



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



Prime Bushwick Retail Space For Lease

2,500 SF

308 Knickerbocker Ave • Brooklyn • NY

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

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Location Overview

Located in the Bushwick neighborhood of Brooklyn between Suydam St & Hart St near the Knickerbocker Ave subway station.

Nearest Transit: The M train at Knickerbocker Ave & the L train at Delkab Ave. The B38, B60, & B54 bus lines.

Nearby tenants include Blink Fitness, T-Mobile, Five Below, Foot Locker, McDonald's, JD Sports. AT&T Store, Walgreens Pharmacy, New Galaxy Beauty Supply, Dweebs, ACE Hardware and Paint, Umbra, NYC Pet, The UPS Store, Bravo's Bike Repair, Select Vintage, Maria Hernandez Park, Pita Grill, Bank Of America, and more!

Main Highlights

- ▶ Prime Bushwick location
- ▶ High visibility & foot traffic
- ▶ Modern & well-maintained retail space
- ▶ Spacious basement
- ▶ Near the L train at the Dekalb Av Station
- ▶ Short walk to the M train at Central Av Station
- ▶ Steps away from the B38, & B54 bus stops



4,950 SF

Total Building Size



2,586 SF

Lot Size



R6

Zoning

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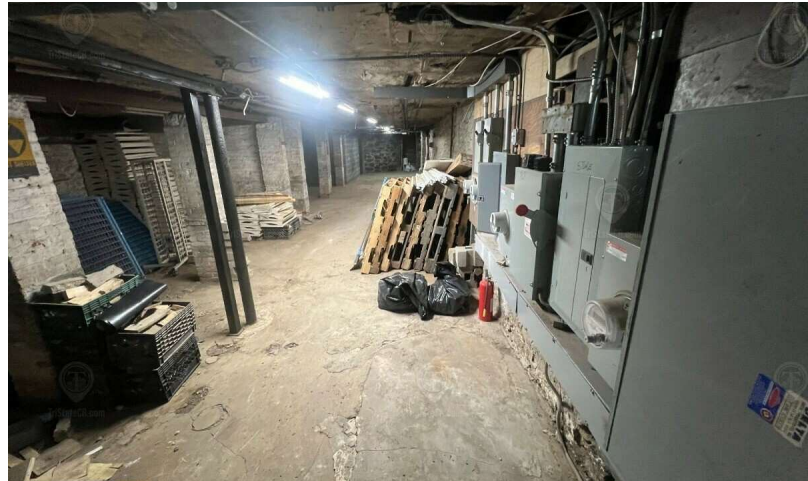
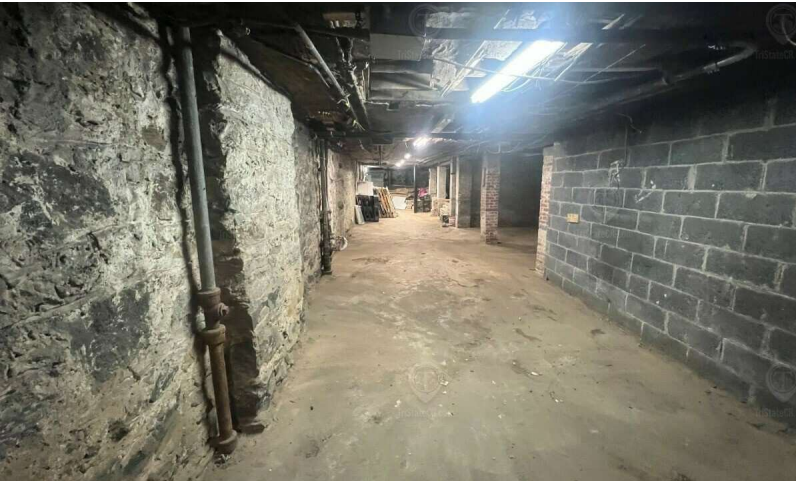
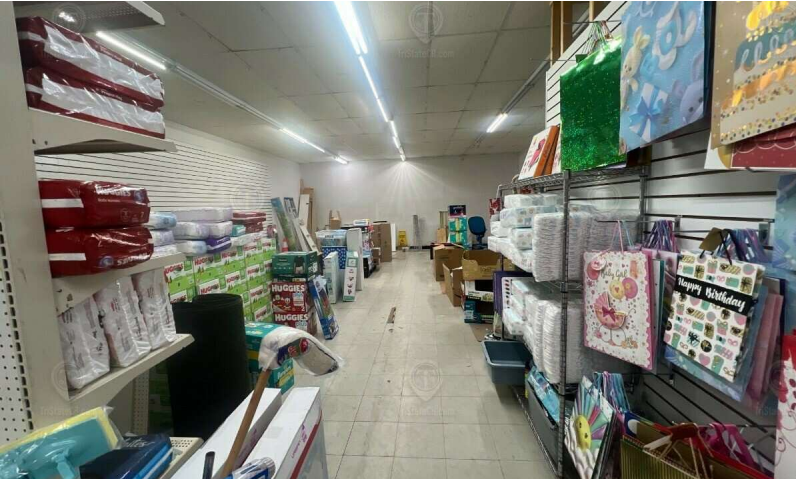
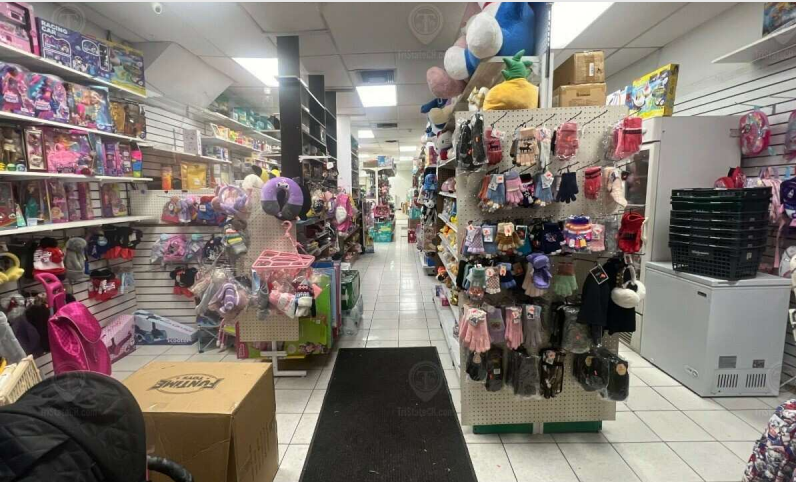
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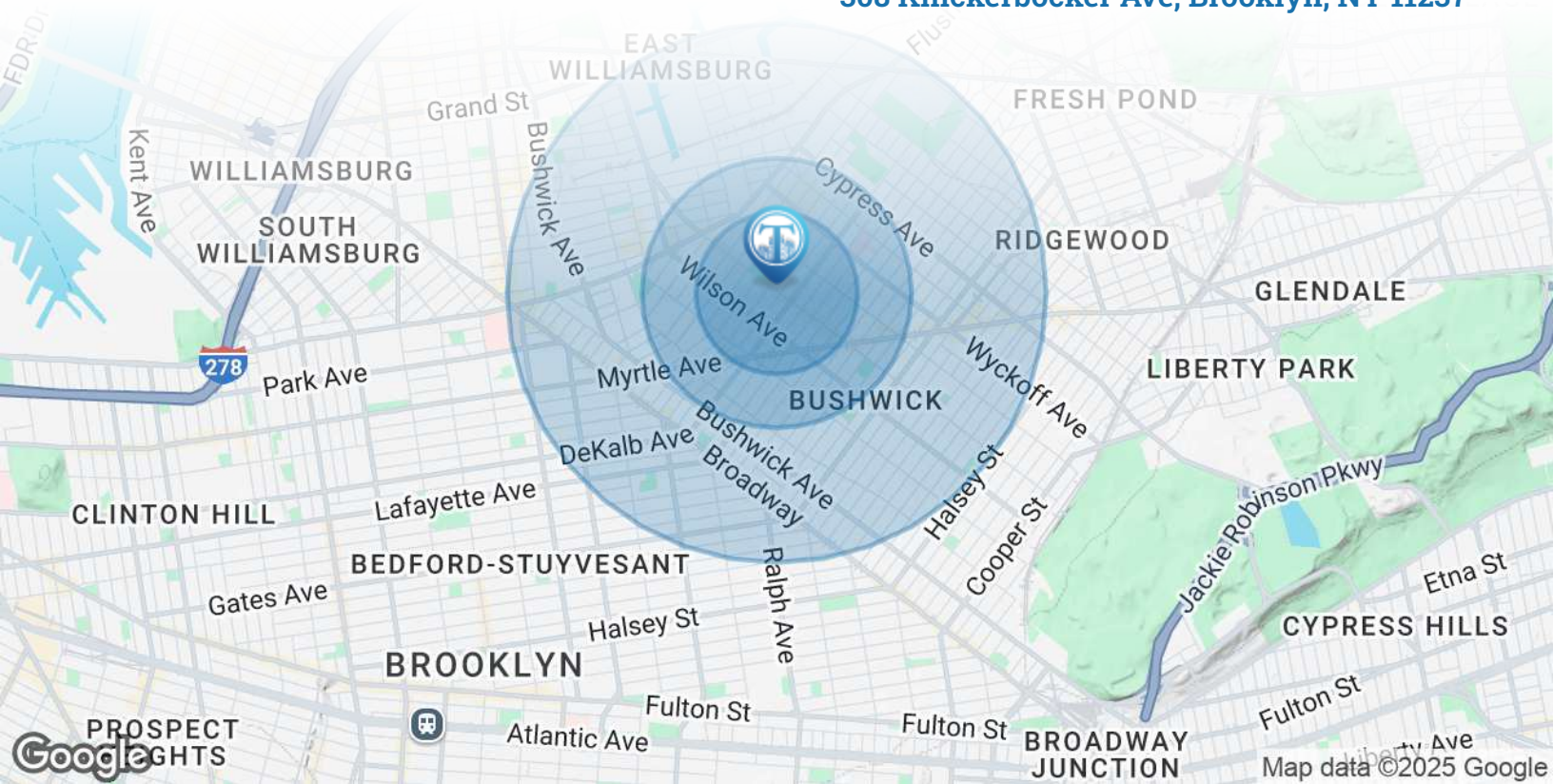
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	20,840	46,728	153,212
Average Age	34	35	36
Average Age (Male)	34	35	35
Average Age (Female)	34	36	37
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	7,679	17,068	57,248
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$106,344	\$102,893	\$98,058
Average House Value	\$971,176	\$991,351	\$1,043,945



153,212

People within 1 Mile



\$98,058

Avg Household Income

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