



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

Up to 4,000 SF Built-Out Office in Cypress Hills!

2588 Atlantic Ave, Brooklyn, NY 11207

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

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Executive Summary



OFFERING SUMMARY

Available SF: 4,000 SF

Lease Rate: Upon Request

Lot Size: 3,955 SF

Building Size: 10,885 SF

Zoning: M3-2

PROPERTY OVERVIEW

Up to 4,000 SF Built-Out Office in Cypress Hills!

- Highlights:
- High visibility
 - Built out space
 - Elevator building
 - Signage opportunity
 - Fully Wired
 - Kitchen Area
 - Lounge

LOCATION OVERVIEW

Located in Cypress Hills near the C, J, Z, and L train. Steps away from the B20, B83, and Q24 bus stops. Next to the Jackie Robinson Parkway. Nearby national tenants include,

- Dunkin Donuts
- Citi Bank
- McDonalds
- Chase
- Dollar Tree
- Foot Locker
- Planet Fitness

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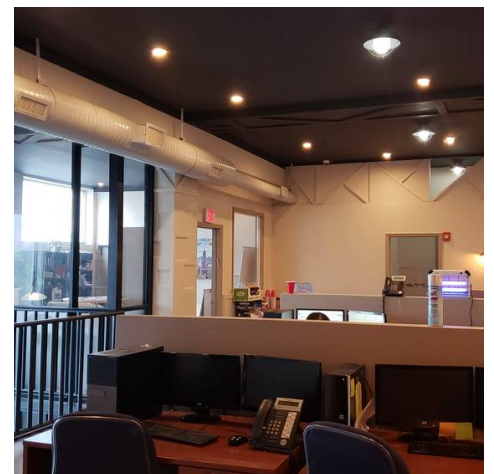
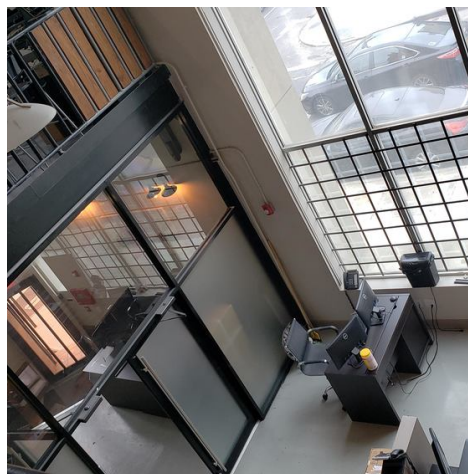
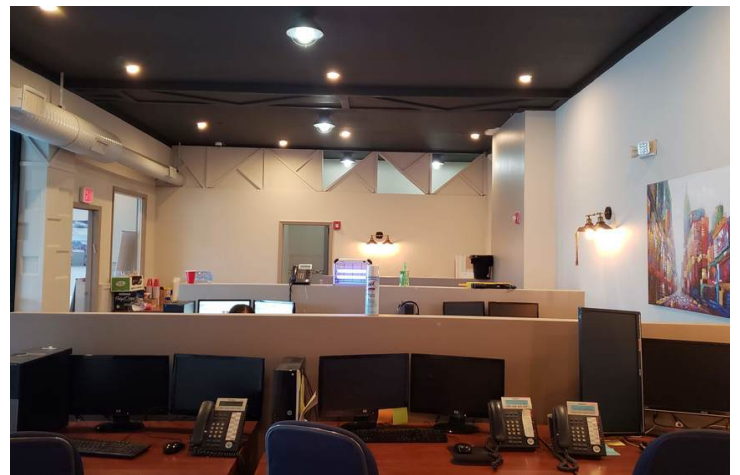
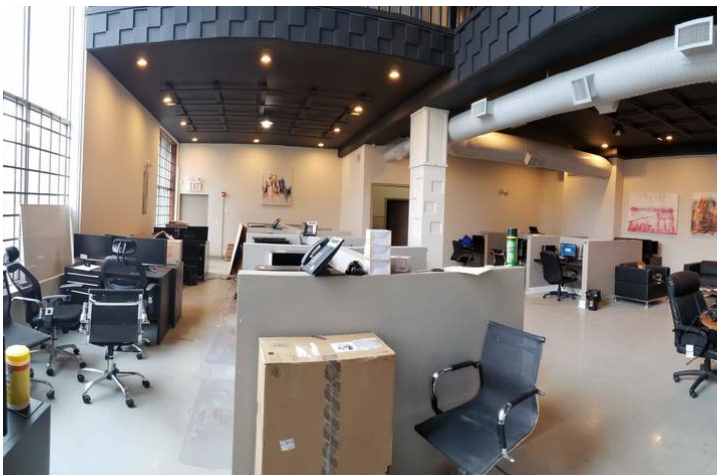
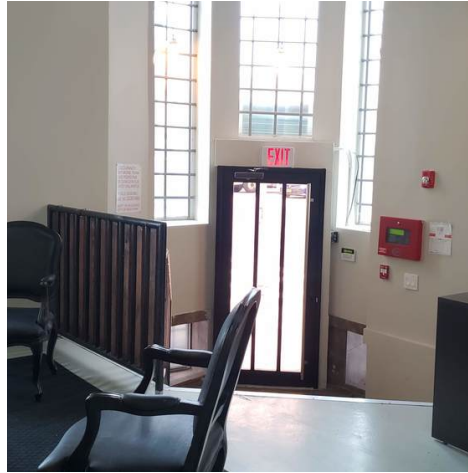
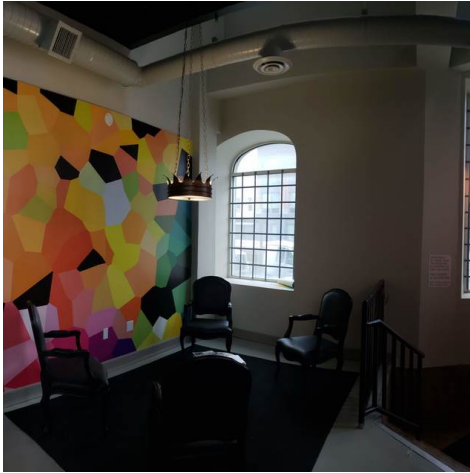
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Additional Photos



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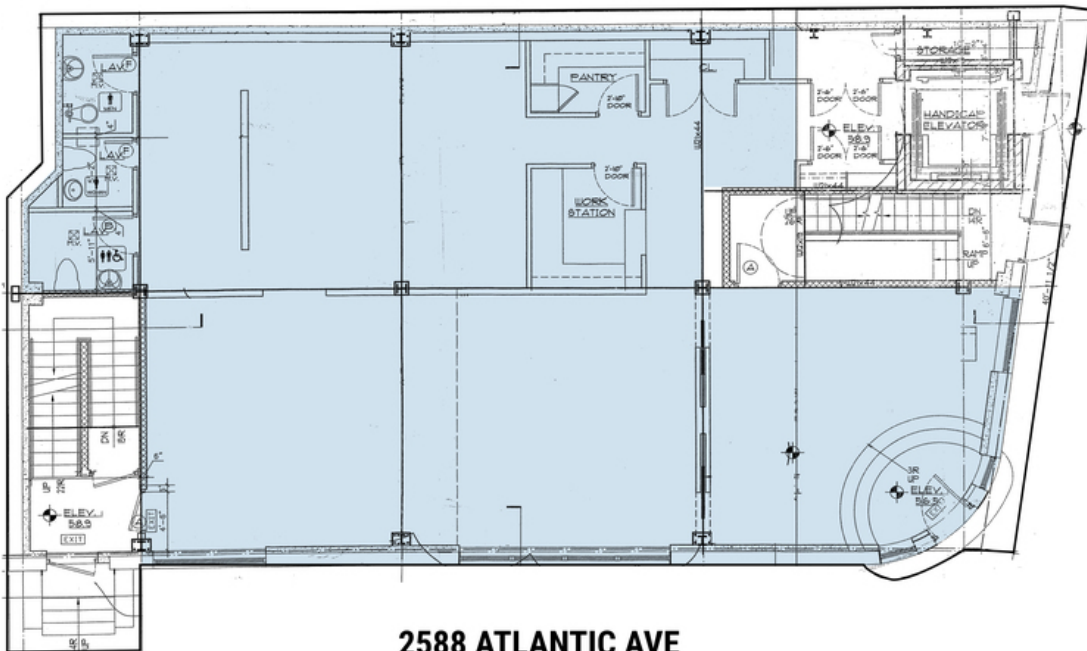
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Floor Plan- Ground Floor



2588 ATLANTIC AVE

**GROUND FLOOR
TOTAL AVAILBLE SPACE
2,500 SF**

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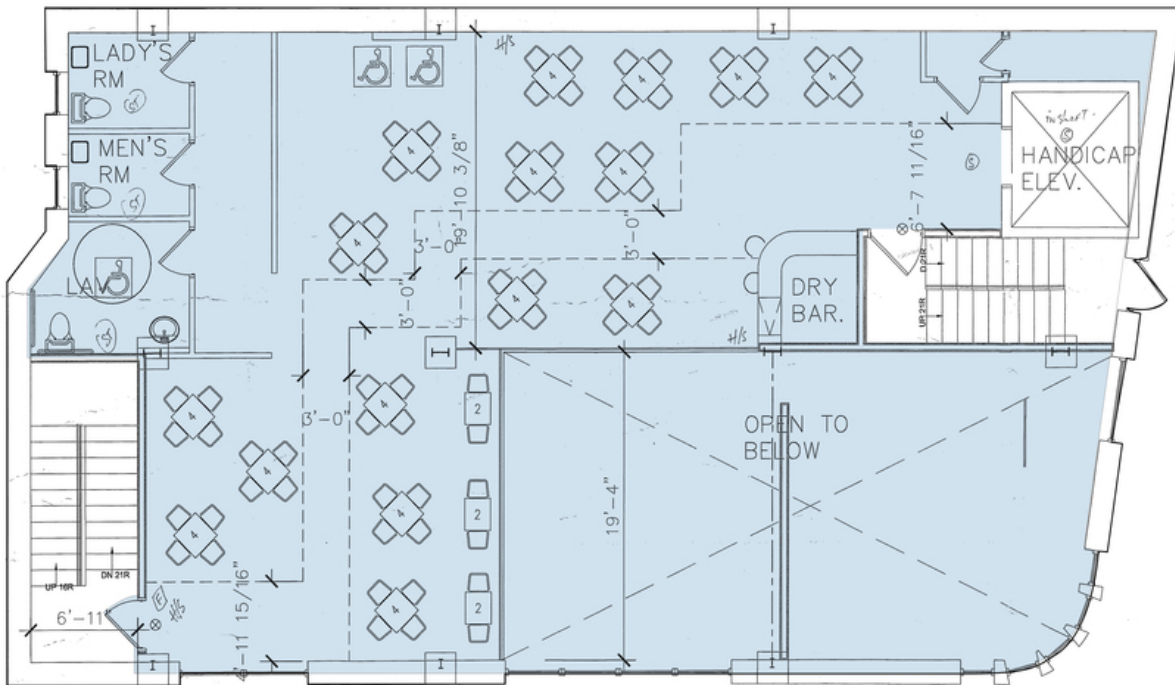
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Floor Plan-Second Floor



2588 ATLANTIC AVE

SECOND FLOOR
TOTAL AVAILABLE SPACE
1,500 SF

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Location Maps



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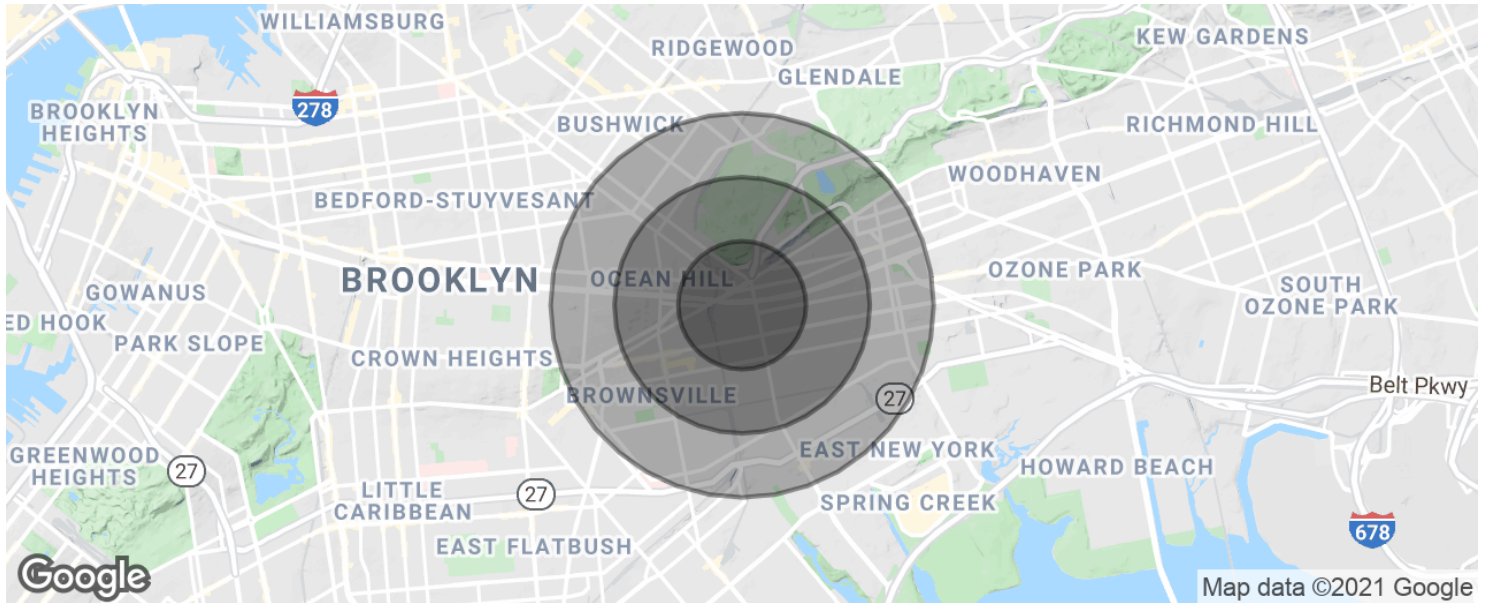
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Demographics Map & Report



POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total population	16,730	103,023	243,109
Median age	28.3	28.9	29.8
Median age (Male)	24.9	25.9	27.2
Median age (Female)	30.5	31.6	32.0

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total households	5,432	36,030	83,005
# of persons per HH	3.1	2.9	2.9
Average HH income	\$40,593	\$38,033	\$42,886
Average house value	\$501,924	\$421,552	\$434,766

* Demographic data derived from 2010 US Census

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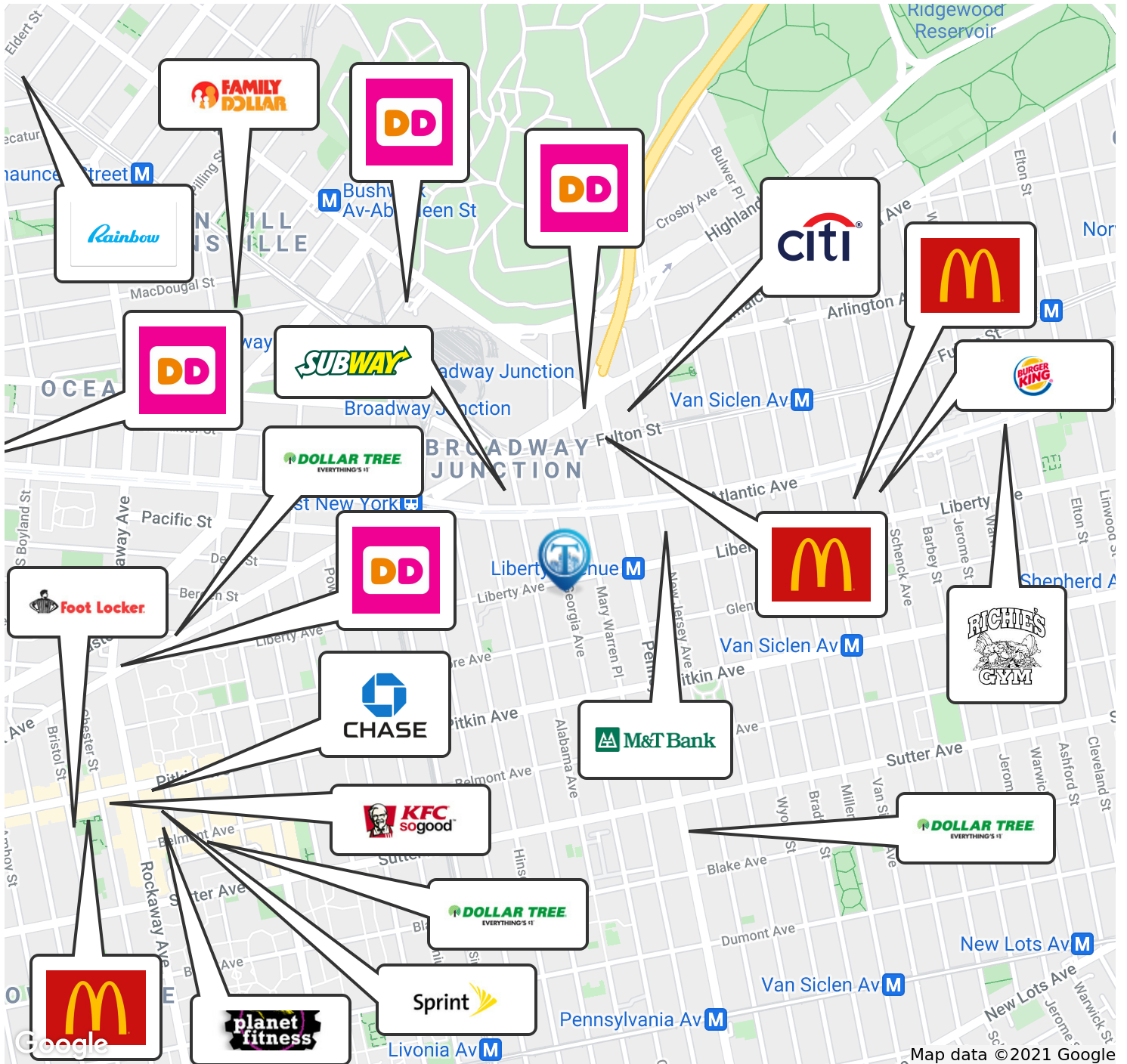
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Retailer Map



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