



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



Vanilla Box Retail Space for Lease

2,500 SF

4606 3rd Avenue • Brooklyn • NY

For Pricing Call: 718-437-6100

Shlomi Bagdadi
📞 718.437.6100
sb@tristatecr.com

Maurice Amar
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Location Overview

Located in the Sunset Park neighborhood of Brooklyn between 46th St & 47th St near the 45th St subway station.

Nearest Transit: N & R trains at 45th St and the B37, B11, & B63 bus lines.

Nearby tenants include Quality Inn near Sunset Park, Urban Air Trampoline and Adventure Park, United Apparel & Promos, Zalmen Reiss & Associates, Los Poblanos, Global Wood Distributors Inc., Whole Foods Market Warehouse, Breakers Plus, New Castle Building Products, Fiesta Pop Supplies, Yafa Cafe, and more!

Main Highlights

- ▶ Vanilla box
- ▶ Open floor
- ▶ Large windows
- ▶ Kitchenette
- ▶ Sprinklers
- ▶ HVAC
- ▶ Right of the BQE
- ▶ Train just 2 blocks away



13,400 SF

Total Building Size



10,000 ACRES

Lot Size



M1-2D

Zoning

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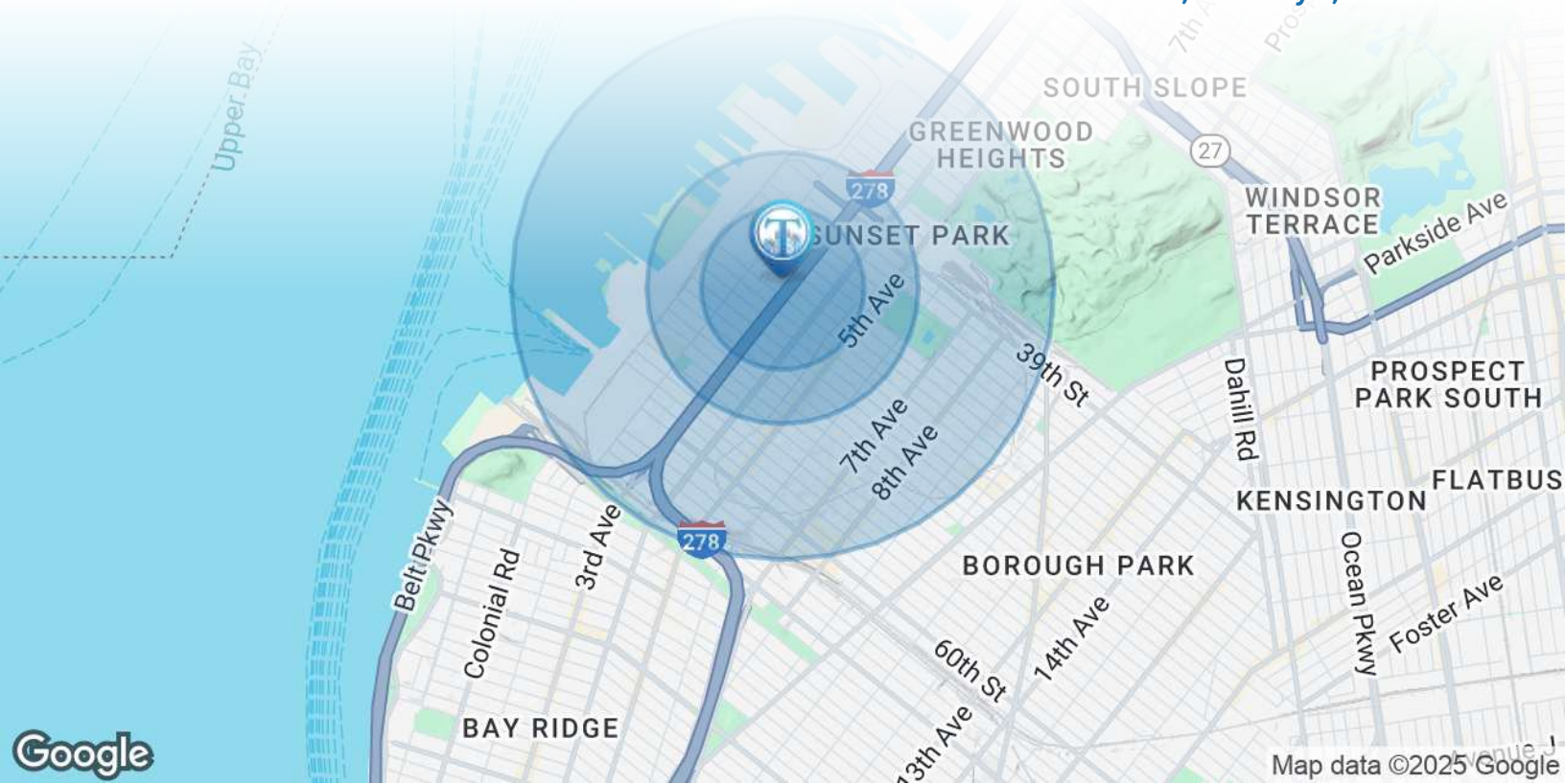
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Area Demographics

4606 3rd Avenue, Brooklyn, NY 11220



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	7,437	32,853	107,089
Average Age	38	37	37
Average Age (Male)	37	36	36
Average Age (Female)	39	38	38
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,433	10,246	30,960
# of Persons per HH	3.1	3.2	3.5
Average HH Income	\$93,009	\$92,737	\$88,196
Average House Value	\$1,016,123	\$1,124,482	\$1,112,226



107,089

People within 1 Mile



\$88,196

Avg Household Income

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