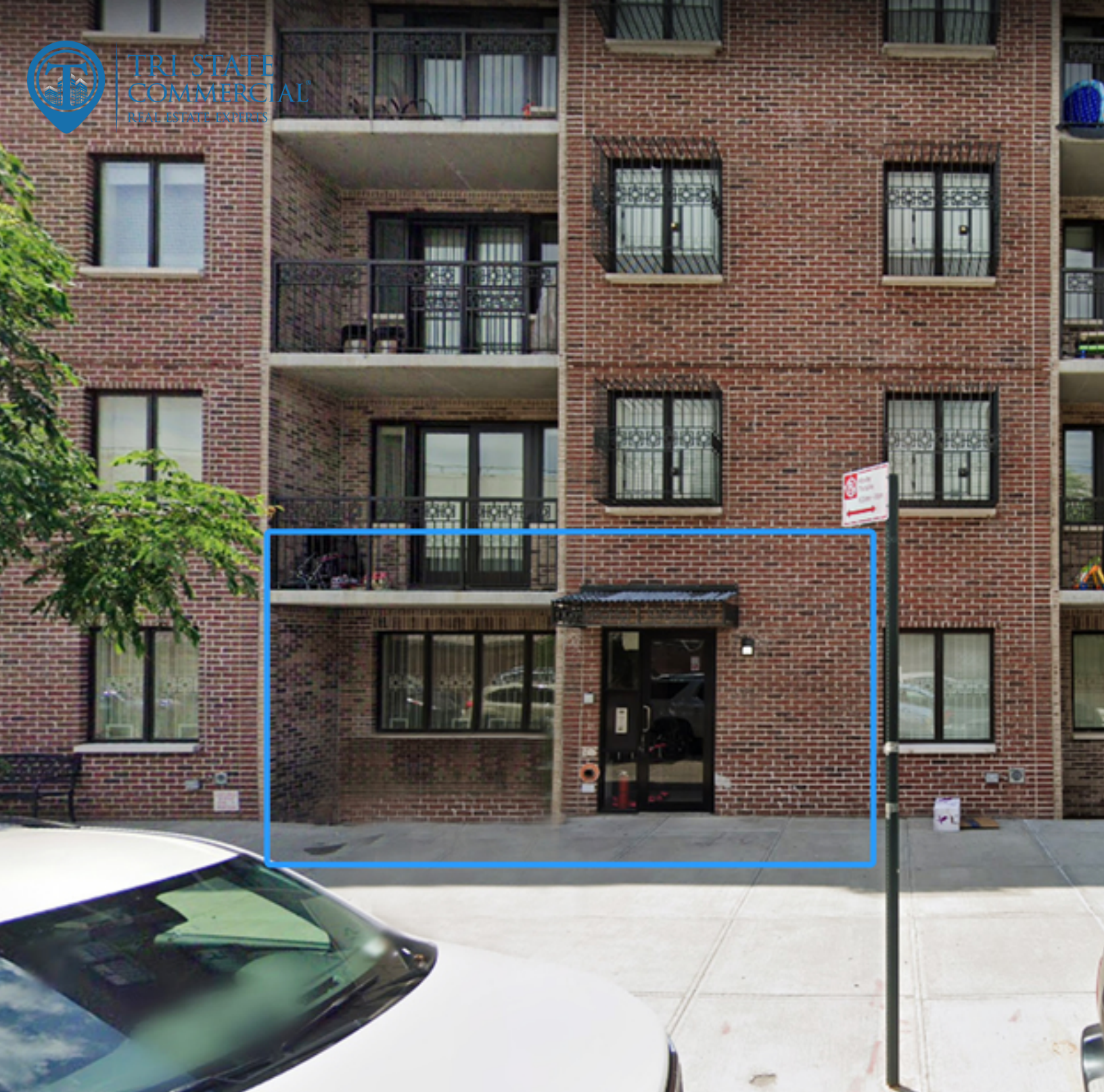




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FOR LEASE | OFFICE SPACE

300-750 SF Office spaces w/ Private Backyard for lease in Bed-Stuy!

230 Walworth St, Brooklyn, NY 11205

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

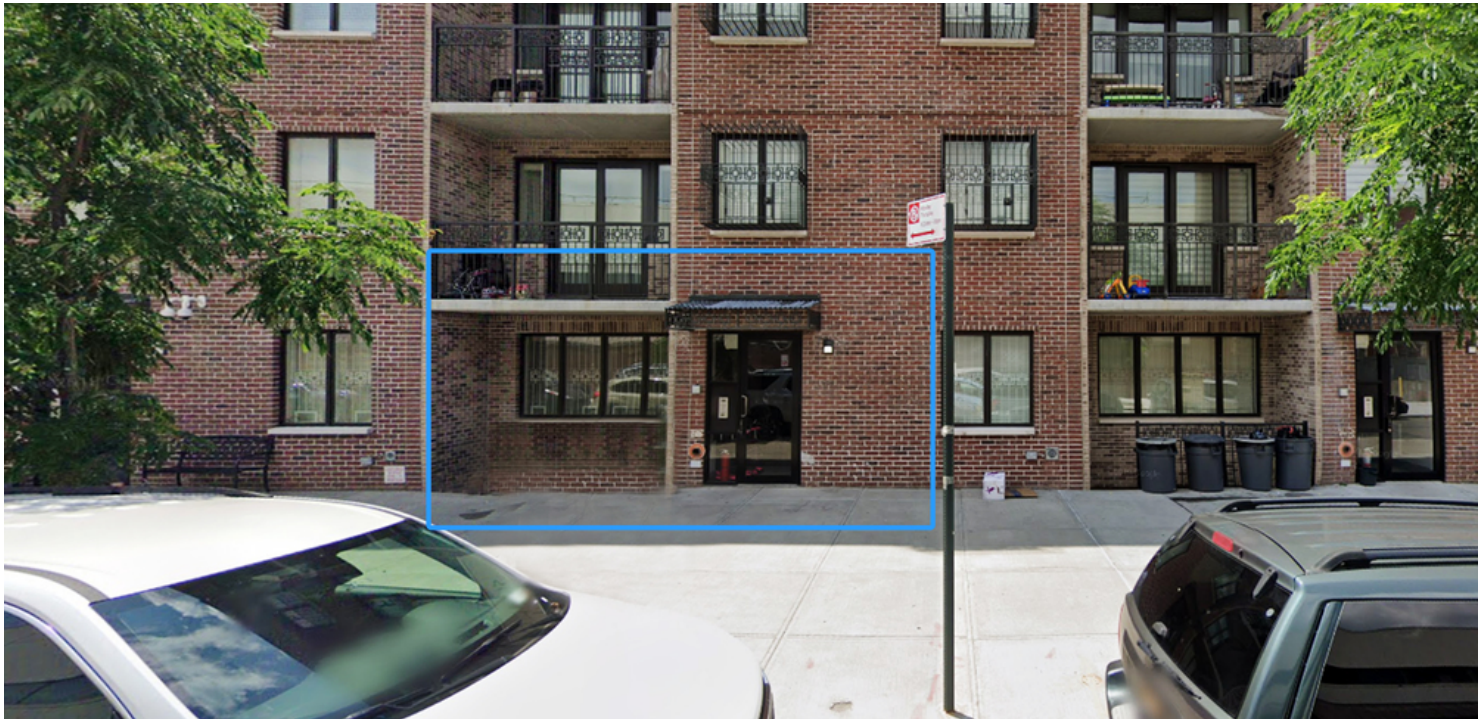
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Executive Summary



OFFERING SUMMARY

Available SF: 300 - 750 SF

Lease Rate: Upon Request

Lot Size: 3,563 SF

Building Size: 9,072 SF

Zoning: R6B

PROPERTY OVERVIEW

300-750 SF Office spaces w/ Private Backyard for lease in Bed-Stuy!

2 spaces
Space A: 450 SF
Space B: 300 SF

Highlights:
-Private Backyard
-Ideal for office, salon, studio, and many more!

LOCATION OVERVIEW

Located in Bed-Stuy, short walk to the Bedford-Nostrand Ave transit stop.

Public Transits: G train at Bedford-Nostrand Ave.

Nearby local tenants include,
-Bravo Supermarkets, Crown Supermarkets, Chase Bank, Dunkin', Kiten Espresso bar, Speedy Romeo, Apple Bank, Starbucks, TD Bank, Mike's Coffee Shop, Corner Grind Coffee Kitchen, Burly Coffee, Ridgewood Savings Bank

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Additional Photos



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Location Maps



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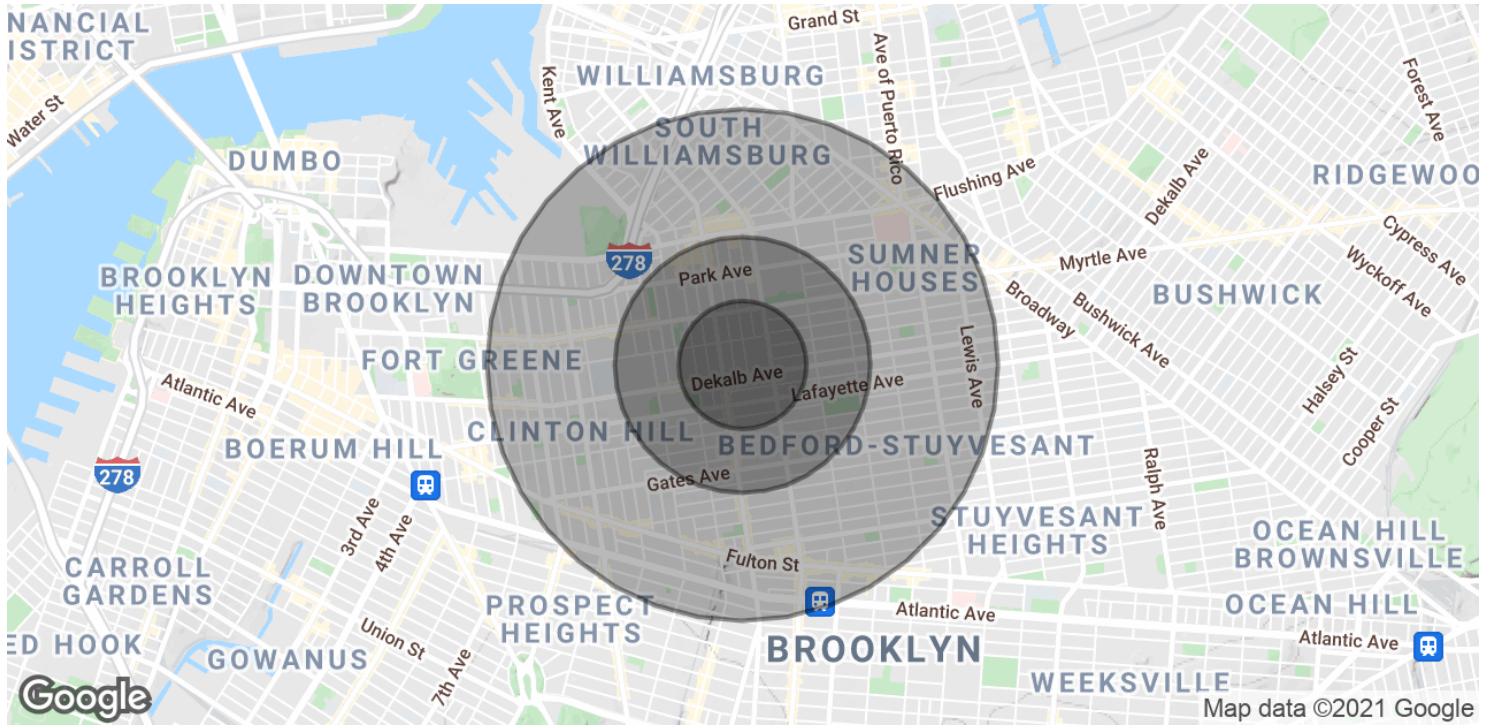
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Demographics Map & Report



POPULATION

Total Population

Average age

Average age (Male)

Average age (Female)

0.25 MILES

8,199

31.2

31.5

31.1

0.5 MILES

42,771

27.6

27.0

28.9

1 MILE

170,738

27.6

27.1

28.3

HOUSEHOLDS & INCOME

Total households

of persons per HH

Average HH income

Average house value

0.25 MILES

3,170

2.6

\$55,517

\$694,486

0.5 MILES

15,029

2.8

\$46,370

\$607,959

1 MILE

59,628

2.9

\$51,378

\$623,723

* Demographic data derived from 2010 US Census

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Retailer Map



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