



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

1,200 SF Corner Retail space for lease in Crown Heights!

243 Troy/1263A St. Johns, Brooklyn, NY 11213

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

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Executive Summary



OFFERING SUMMARY

Available SF: 1,200 SF

Lease Rate: Upon Request

Lot Size: 2,808 SF

Building Size: 10,108 SF

Zoning: R6

PROPERTY OVERVIEW

1,200 SF Corner Retail space for lease in Crown Heights!

- Highlights:
- Fully built out deli
 - Corner space
 - Tons of signage
 - Vented
 - Basement

LOCATION OVERVIEW

Located in Crown Heights, in close proximity to the St John's Pl/Troy Av bus stop.

Public transit: B45 at St John's Pl/Troy Av.

Nearby local tenants,

-Apple Bank, Chase Bank, Dunkin', Popular Bank, TD Bank, Citibank, Santander Bank, Carver Federal Savings Bank, Furman's Coffee, CTown Supermarkets, Bravo Supermarkets, Blink Fitness

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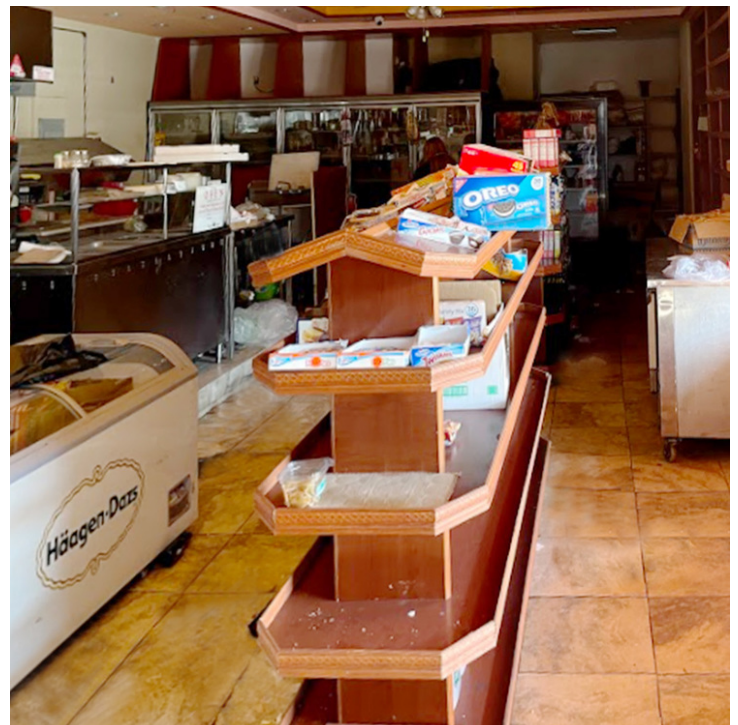
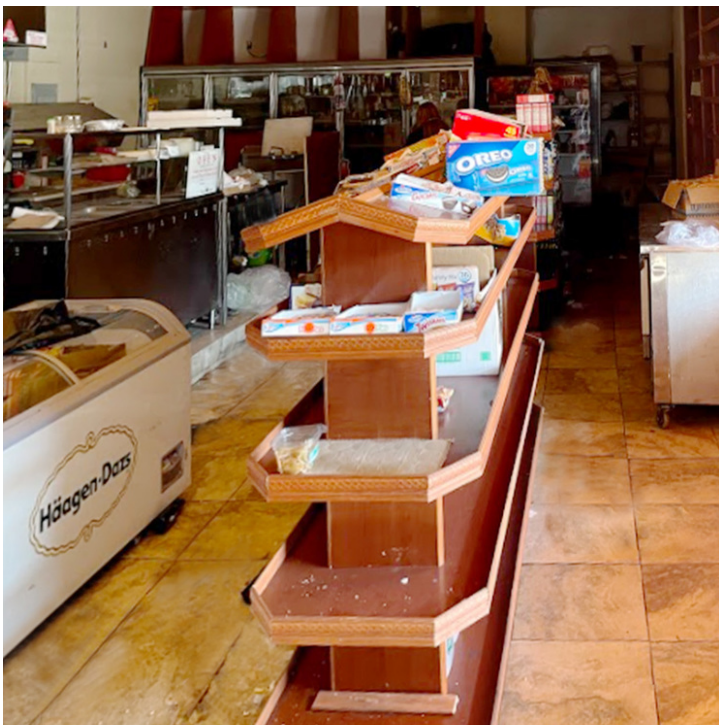
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Additional Photos



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Location Maps



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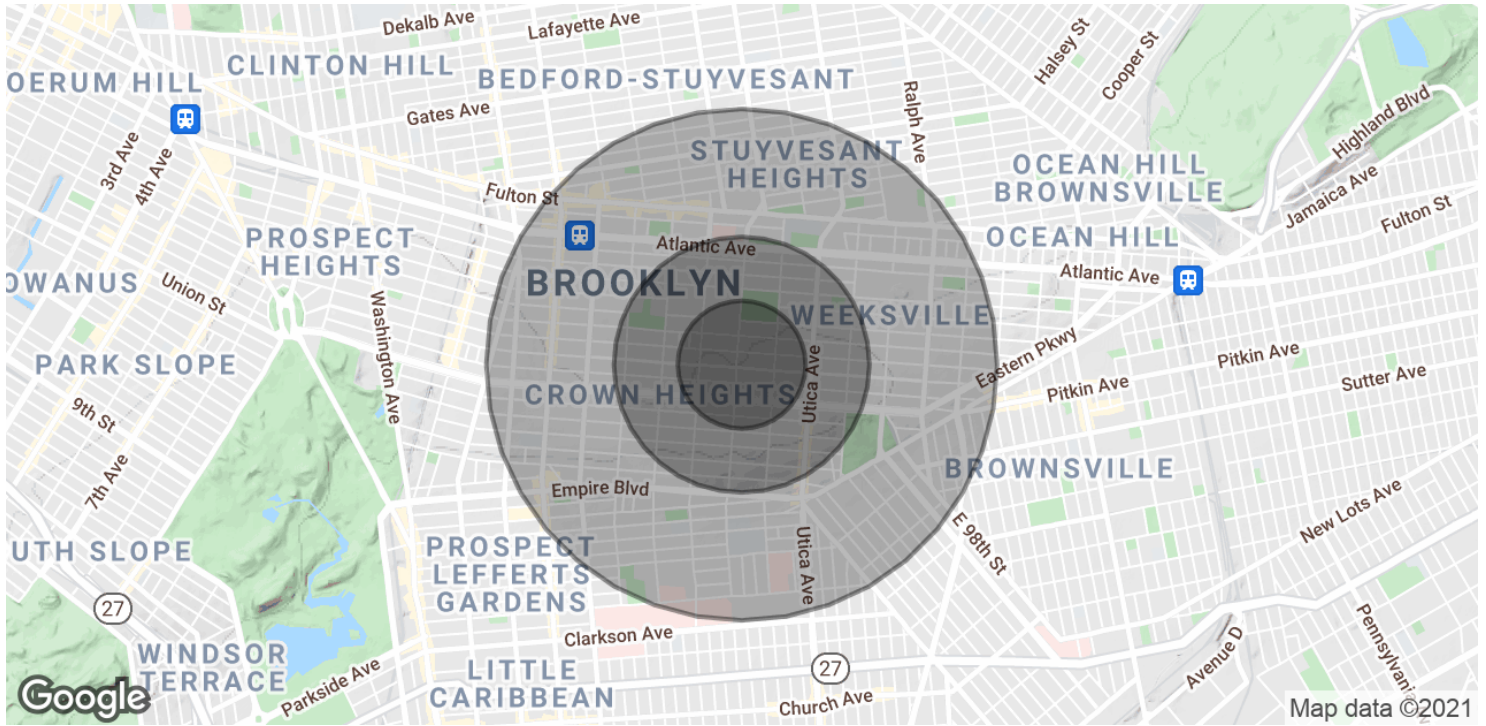
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	12,326	47,039	170,712
Average age	32.4	32.0	33.5
Average age (Male)	30.4	29.6	31.0
Average age (Female)	35.3	34.8	35.8

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total households	4,787	17,529	65,295
# of persons per HH	2.6	2.7	2.6
Average HH income	\$44,735	\$45,608	\$47,375
Average house value	\$464,828	\$497,467	\$605,112

* Demographic data derived from 2010 US Census

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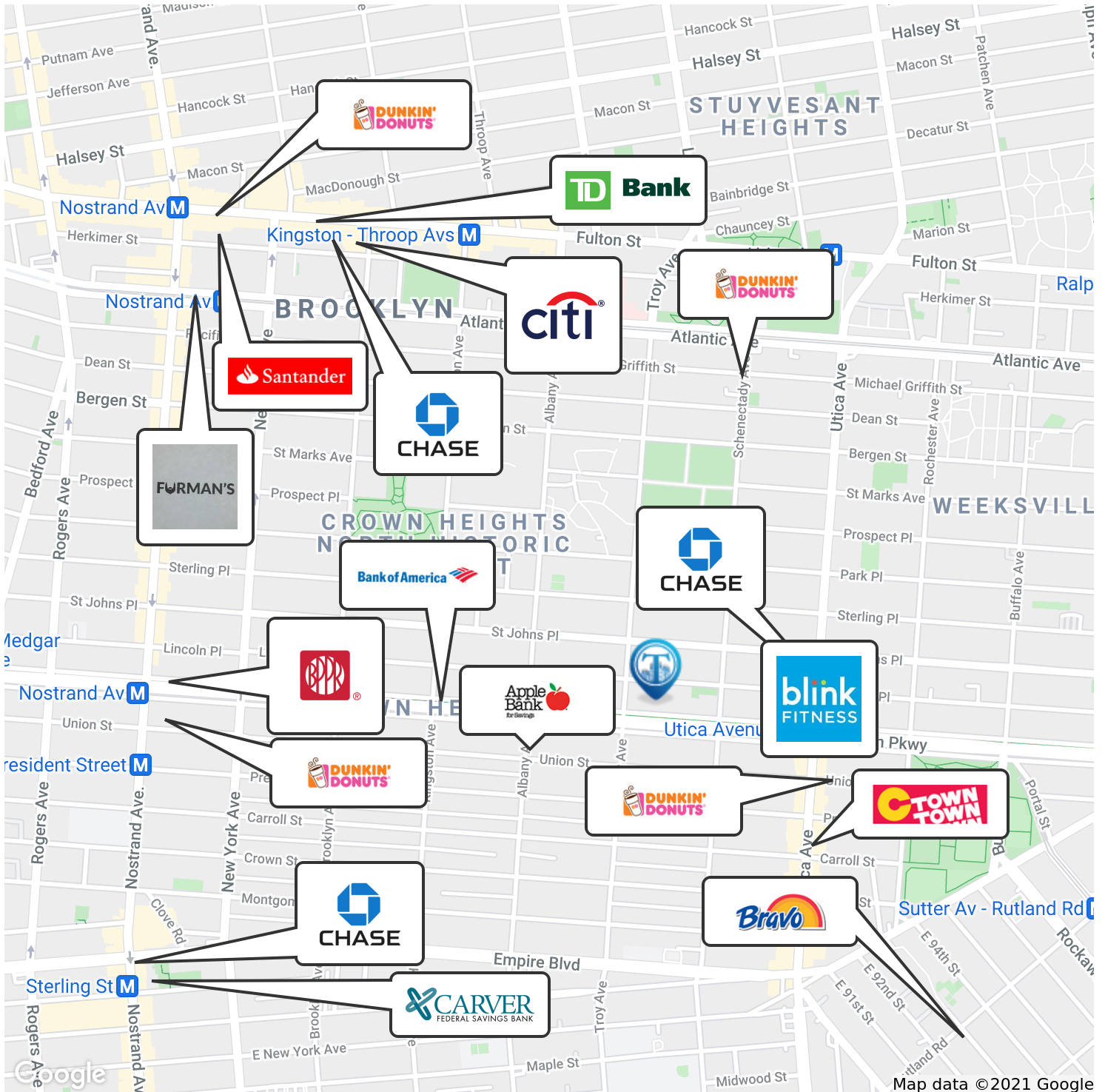
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Retailer Map



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