



TRI STATE  
COMMERCIAL  
REAL ESTATE EXPERTS



FOR LEASE | COMMUNITY FACILITY SPACE  
985 SF Corner | Vanilla Boxed Community Facility For Lease in Bushwick!

333 Irving Avenue, Brooklyn, NY 11237

Shlomi Bagdadi  
718.437.6100  
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## Executive Summary



### OFFERING SUMMARY

Available SF: 985 SF

Lease Rate: Upon Request

Lot Size: 7,450 SF

Year Built: 1952

Building Size: 1,950 SF

Zoning: R6

Market: Bushwick

### PROPERTY OVERVIEW

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- Highlights:
- Corner space
  - Outdoor space
  - HVAC
  - Vanilla box

### LOCATION OVERVIEW

Located in Bushwick, steps away from the Myrtle-Wyckoff Ave transit stop.

Public transits: L & M train at Myrtle-Ave Wyckoff Ave.

Nearby local tenants include,  
-Santander Bank, Starbucks, Capital One Bank, Citibank, Bank of America, Variety Coffee Roasters, Caffeine Underground, Milk & Pull,Dunkin, Popular Bank, TD Bank, Ridgewood Savings Bank, CTown Supermarkets, Key Food Supermarkets, Planet Fitness, Blink Fitness

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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## Location Maps



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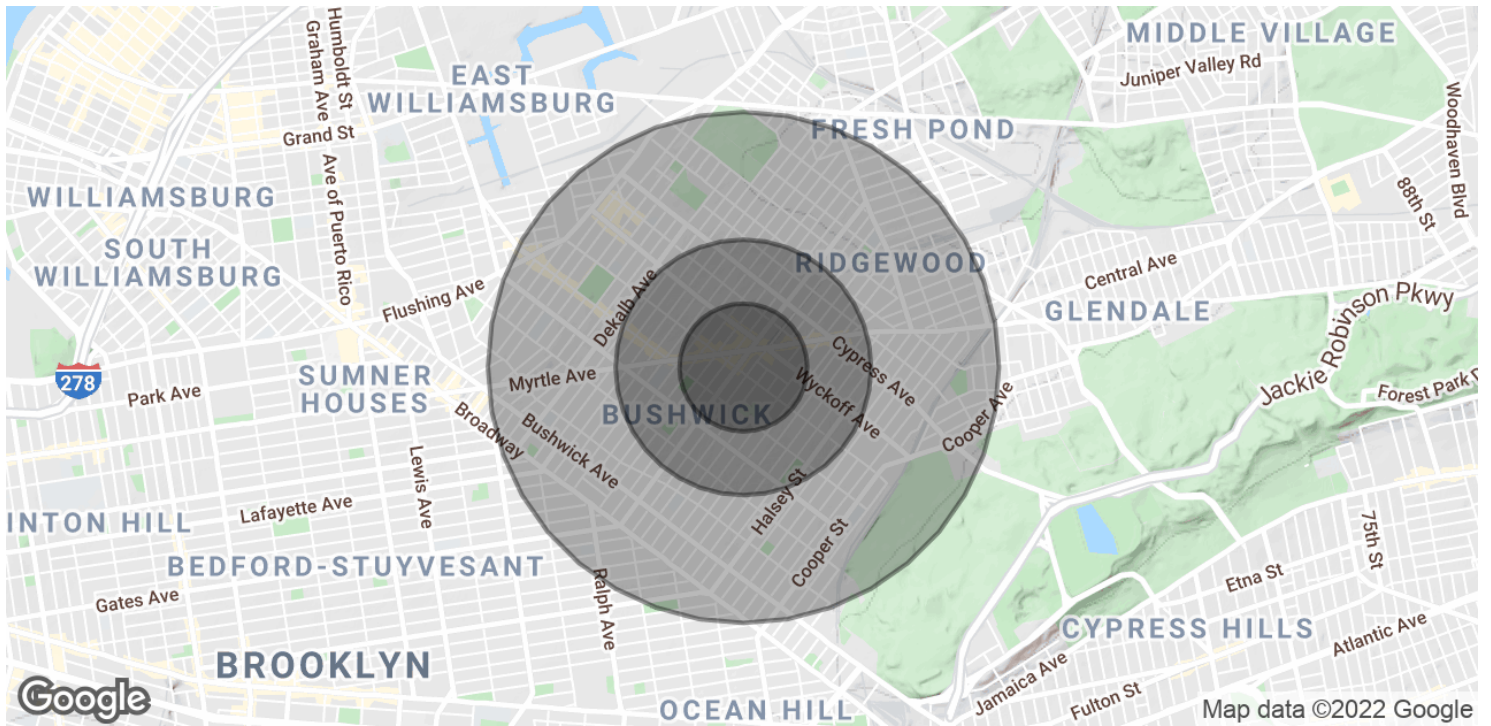
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## Demographics Map & Report



### POPULATION

Total Population

Average Age

Average Age (Male)

Average Age (Female)

### 0.25 MILES

14,683

29.3

27.0

31.9

### 0.5 MILES

59,435

29.2

27.4

31.1

### 1 MILE

184,754

30.1

28.9

31.7

### HOUSEHOLDS & INCOME

Total Households

# of Persons per HH

Average HH Income

Average House Value

### 0.25 MILES

4,488

3.3

\$41,457

### 0.5 MILES

18,356

3.2

\$43,632

\$565,585

### 1 MILE

60,308

3.1

\$47,003

\$615,693

\* Demographic data derived from 2010 US Census

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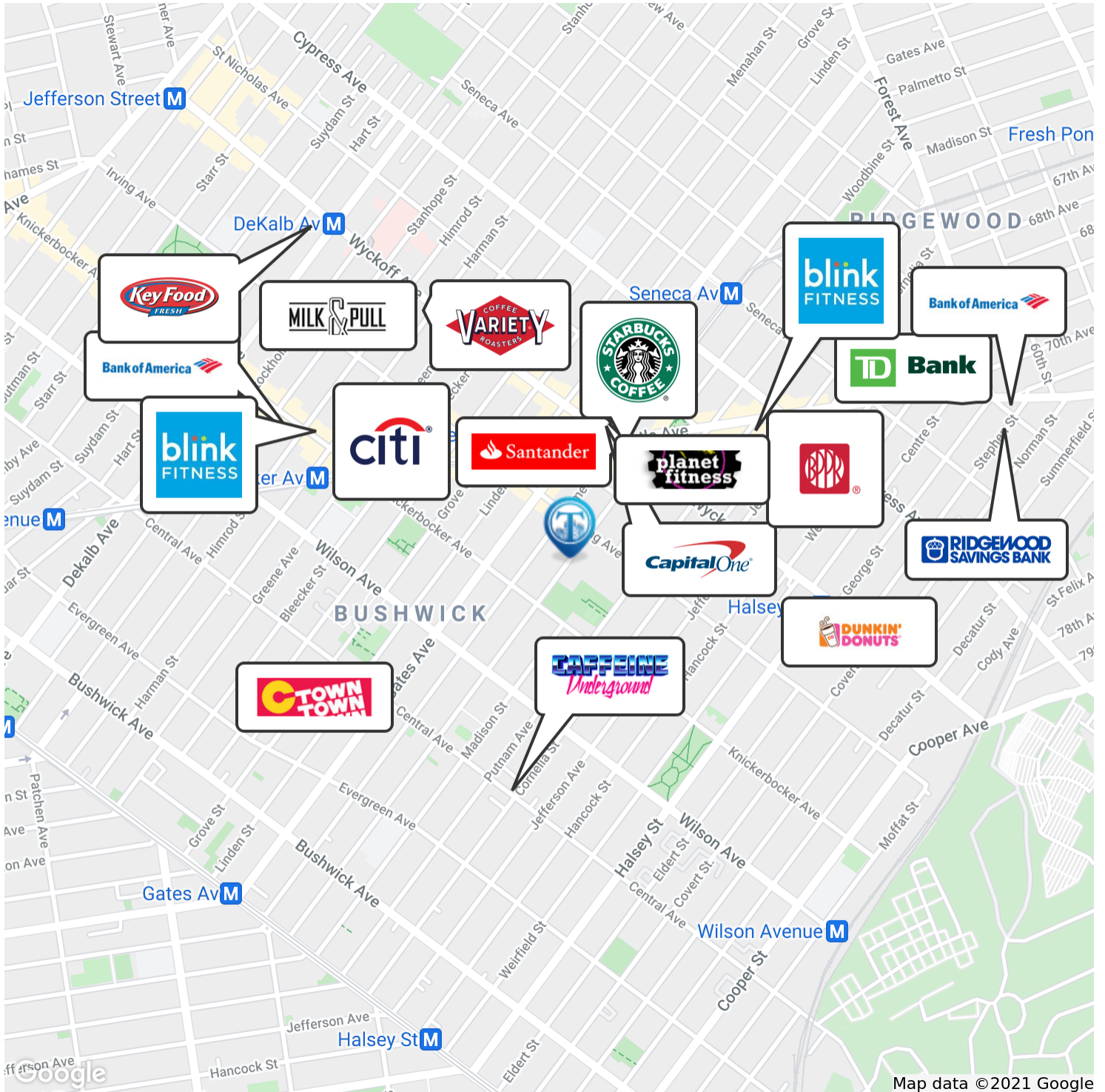
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## Retailer Map



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