



TRI STATE
COMMERCIAL
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

2,576 SF - 3,024 SF Ground Office | Retail + Parking !

1333 60th St, Brooklyn, NY 11219

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

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Executive Summary



OFFERING SUMMARY

Available SF: 2,576 SF - 3,024 SF

Lease Rate: Upon Request

Lot Size: 10,000 SF

Building Size: 16,955 SF

Zoning: M1-1

PROPERTY OVERVIEW

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Features:

- 6 Car Parking (optional)
- ADA Accessible

LOCATION OVERVIEW

Located in Borough Park near Thirteenth Avenue commercial strip roughly one mile in length, packed with storefronts supplying Jewish households. Steps away from the 62nd St D Train Station and New Utrecht Av N train station. B9 bus service is also available steps away. National tenants include:

- TD Bank
- Dunkin Donuts
- Chase Bank
- Bank of America
- Capital One
- Target
- Starbucks
- AT & T
- & 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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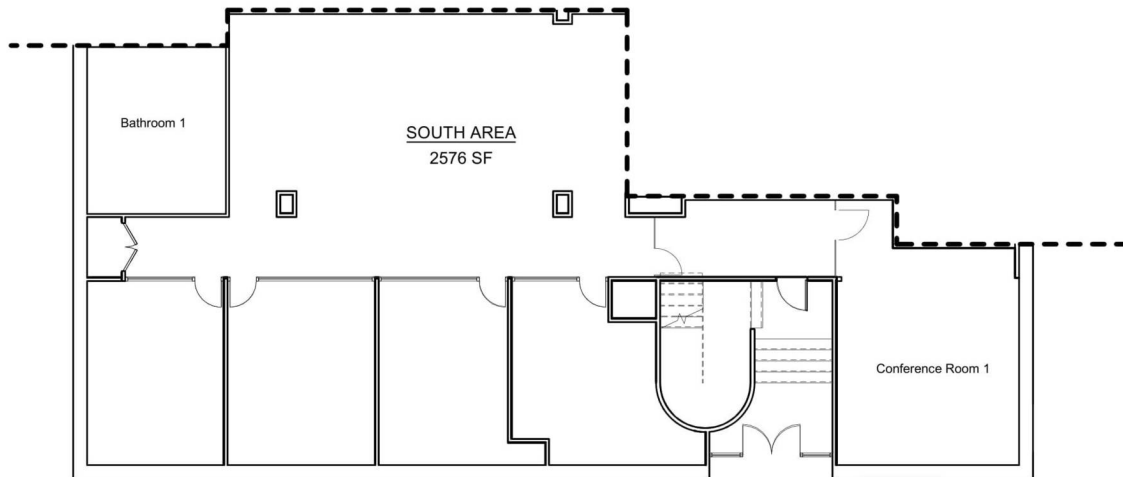
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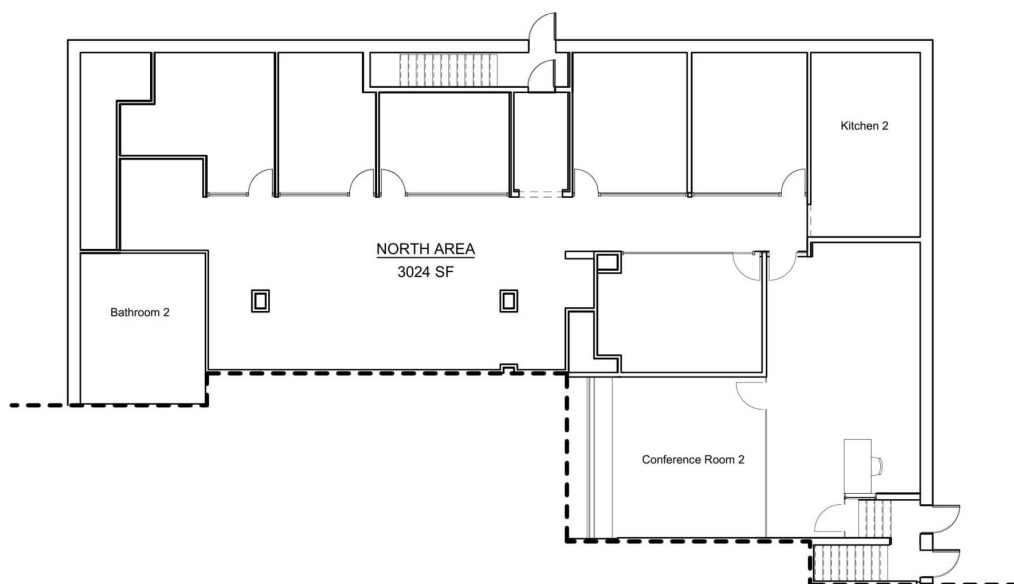


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Floor Plans



① SOUTH FLOOR PLAN
1/8" = 1'-0"



① NORTH FLOOR PLAN
1/8" = 1'-0"

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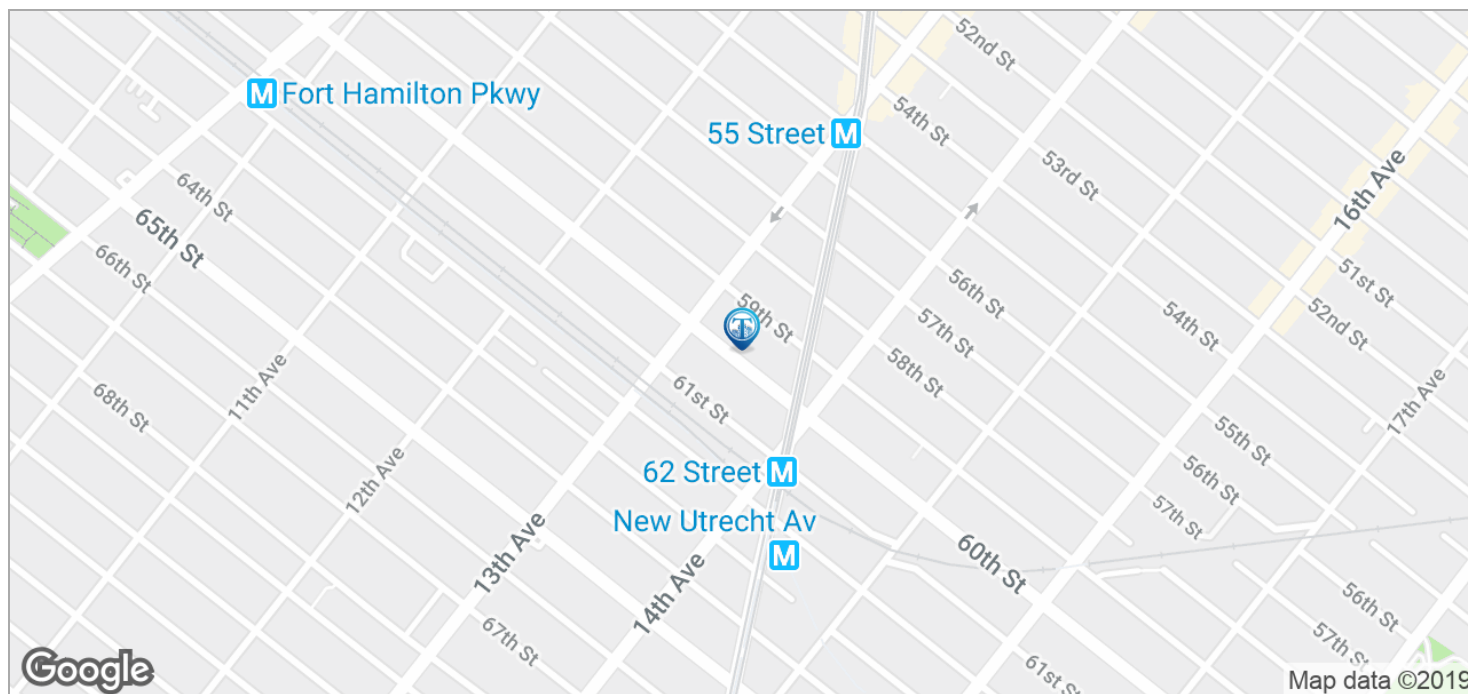
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Location Maps



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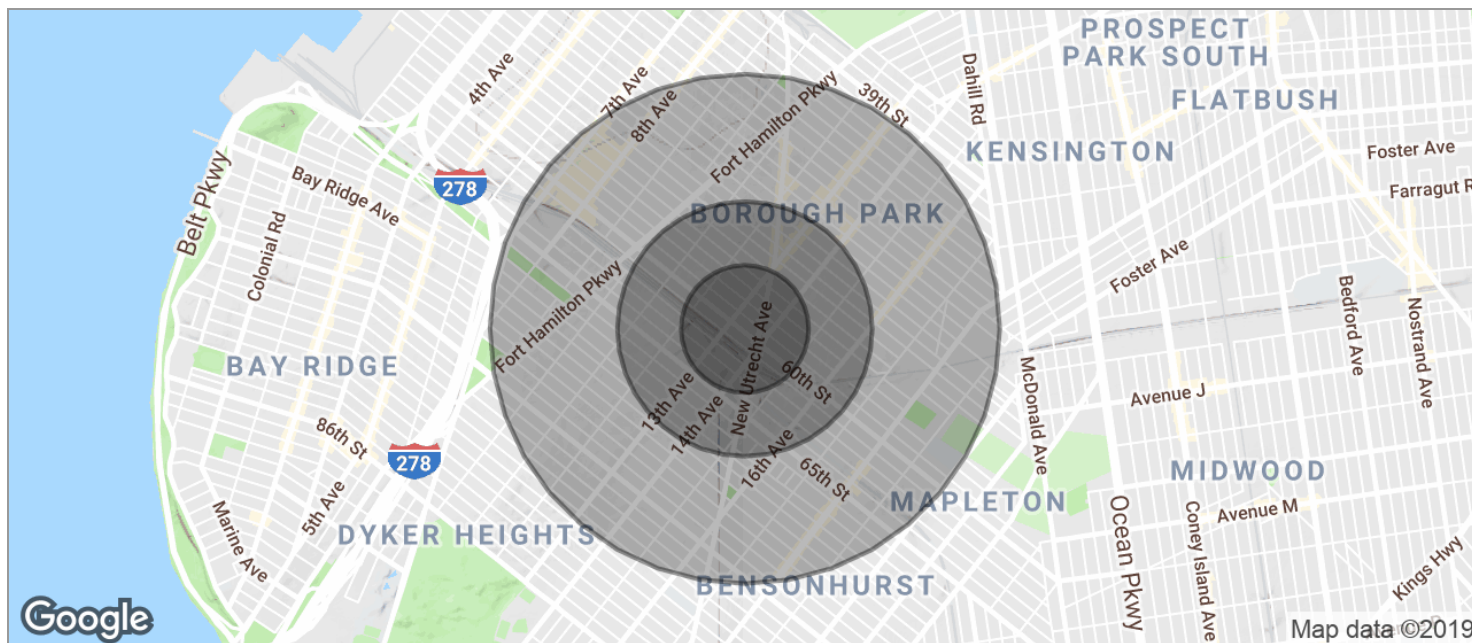
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Demographics Map



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	8,230	39,779	179,179
MEDIAN AGE	32.0	30.3	31.1
MEDIAN AGE (MALE)	29.8	28.6	29.9
MEDIAN AGE (FEMALE)	34.1	31.8	32.6

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	2,487	11,651	53,827
# OF PERSONS PER HH	3.3	3.4	3.3
AVERAGE HH INCOME	\$53,835	\$53,080	\$54,324
AVERAGE HOUSE VALUE		\$699,587	\$691,941

* Demographic data derived from 2010 US Census

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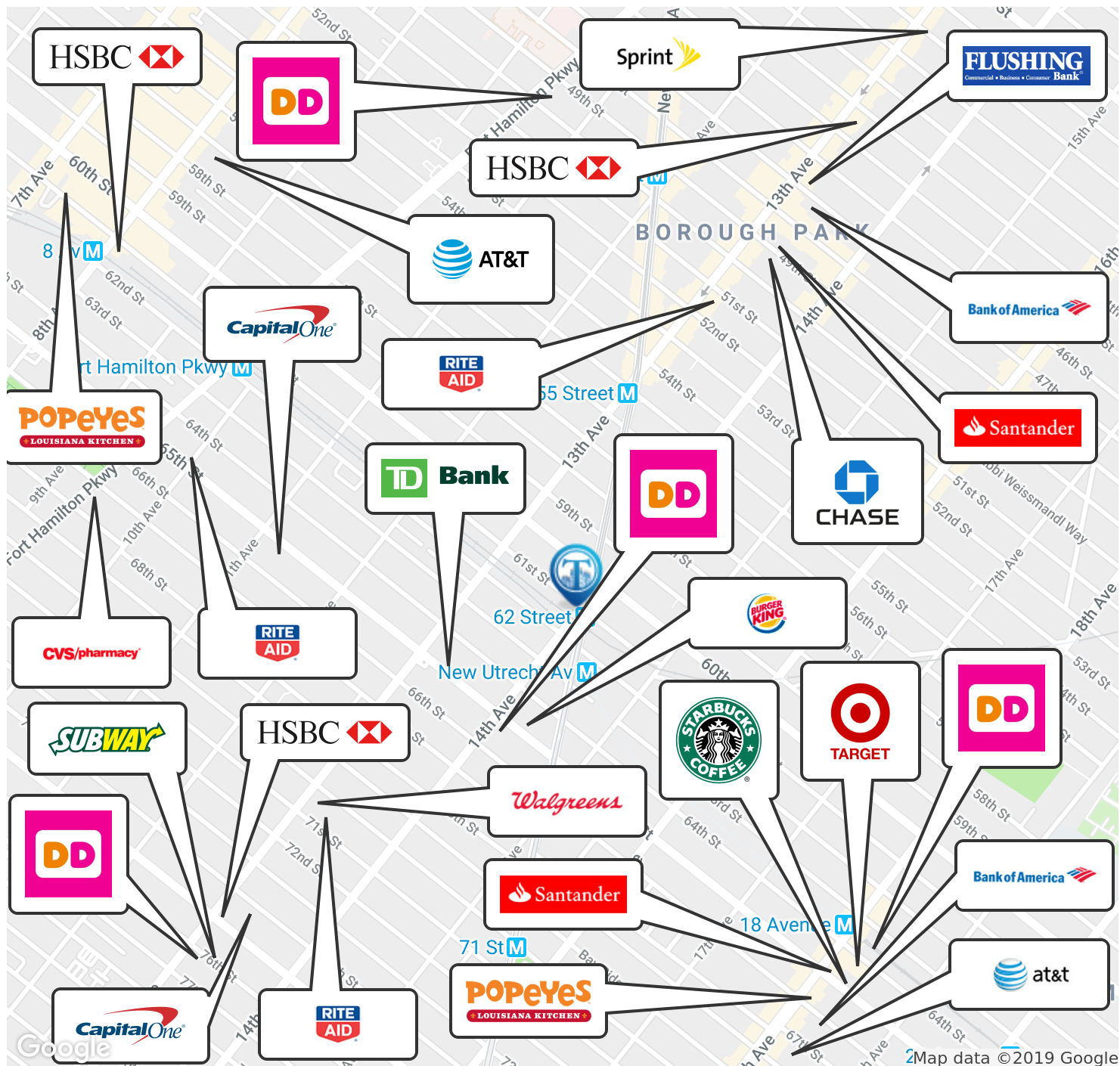
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Retailer Map



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Available Spaces

LEASE TYPE | Upon Request

TOTAL SPACE | 2,576 - 3,024 SF

LEASE TERM | Negotiable

LEASE RATE | Upon Request



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
South	Available	2,576 SF	Upon Request	Upon Request	Optional 3 car parking space
North	Available	3,024 SF	Upon Request	Upon Request	Optional 3 car parking space

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