



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



New Development With Retail & CF For Lease

6,000 - 15,000 SF • 2 Units

2067 Fulton Street • 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 Ocean Hill neighborhood of Brooklyn between Rockaway Avenue & Mother Gaston Blvd near the Rockaway Ave subway station.

Nearest Transit: C & A trains at Rockaway Ave and the B25, B60, B7, Q24, & B20 bus lines.

Nearby tenants include Western Union, The Daily Press Coffee House and Bar, British Petroleum, Family Dollar, Phoenix Community Garden, AUX Karaoke Box, Simmer Down Restaurant & Bakery, Neighbors Together Corporation, Naturally Dope Events LLC, Bolt Stickers & Print, America's Food Basket of Atlantic Ave, Atlantic Plaza Towers, Halal Royal Crown Chicken and Pizza, and more!

Main Highlights

- ▶ Brand new development
- ▶ Designated parking
- ▶ Glass storefronts
- ▶ Private lobby/elevator for 2nd-floor space
- ▶ Division options
- ▶ Ground Floor - 6,000 SF
- ▶ Second Floor - 9,000 SF



47,772 SF

Total Building Size



8,675 SF

Lot Size



2

Number of Units



R6/C2-3

Zoning

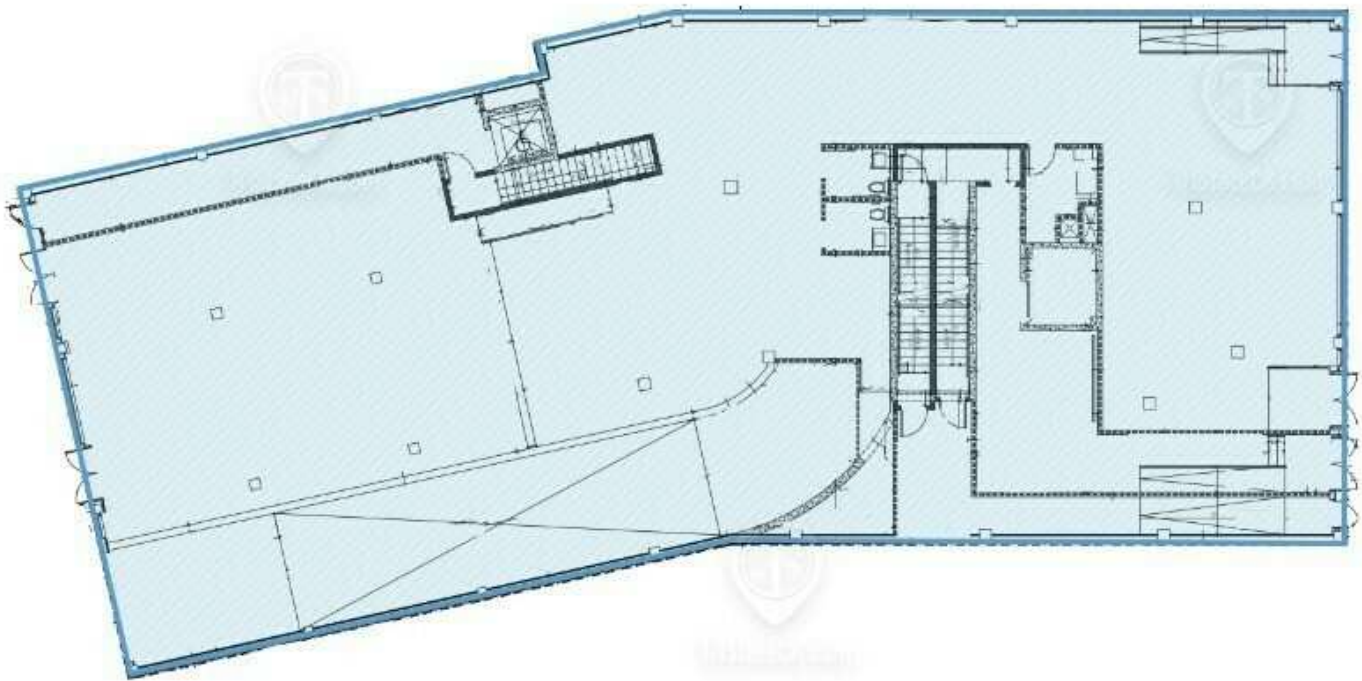
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2067 FULTON STREET
GROUND FLOOR
TOTAL AVAILABLE SPACE: 6,000 SF

ALL SQUARE FOOTAGES
ARE APPROXIMATE

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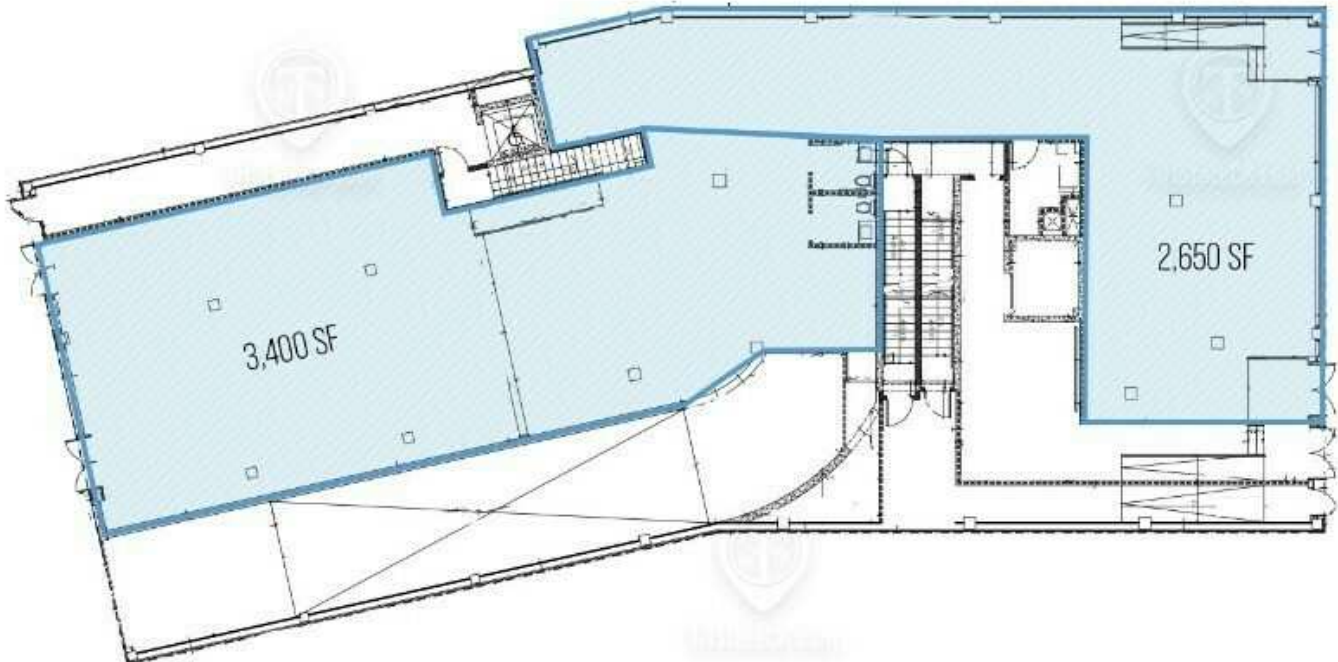
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Ground Floor Division Option

2067 Fulton Street, Brooklyn, NY 11233



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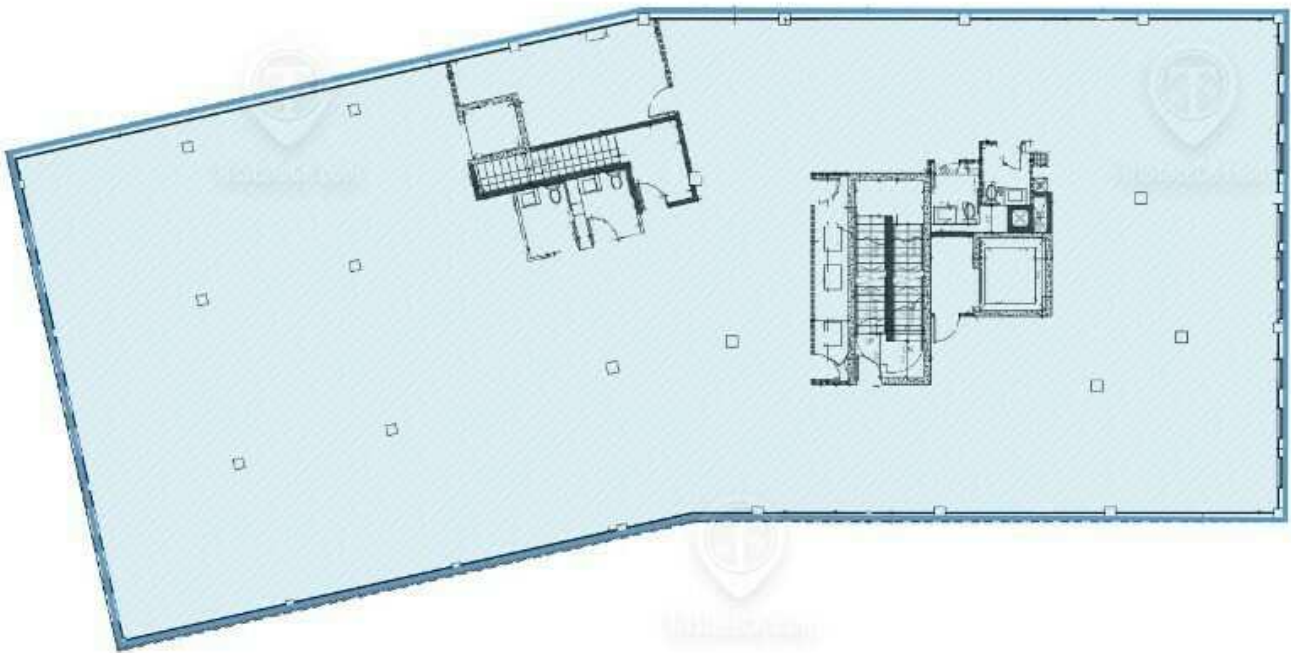
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2067 FULTON STREET
2ND FLOOR
TOTAL AVAILABLE SPACE: 9,000 SF

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Map data ©2025 Google

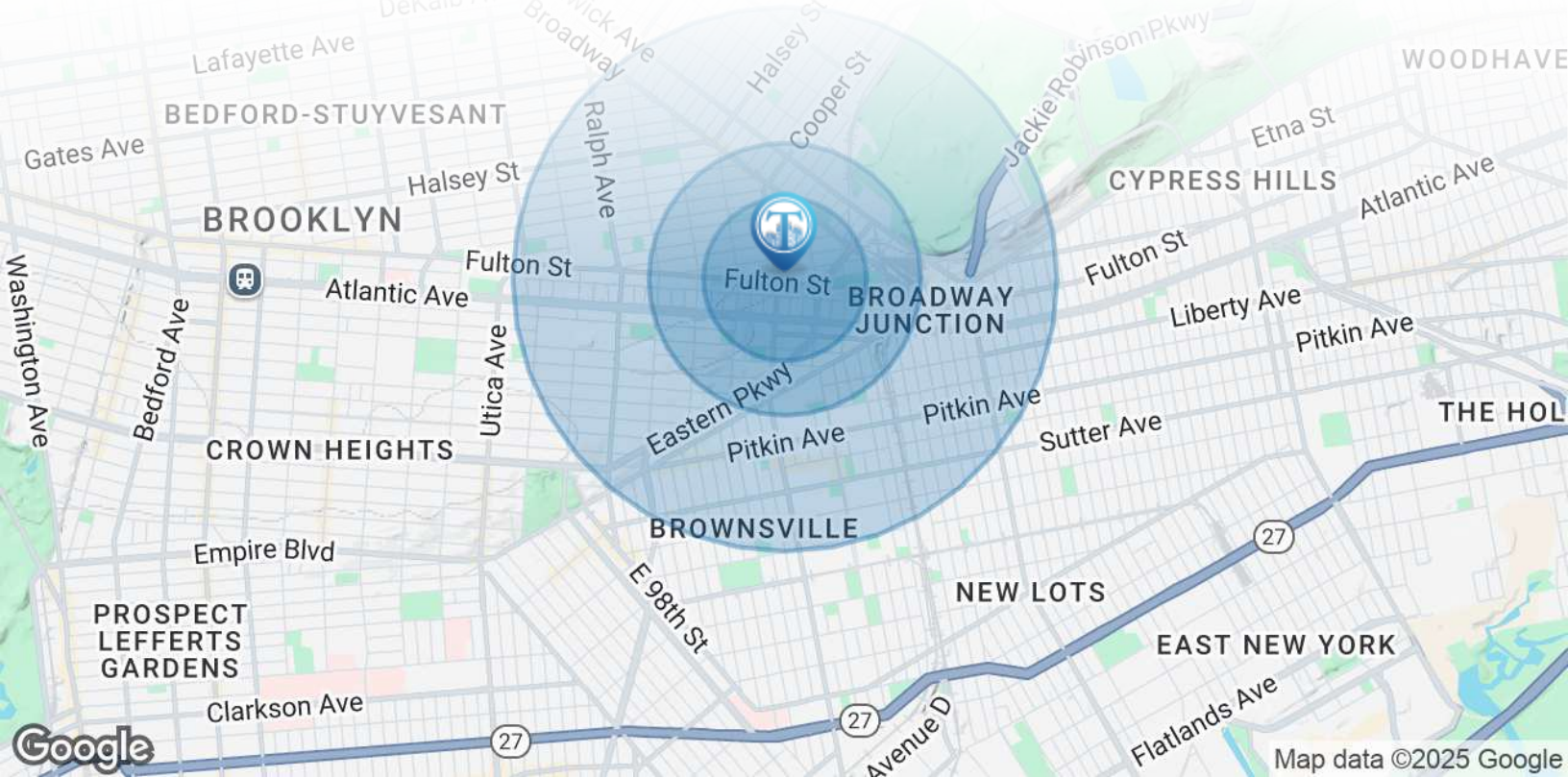
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	12,413	36,271	137,616
Average Age	37	37	37
Average Age (Male)	37	36	35
Average Age (Female)	38	38	38
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	4,582	13,234	49,571
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$68,547	\$73,323	\$78,941
Average House Value	\$902,118	\$897,842	\$927,022



137,616

People within 1 Mile



\$78,941

Avg Household Income

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SITE SOURCE
RETAIL BROKER NETWORK