



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

For Lease



# Turnkey Successful Trade School/Office for Lease

1,250 SF

1467 Nostrand Ave • Brooklyn • NY

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

**Shlomi Bagdadi**  
📞 718.437.6100  
sb@tristatecr.com

**Jack Sardar**  
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jack.s@tristatecr.com



## Location Overview

Located in the Flatbush neighborhood of Brooklyn between Church Ave & Snyder Ave near the Church Avenue subway station.

Nearest Transit: 5, 2, B, & Q trains at Chuch Ave and the B44-SBS, B44, B49, & B35 bus lines.

Nearby tenants include Walgreens Pharmacy, Subway, Boost Mobile, Pizza Hut, Chase Bank, Metro by T-Mobile, Paris Runway Boutique, Advanced Oral Surgery of Brooklyn, Little Roy Coffee Co., Immaculee Bakery, Aunts et Uncles, Blazin Chicken & Gyro, and more!

## Main Highlights

- ▶ 2nd-floor walk-up office for lease
- ▶ Flexible layout
- ▶ Owner is motivated
- ▶ Trade School C of O



**2,640 SF**

Total Building Size



**1,913 SF**

Lot Size



**R6**

Zoning

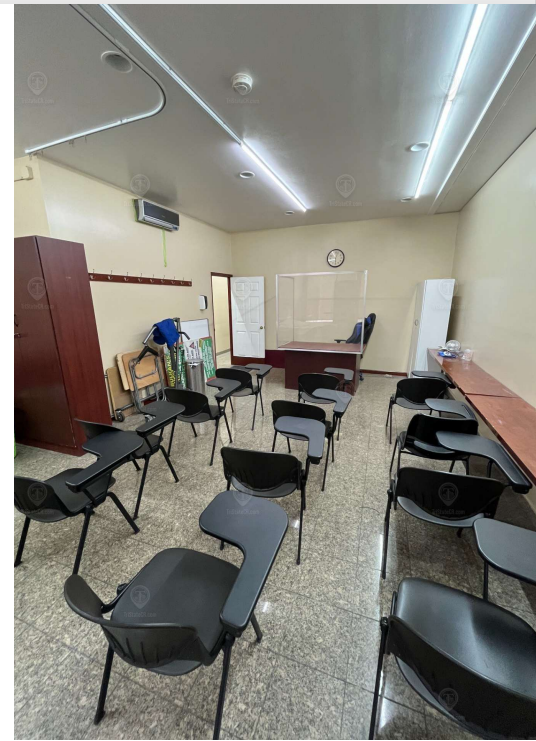
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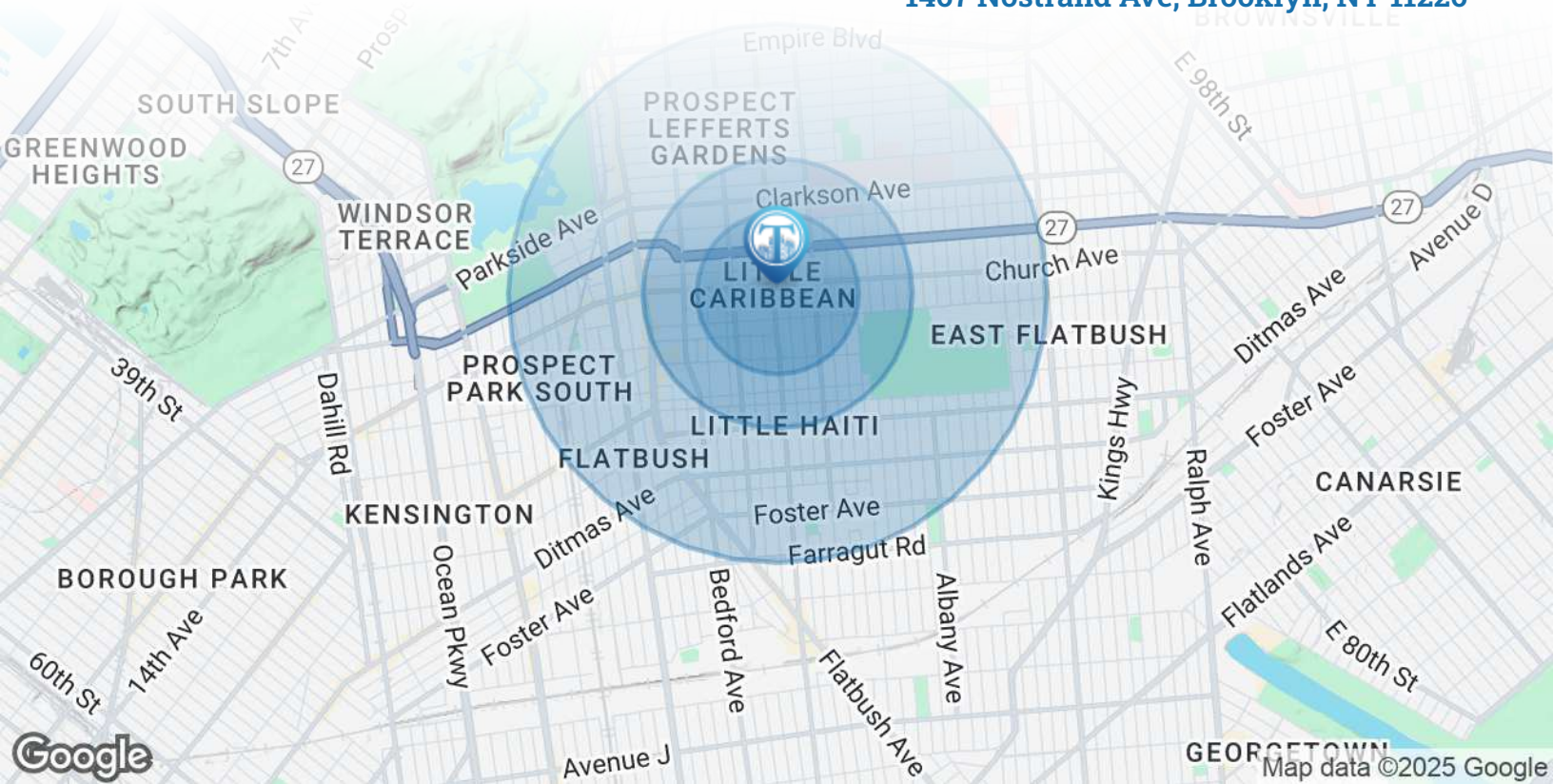
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# Area Demographics

1467 Nostrand Ave, Brooklyn, NY 11226



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	18,200	39,825	176,314
Average Age	40	40	40
Average Age (Male)	38	38	38
Average Age (Female)	41	42	42
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	7,138	15,074	67,030
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$90,821	\$92,472	\$97,748
Average House Value	\$755,708	\$807,403	\$965,436



**176,314**

People within 1 Mile





**\$97,748**

Avg Household Income

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**SITE SOURCE**  
RETAIL BROKER NETWORK