



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

650 SF - 4,200 SF Retail | Office for Lease in Bed-Stuy!

862 Dekalb Ave, Brooklyn, NY 11221

Shlomi Bagdadi  
718.437.6100  
sb@tristatecr.com

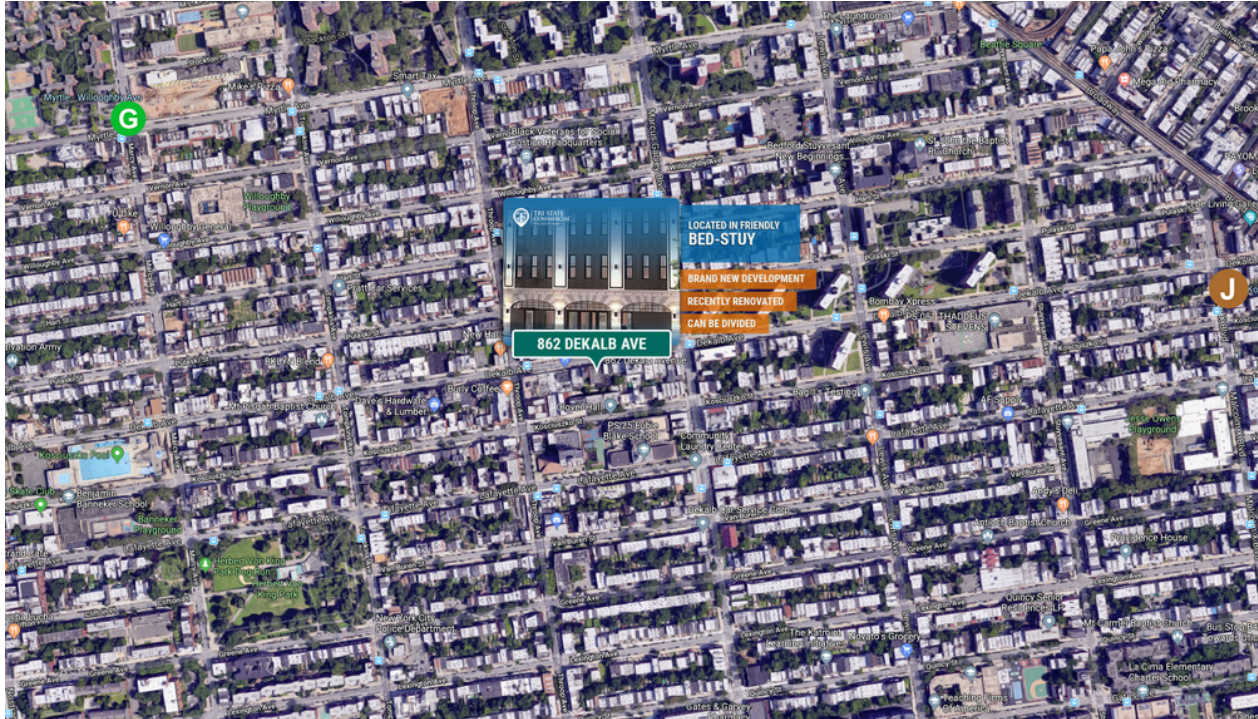
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## Executive Summary



### OFFERING SUMMARY

**Available SF:** 650 - 4,200 SF

**Lease Rate:** Upon Request

**Lot Size:** 7,500 SF

**Building Size:** 14,295 SF

**Zoning:** R6A

### PROPERTY OVERVIEW

650 SF - 4,200 SF Retail | Office for Lease in Bed-Stuy!!

Highlights:

- Brand New
- Up to 4,200 SF, can be divided into 3 Spaces
- + Space A: 1950 SF Retail or Community Facility
- + Space B: 1600 SF Retail or Community Facility
- + Space C: 650 SF Office with A Frontyard
- Retail Spaces have a brand new storefront
- All Spaces can be combined

### LOCATION OVERVIEW

Located in Bed-Stuy near the Bedford-Nostrand ave (G) train station and the Kosciuszko St (J) train station. Steps away from the B15, B38, B43 bus stops. Nearby national tenants

- include,
- Citi Bank
  - Planet Fitness
  - Starbucks
  - Walgreens
  - Crunch Fitness
  - Bank of America
  - Blink Fitness
  - TD Bank

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

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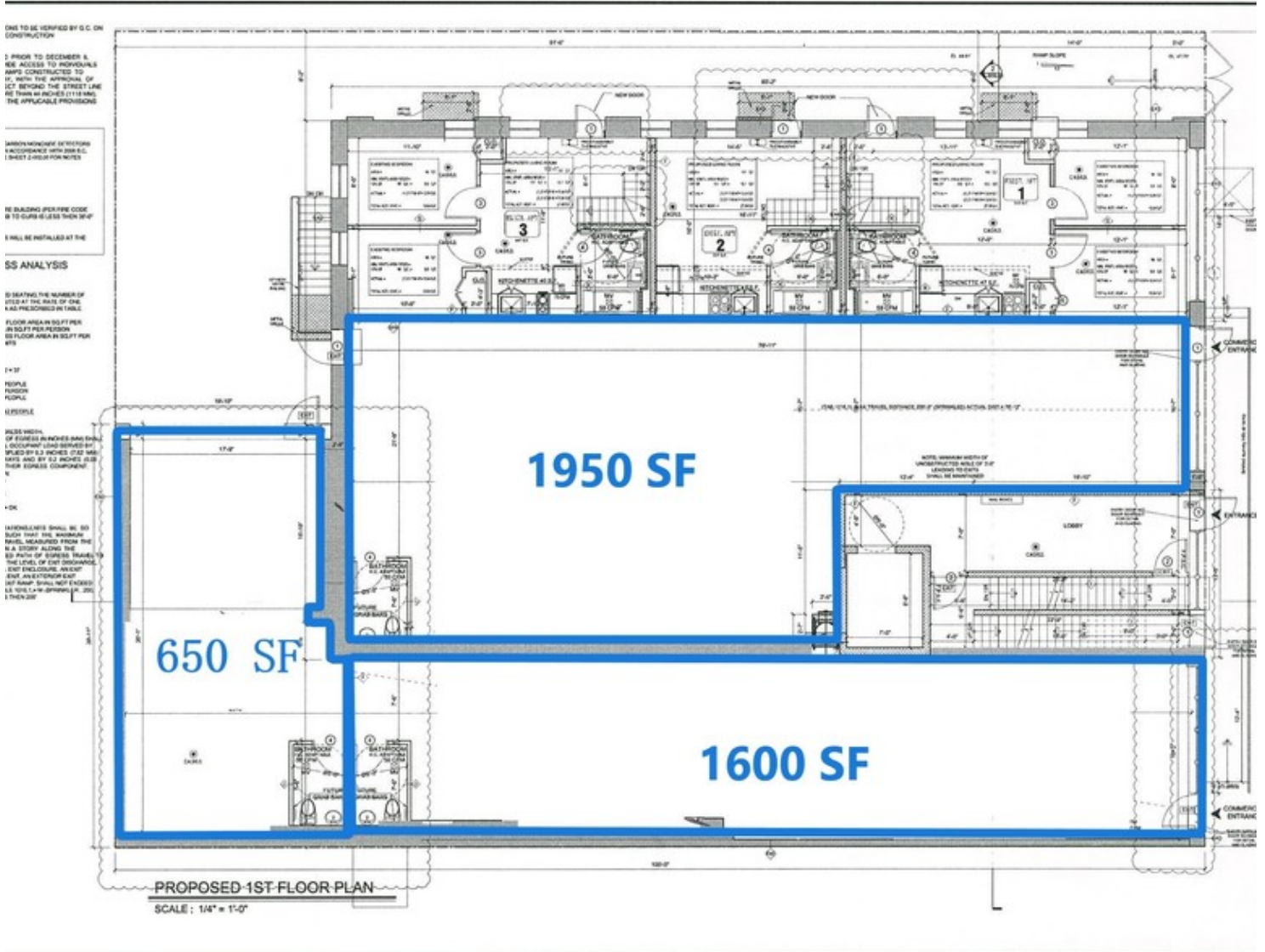
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## Floor Plans



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## Location Maps



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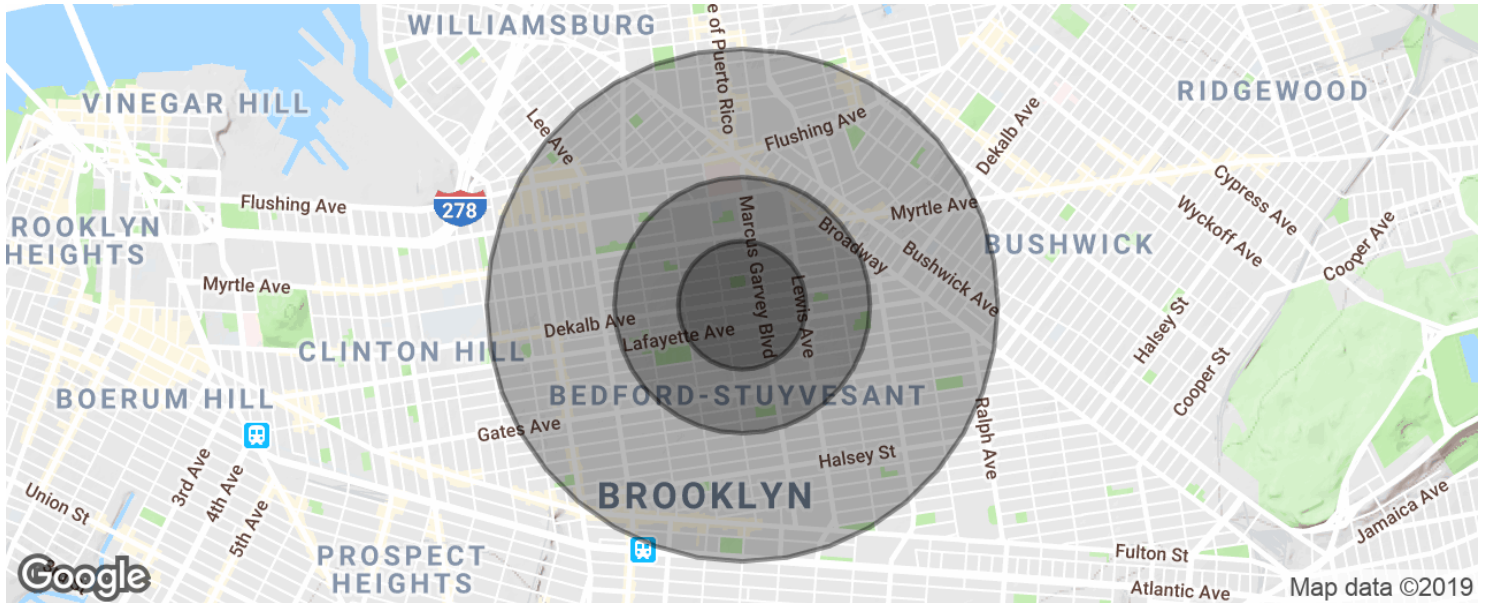
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## Demographics Map & Report



### POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total population	11,897	47,660	170,062
Median age	30.1	29.7	30.7
Median age (Male)	26.8	27.7	28.9
Median age (Female)	33.1	31.3	32.5

### HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total households	4,443	17,530	62,579
# of persons per HH	2.7	2.7	2.7
Average HH income	\$40,136	\$40,650	\$45,234
Average house value		\$611,334	\$667,184

\* Demographic data derived from 2010 US Census

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## Retailer Map



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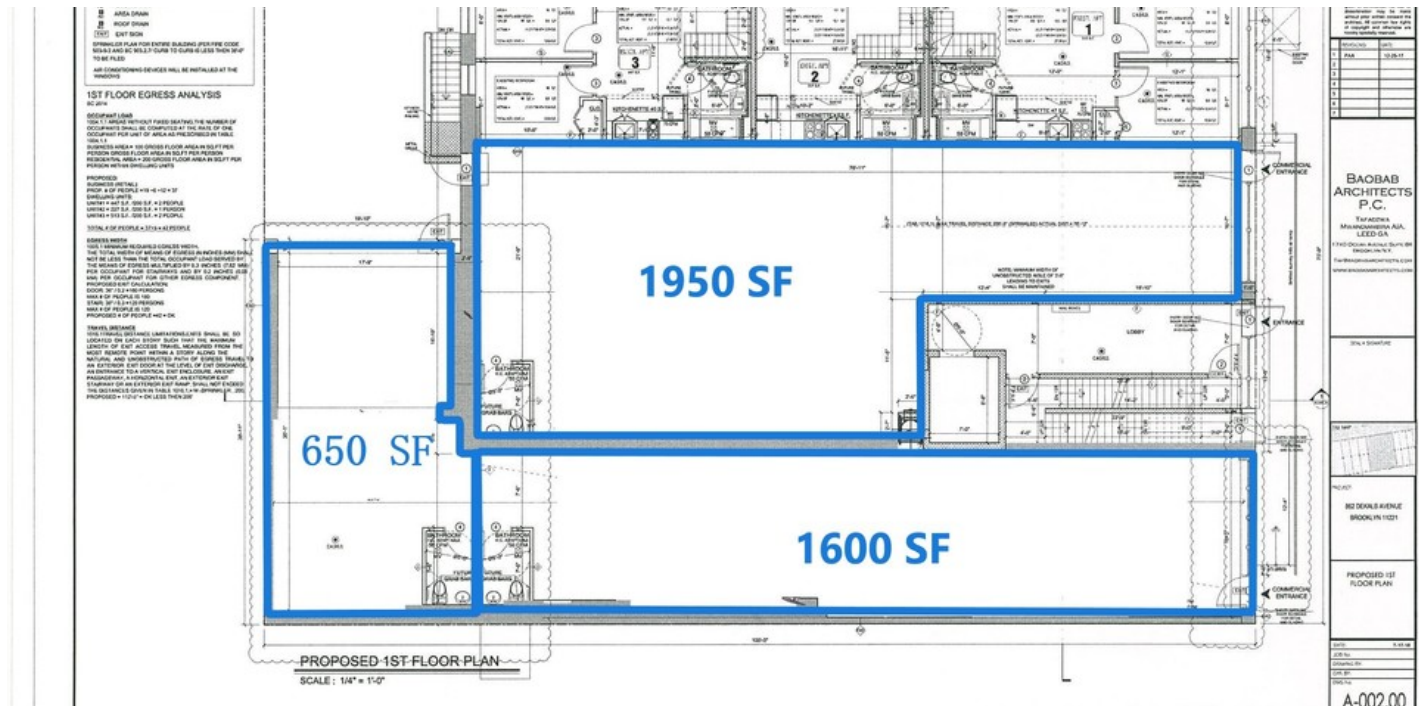
## Available Spaces

**LEASE TYPE** | Upon Request

**TOTAL SPACE** | 650 - 1,950 SF

**LEASE TERM** | Negotiable

**LEASE RATE** | Upon Request



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Space 1	Available	650 SF	Upon Request	Upon Request	-
Space 2	Available	1,600 SF	Upon Request	Upon Request	-
Space 3	Available	1,950 SF	Upon Request	Upon Request	-

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