



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

Renovated Corner Retail | Office Building for Lease in Prospect Heights!

980 Atlantic Ave, Brooklyn, NY 11238

Shlomi Bagdadi  
718.437.6100  
sb@tristatecr.com



## Executive Summary



### OFFERING SUMMARY

**Available SF:** 4,000 - 49,000 SF

**Lease Rate:** Upon Request

**Lot Size:** 20,172 SF

**Building Size:** 62,000 SF

**Zoning:** R6B, M1-1

### PROPERTY OVERVIEW

Renovated Corner Retail | Office Building for Lease in Prospect Heights!

Features:

- Drive in Gate
- Loading Gate
- Elevator
- Large windows / Natural Light

### LOCATION OVERVIEW

Located in Prospect Heights near the B25, B26, B45 & B65. Two blocks away from the Franklin Ave C & S train station.

National Tenants include,

- TD Bank
- Starbucks
- Chase
- Chipotle
- Applebees
- Hungry Ghost
- & many more !

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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## Additional Photos



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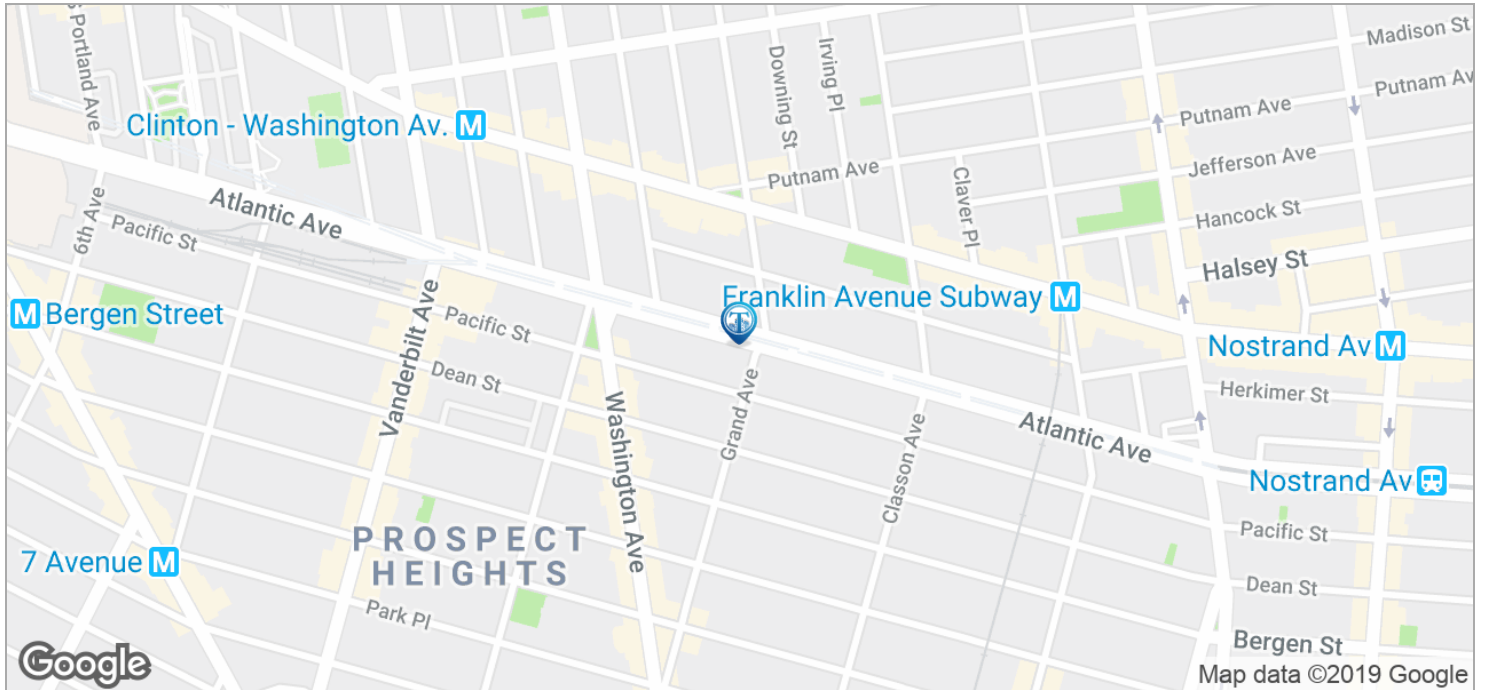
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## Location Maps



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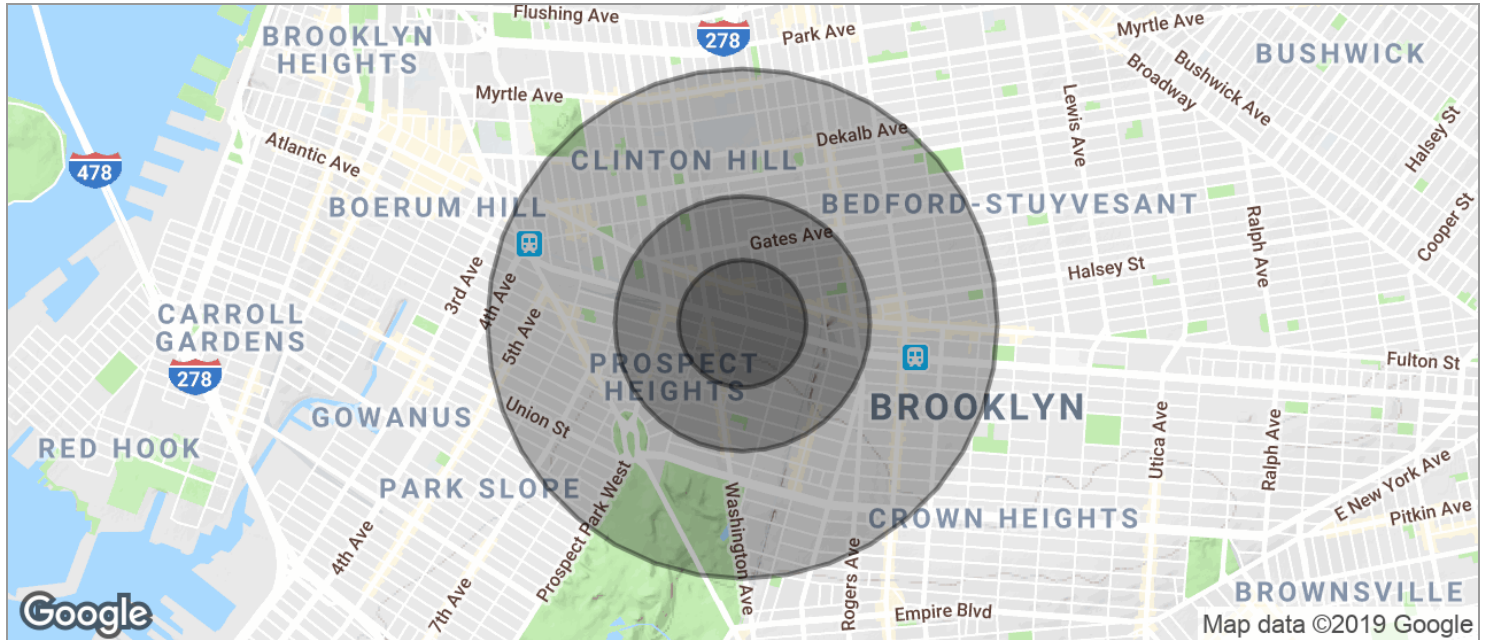
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## Demographics Map



	0.25 MILES	0.5 MILES	1 MILE
<b>POPULATION</b>			
TOTAL POPULATION	7,820	37,170	163,949
MEDIAN AGE	32.8	32.9	33.8
MEDIAN AGE (MALE)	32.9	33.0	33.2
MEDIAN AGE (FEMALE)	32.6	33.0	34.7
<b>HOUSEHOLDS &amp; INCOME</b>			
TOTAL HOUSEHOLDS	3,645	16,969	70,821
# OF PERSONS PER HH	2.1	2.2	2.3
AVERAGE HH INCOME	\$70,370	\$75,866	\$75,226
AVERAGE HOUSE VALUE	\$749,398	\$725,769	\$655,418

\* Demographic data derived from 2010 US Census

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## Retailer Map



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## Demographics Report

	0.25 MILES	0.5 MILES	1 MILE
<b>Total households</b>	3,645	16,969	70,821
<b>Total persons per hh</b>	2.1	2.2	2.3
<b>Average hh income</b>	\$70,370	\$75,866	\$75,226
<b>Average house value</b>	\$749,398	\$725,769	\$655,418

	0.25 MILES	0.5 MILES	1 MILE
<b>Total population</b>	7,820	37,170	163,949
<b>Median age</b>	32.8	32.9	33.8
<b>Median age (male)</b>	32.9	33.0	33.2
<b>Median age (female)</b>	32.6	33.0	34.7

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## Available Spaces

**LEASE TYPE** | Upon Request; Upon Request

**TOTAL SPACE** | 4,000 - 49,000 SF

**LEASE TERM** | Negotiable

**CAM & TAX** | Upon Request



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Ground Floor	Available	16,500 SF	Upon Request	Upon Request
2nd Floor	Available	12,000 SF	Upon Request	Upon Request
3rd Floor	Available	16,500 SF	Upon Request	Upon Request
Parking Lot	Available	4,000 SF	Upon Request	Upon Request
Entire Space Available	Available	49,000 SF	Upon Request	Upon Request

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