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REAL ESTATE EXPERTS

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FOR LEASE | RETAIL SPACE

3,850 SF Finished Retail space for lease in Prime Brighton Beach!

519 Brighton Beach Ave, Brooklyn, NY 11235

Shlomi Bagdadi  
718.437.6100  
sb@tristatecr.com

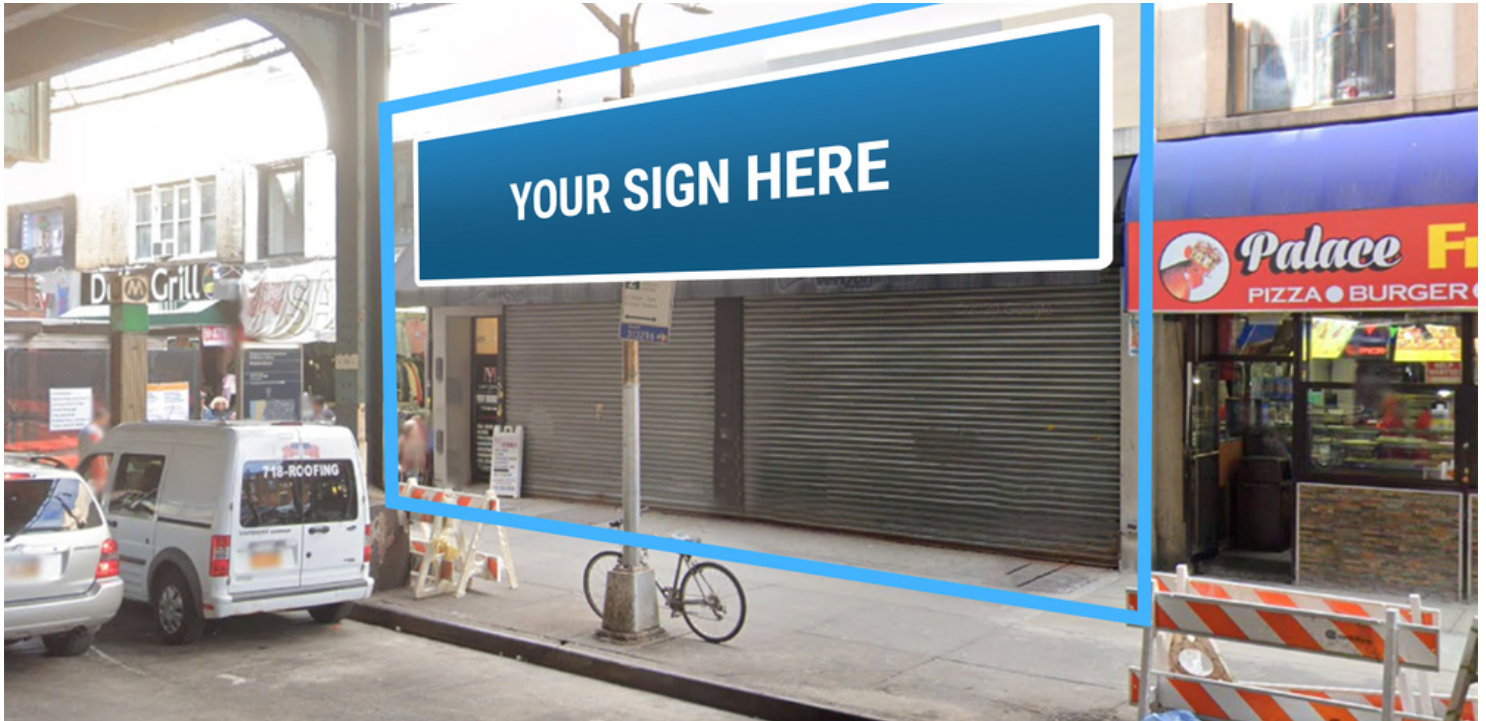
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## Executive Summary



### OFFERING SUMMARY

Available SF: 3,850 SF

Lease Rate: Upon Request

Lot Size: 2,000 SF

Year Built: 1927

Building Size: 2,800 SF

Zoning: R6

### PROPERTY OVERVIEW

3,850 SF Finished Retail space for lease in Prime Brighton Beach!

Highlights:  
-Finished retail  
-Prime Brighton Beach  
-40 ft double frontage  
-Basement

### LOCATION OVERVIEW

Located in Prime Brighton Beach, steps away from the Brighton Beach transit stop.

Public transit: B & Q train at Brighton Beach.

Nearby local tenants include,  
-Bank of America, Verizon, Starbucks, Dunkin', Apple Bank, Chase Bank, Sterling National Bank, Santander Bank, Bank of America

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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Tri State Commercial® Realty // 148 39th st // Brooklyn, 11232 // <https://TriStateCR.com/>





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## Additional Photos



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## Location Maps



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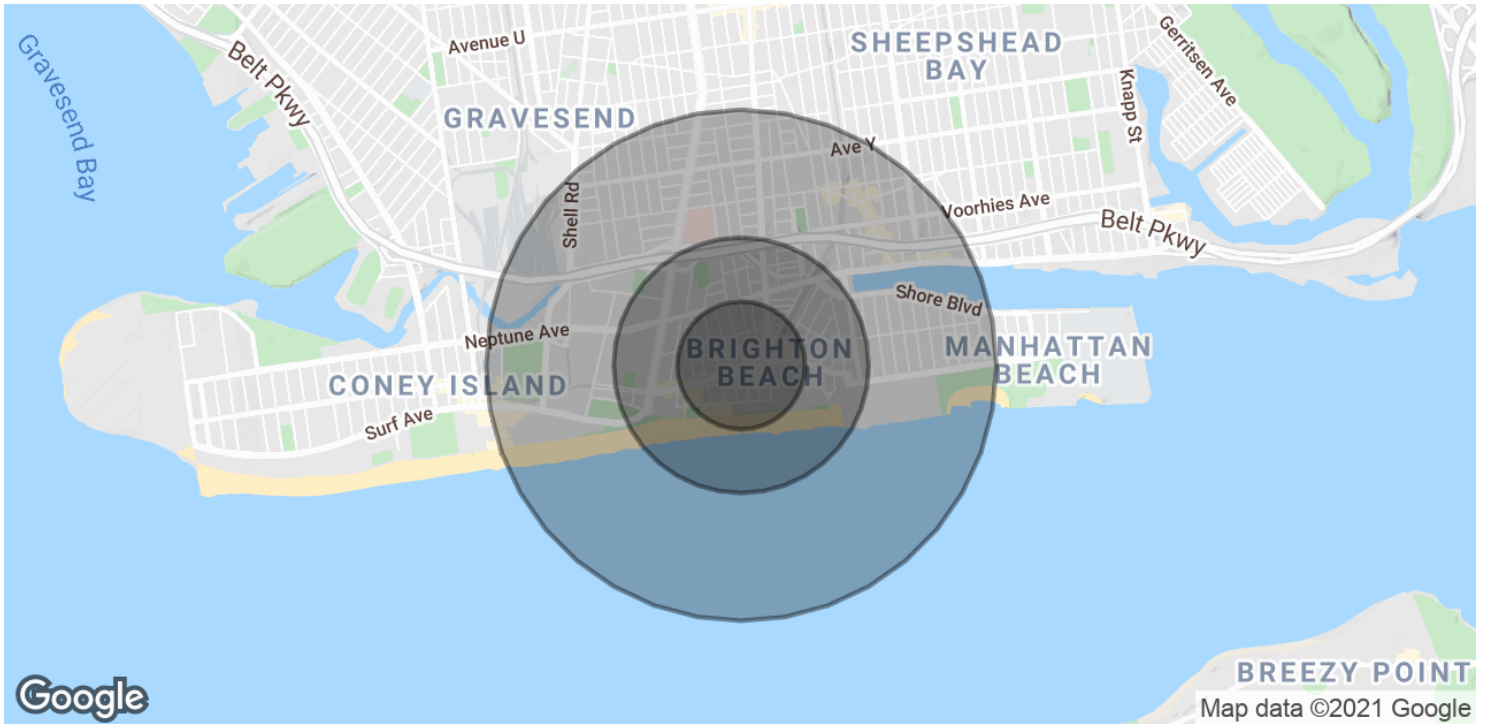
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Demographics Map & Report



**POPULATION**

Total Population  
Average age  
Average age (Male)  
Average age (Female)

**0.25 MILES**

11,767  
49.1  
43.6  
53.4

**0.5 MILES**

31,447  
45.9  
41.8  
49.5

**1 MILE**

80,550  
48.9  
45.5  
51.2

**HOUSEHOLDS & INCOME**

Total households  
# of persons per HH  
Average HH income  
Average house value

**0.25 MILES**

5,618  
2.1  
\$36,439  
\$588,404

**0.5 MILES**

14,259  
2.2  
\$43,654  
\$518,015

**1 MILE**

36,574  
2.2  
\$54,005  
\$515,464

\* Demographic data derived from 2010 US Census

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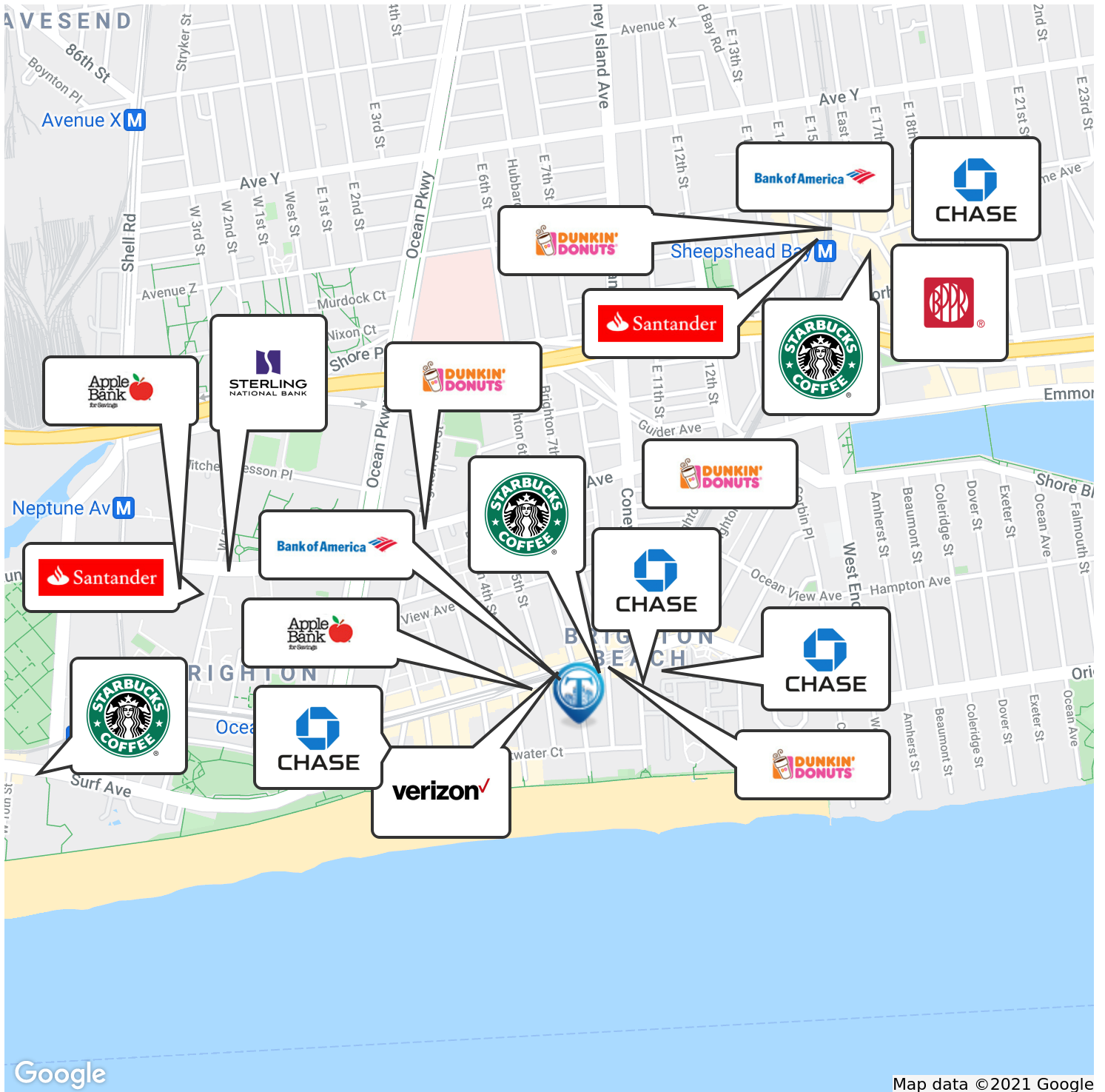
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## Retailer Map



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