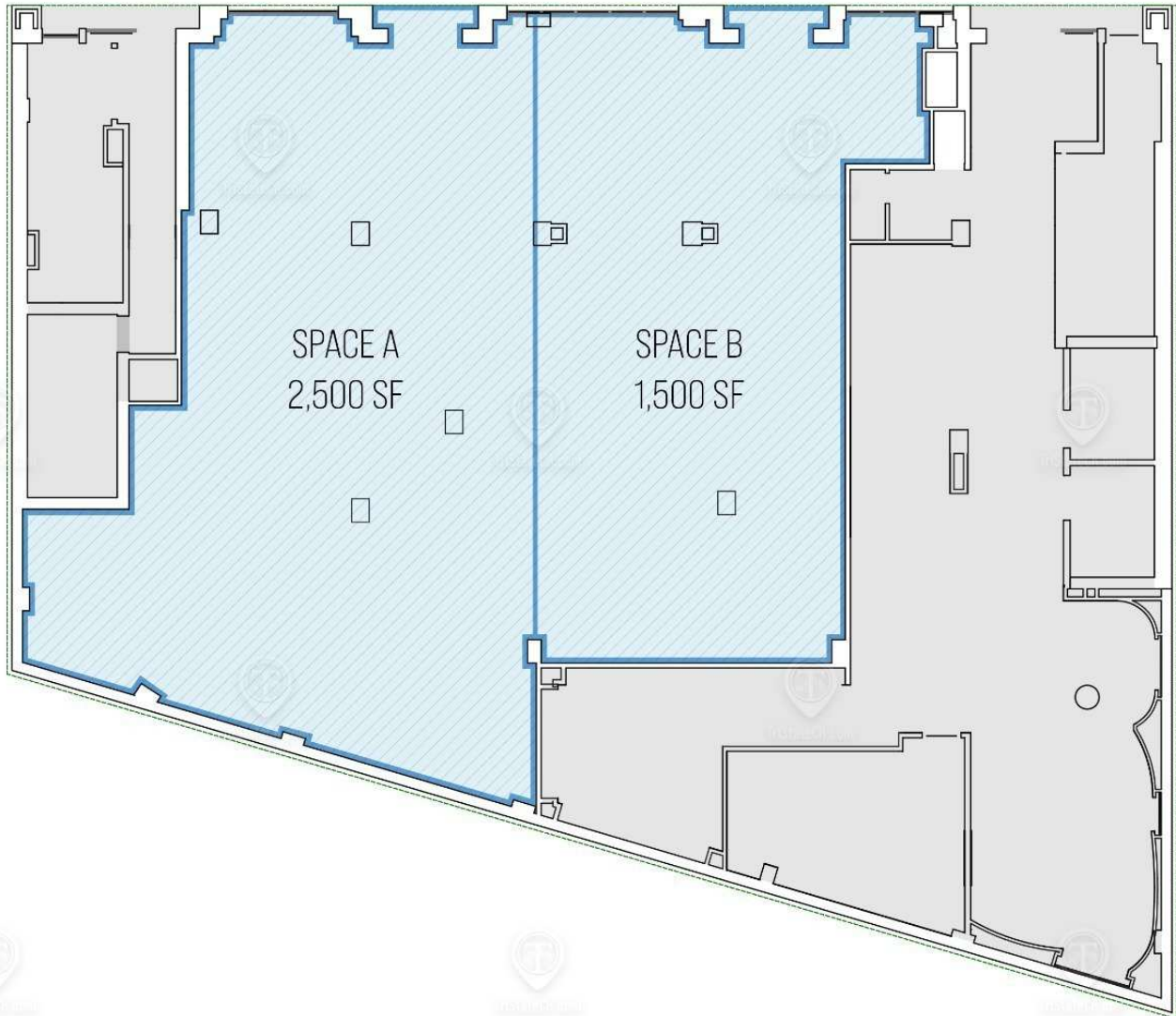
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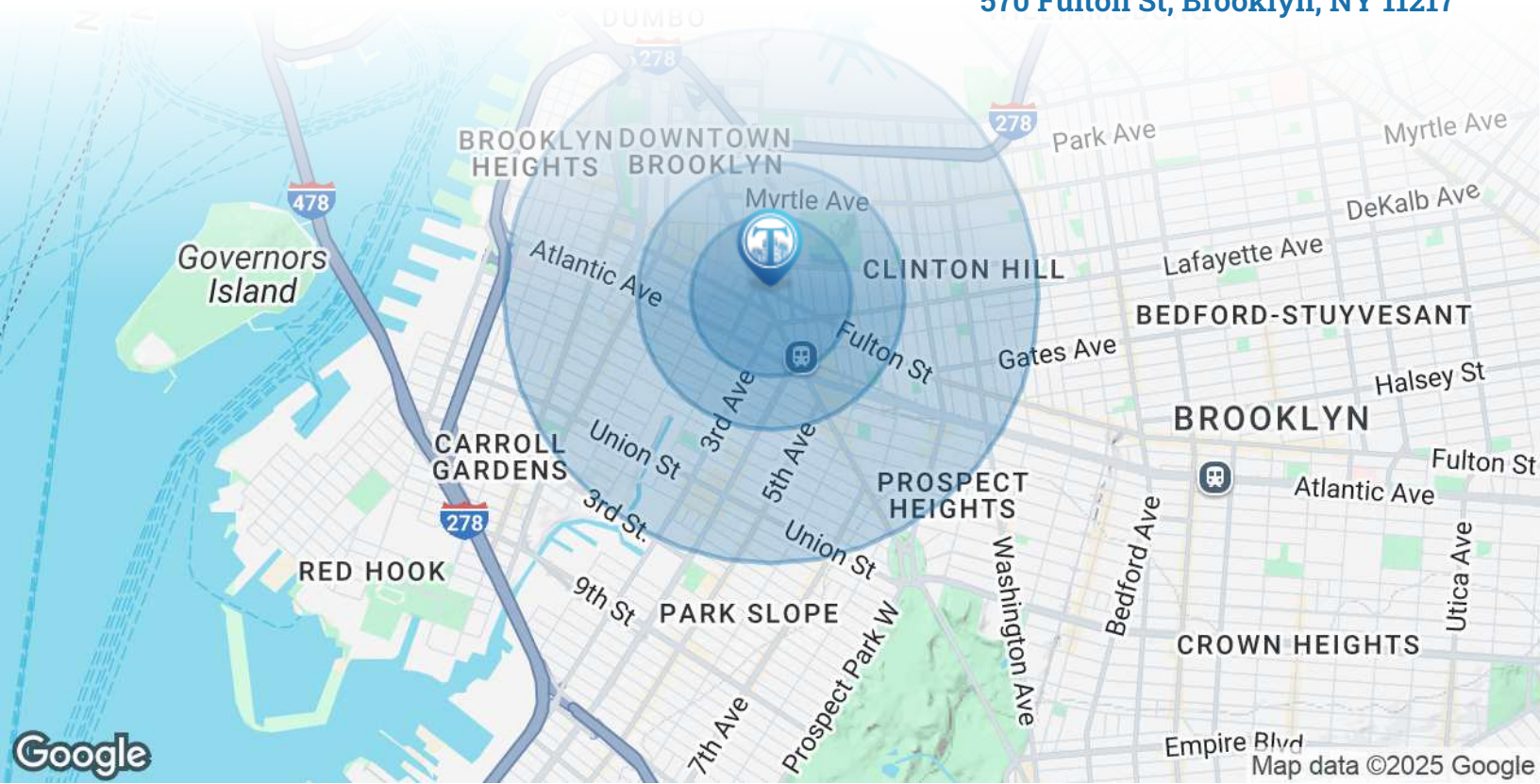
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# Area Demographics

570 Fulton St, Brooklyn, NY 11217



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	17,387	48,755	156,900
Average Age	36	37	38
Average Age (Male)	36	37	37
Average Age (Female)	36	38	39
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	8,750	23,046	72,306
# of Persons per HH	2	2.1	2.2
Average HH Income	\$181,974	\$173,361	\$184,852
Average House Value	\$1,295,715	\$1,291,092	\$1,396,823



**156,900**

People within 1 Mile





**\$184,852**

Avg Household Income

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