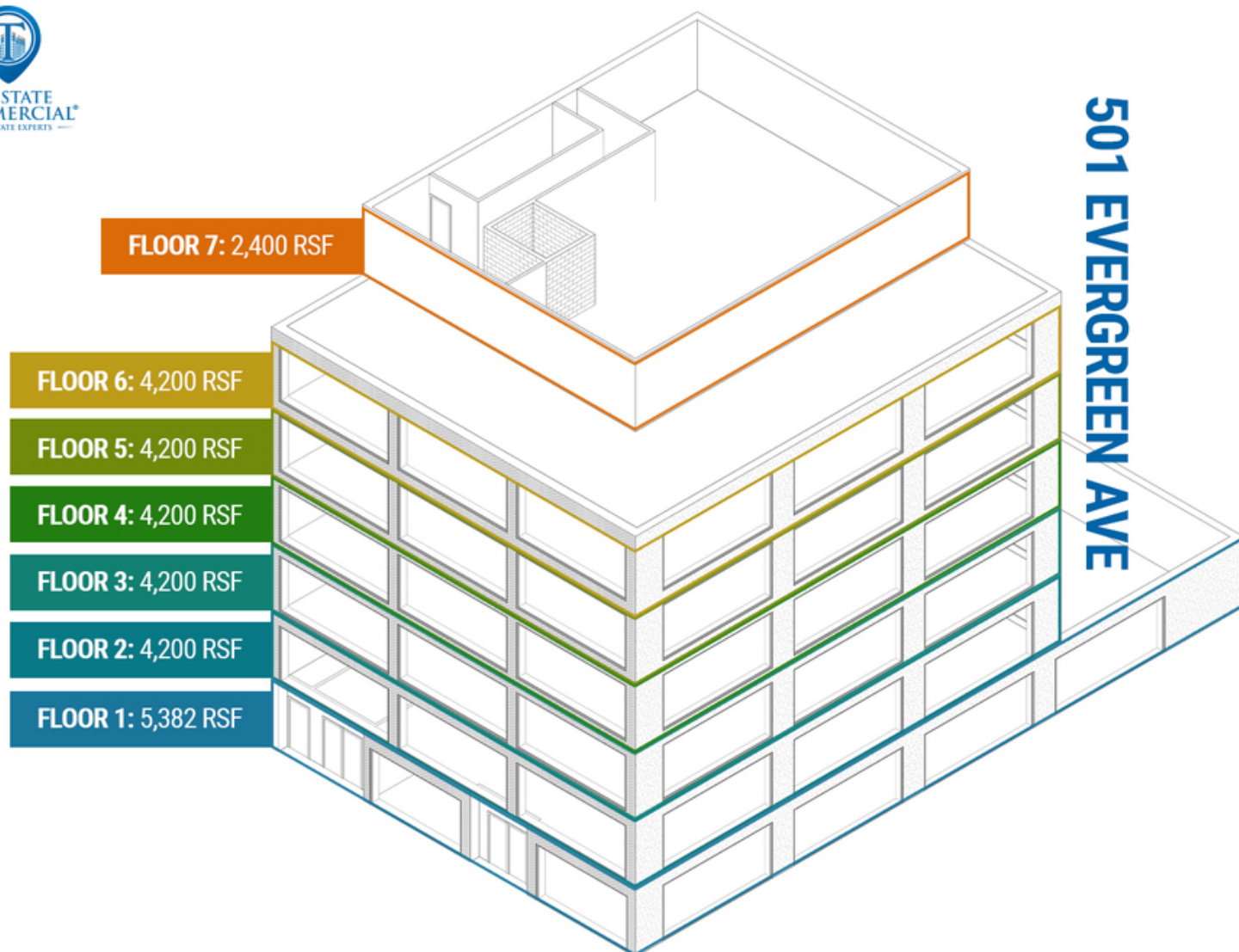




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FOR LEASE

28,782 RSF Entire Building | 7 Floors | Community Facility in Bushwick!

501 Evergreen Ave, Brooklyn, NY 11221

Shlomi Bagdadi
718.437.6100
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Executive Summary



OFFERING SUMMARY

Available SF: 2,400 - 28,782 SF

Lease Rate: Upon Request

Lot Size: 1,950 SF

Building Size: 28,800 SF

Zoning: R6

Market: Bushwick

PROPERTY OVERVIEW

28,782 SF Entire Building | 7 Floors | Community Facility in Bushwick!

Property Type: Community Facility

Total Space Available: 28,782 SF

Building Size: 28,800 SF

5,382 SF- 1st Floor, 4,200 SF- 2nd Floor, 4,200 SF- 3rd Floor, 4,200 SF- 4th Floor, 4,200 SF- 5th Floor, 4,200 SF- 6th Floor, 2,400 SF- 7th Floor

-Ground floor has a mezzanine and 20' ceilings.

-Divisions Possible

LOCATION OVERVIEW

Conveniently located in Bushwick just a few short blocks from the J/Z trains at the Gates Ave station where new dive bars, bodegas, and gallery spaces continue to flourish, fueled by the intrepid movers and shakers that are pouring into Bushwick's converted loft spaces.

Neighboring tenants include:

-Dunkin Donuts

-Walgreens

-Bank of America

-Subway

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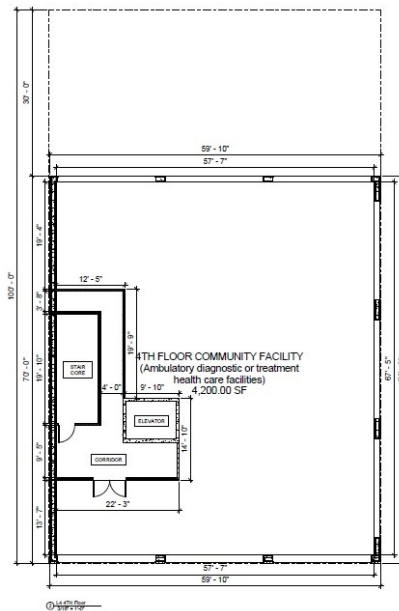
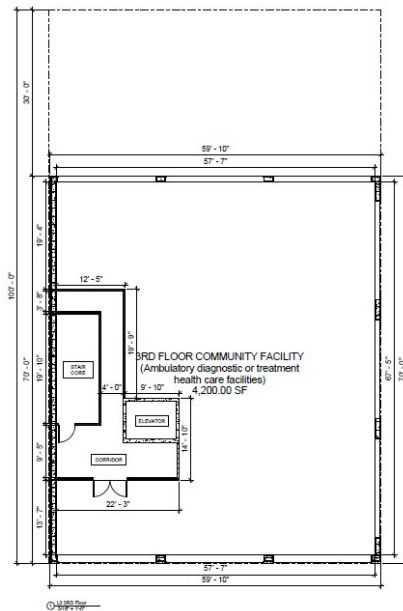
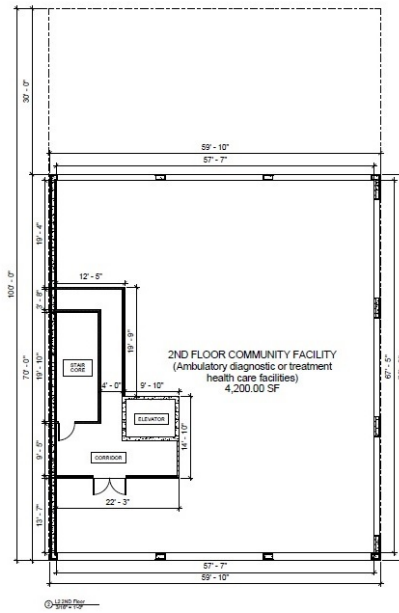
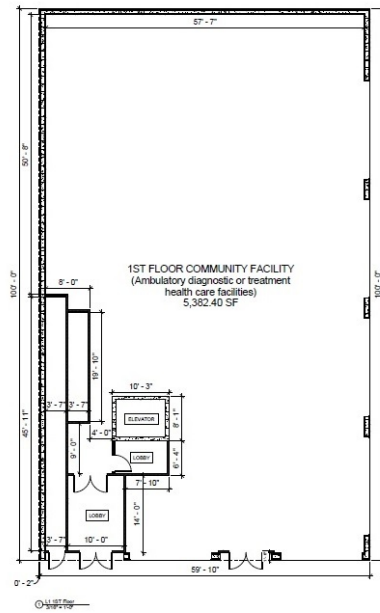
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Floor Plans



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Available Spaces

Lease Rate: UPON REQUEST **Total Space** 2,400 - 28,782 SF

Lease Type: Upon Request **Lease Term:**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Ground Floor	Community Center	UPON REQUEST	Upon Request	5,382 SF	Negotiable	Mezzanine. 20' Ceilings.
2nd Floor	Community Center	UPON REQUEST	Upon Request	4,200 SF	Negotiable	
3rd Floor	Community Center	UPON REQUEST	Upon Request	4,200 SF	Negotiable	
4th Floor	Community Center	UPON REQUEST	Upon Request	4,200 SF	Negotiable	
5th Floor	Community Center	UPON REQUEST	Upon Request	4,200 SF	Negotiable	
6th Floor	Community Center	UPON REQUEST	Upon Request	4,200 SF	Negotiable	
7th Floor	Community Center	UPON REQUEST	Upon Request	2,400 SF	Negotiable	

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Location Maps



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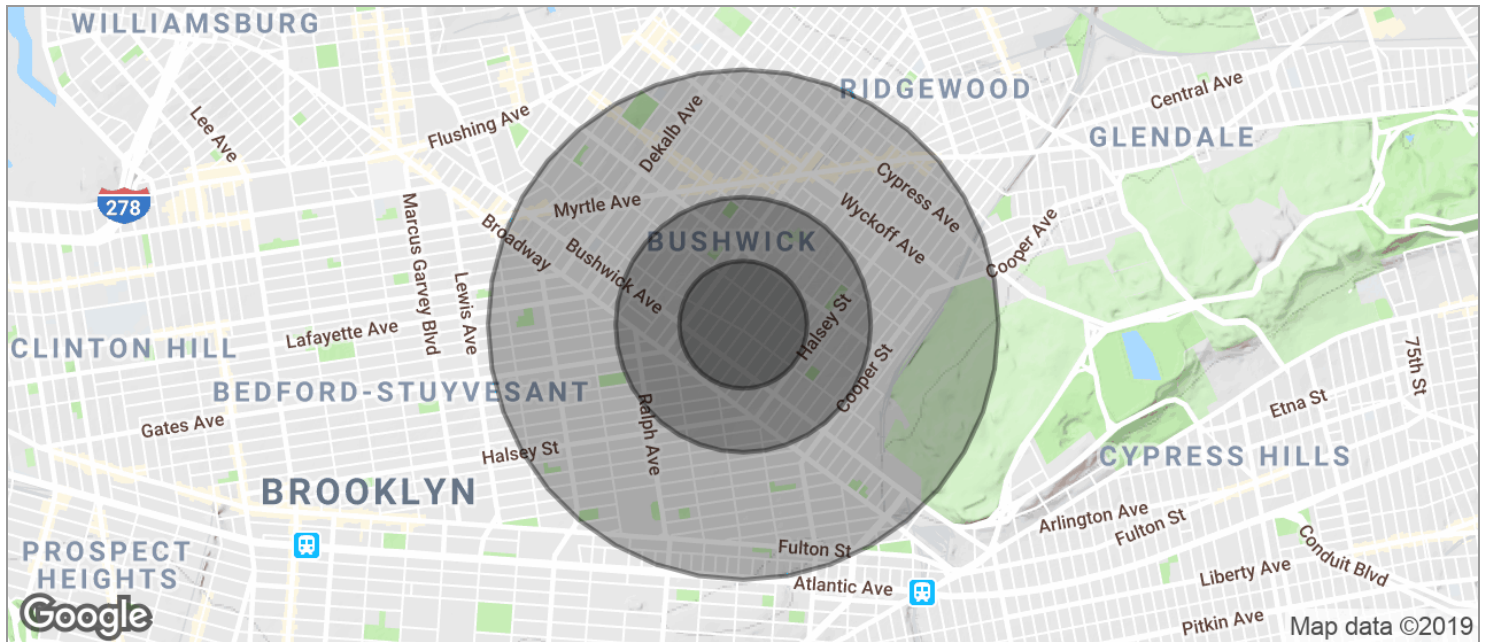
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Demographics Map



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	11,974	46,928	180,501
MEDIAN AGE	31.4	29.8	30.4
MEDIAN AGE (MALE)	29.9	27.0	28.6
MEDIAN AGE (FEMALE)	32.5	32.6	32.4
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	4,133	15,689	61,360
# OF PERSONS PER HH	2.9	3.0	2.9
AVERAGE HH INCOME	\$43,176	\$43,213	\$45,308
AVERAGE HOUSE VALUE	\$574,111	\$587,894	\$555,575

* Demographic data derived from 2010 US Census

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Retailer Map



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