



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



Newly Renovated Boutique Retail Space For Lease

450 SF

1096 Dekalb Ave • Brooklyn • NY

For Pricing Call: 718-437-6100

Shlomi Bagdadi
📞 718.437.6100
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Joey Bouzaglou
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Location Overview

Located in the Bed-Stuy neighborhood of Brooklyn between Malcolm X Blvd & Broadway near the Kosciusko St subway station.

Nearest Transit: J train at Kosciusko St. & M train at Central Ave. The B46, B47, B38, B46-SBS, & Q24 bus lines.

Nearby tenants include Family Dollar, Little Caesars Pizza, Secret Pour, Triggering DJ Gallery, Hotel 1080, Santa Panza, Mwah Flowers, Town of Bargains Furniture & Bedding, Second Hand Records NYC, La Cafeteria BK, Emergency Dentist 24/7, Mishkin Pharmacy, Broadway Pizza, BK Bagels, and more!

Main Highlights

- ▶ Boutique retail space
- ▶ Beautifully renovated
- ▶ High ceilings
- ▶ Storage



3,800 SF
Total Building Size



2,003 SF
Lot Size



R6A
Zoning

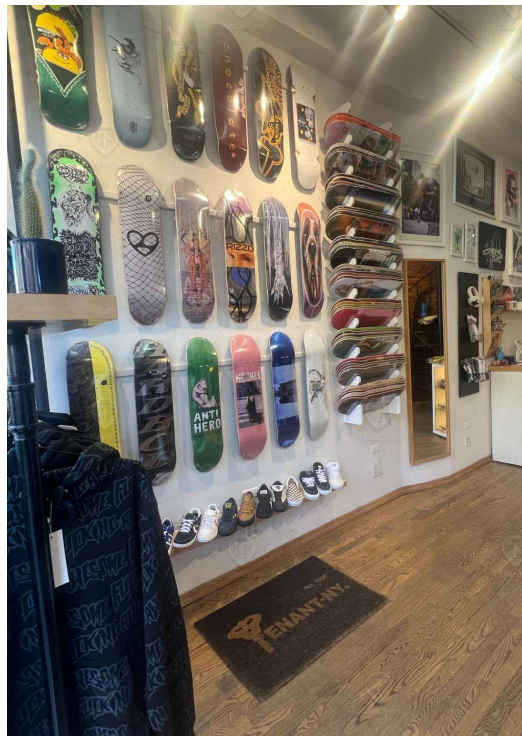
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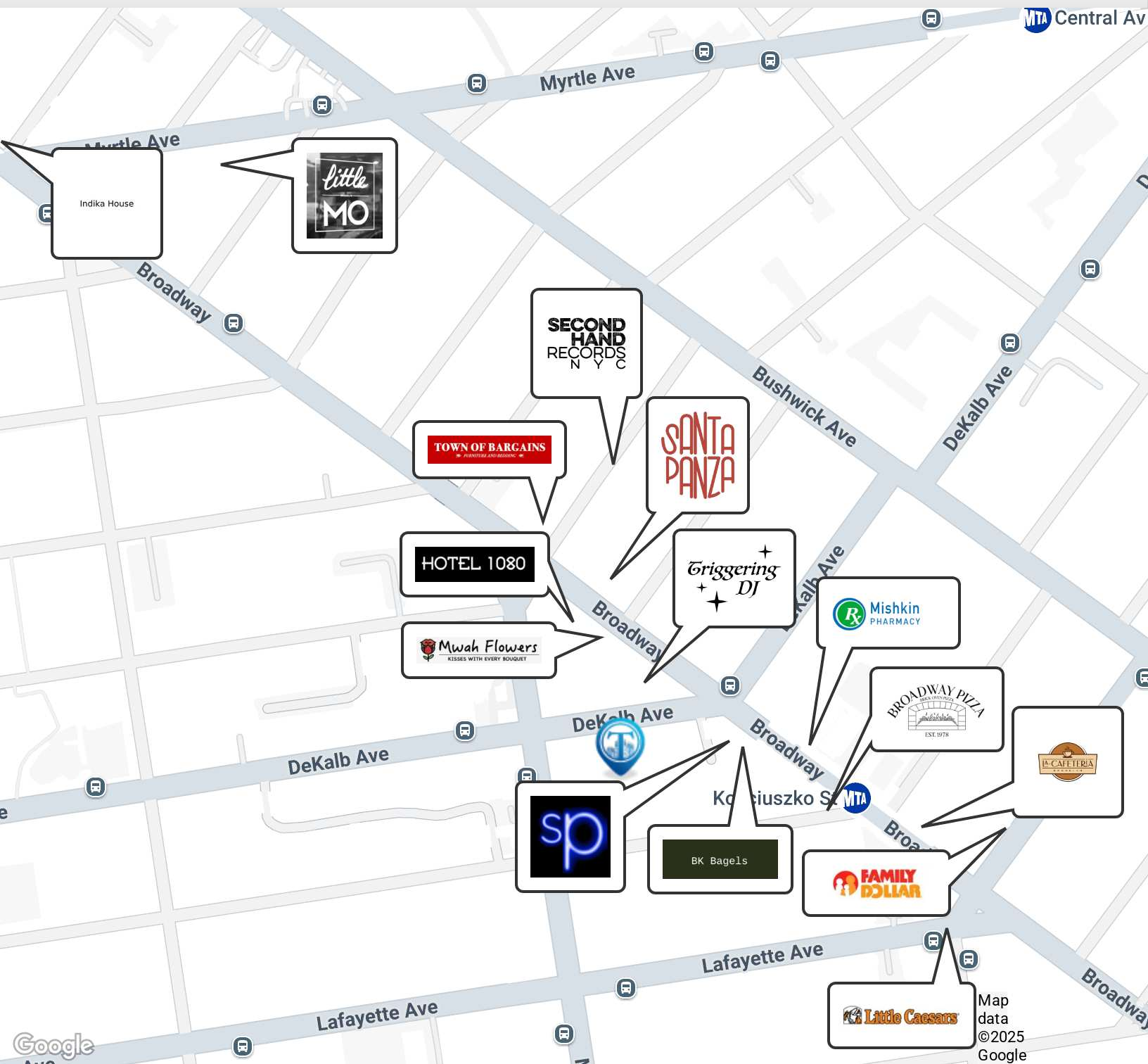
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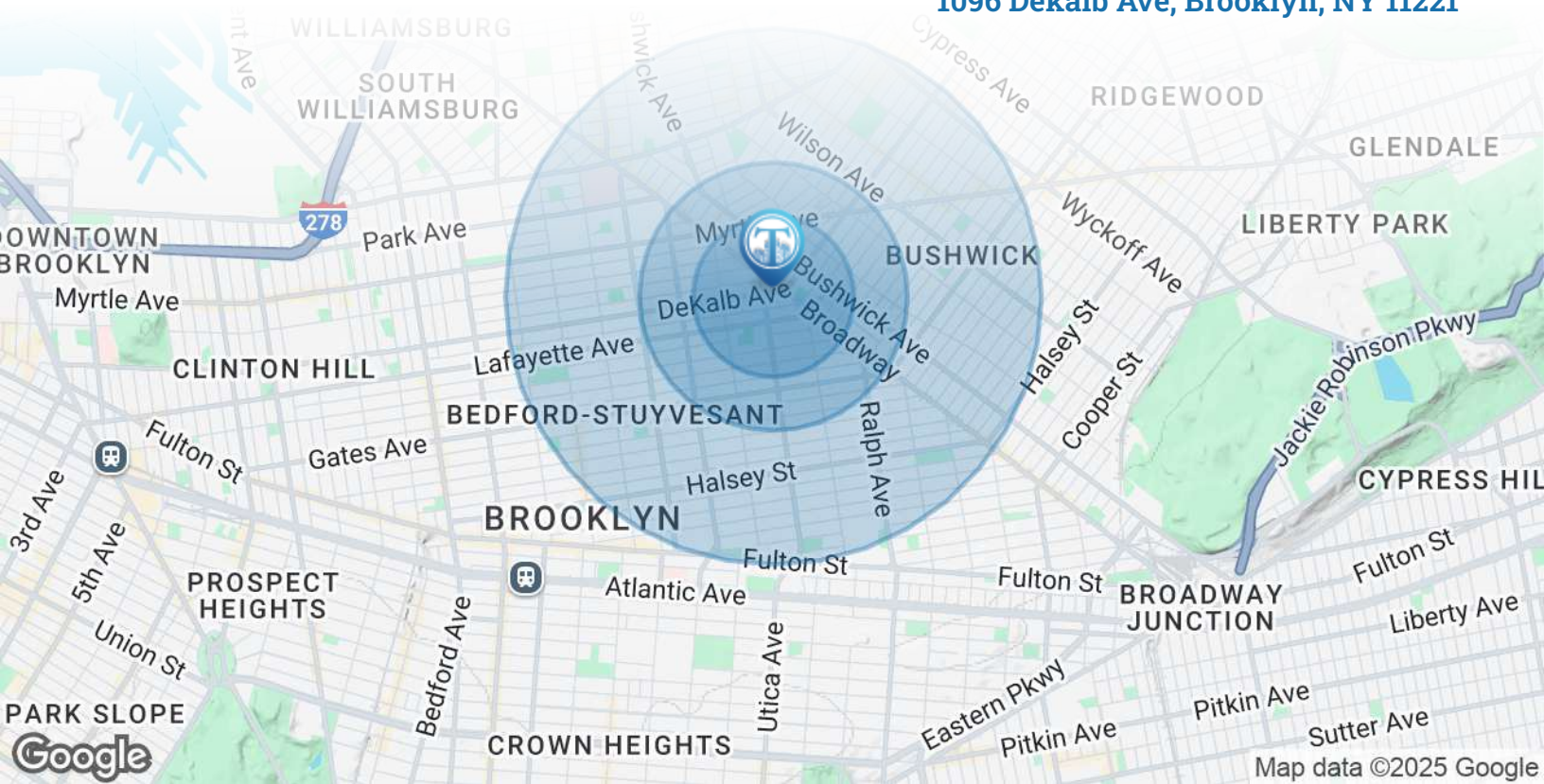
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	16,501	48,597	183,352
Average Age	36	36	36
Average Age (Male)	35	35	35
Average Age (Female)	37	37	37
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	6,439	18,787	70,851
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$98,429	\$97,349	\$101,126
Average House Value	\$1,165,083	\$1,143,152	\$1,126,234



183,352

People within 1 Mile



\$101,126

Avg Household Income

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SITE SOURCE
RETAIL BROKER NETWORK