



TRI-STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS



FOR LEASE | INDUSTRIAL SPACE  
2456 McDonald Avenue | Warehouse Space

2456 McDonald Avenue, Brooklyn, NY 11223

Shlomi Bagdadi  
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# 2456 McDonald Avenue | Warehouse Space

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## Executive Summary



### OFFERING SUMMARY

Available SF: 7,500 SF

Lot Size: 12,964 SF

Year Built: 1920

Building Size: 15,195 SF

Zoning: M1-1

### PROPERTY OVERVIEW

10 ft ceilings  
2 bay doors  
Can be used as warehouse or office

### LOCATION OVERVIEW

Located in the Gravesend neighborhood between Lake St & McDonald Ave near the Avenue X and 86th St subway stations

Nearest transit: F train at Avenue X, N train at 86th St, and the B4 & B1 bus lines.

Nearby tenants include Chase, Rite Aid, burger King, CTown Supermarkets, Popeye's, Retro Fitness, Brooklyn Family Pharmacy, Key Food Supermarkets, Sunoco, Dunkin', T Mobile, and more!

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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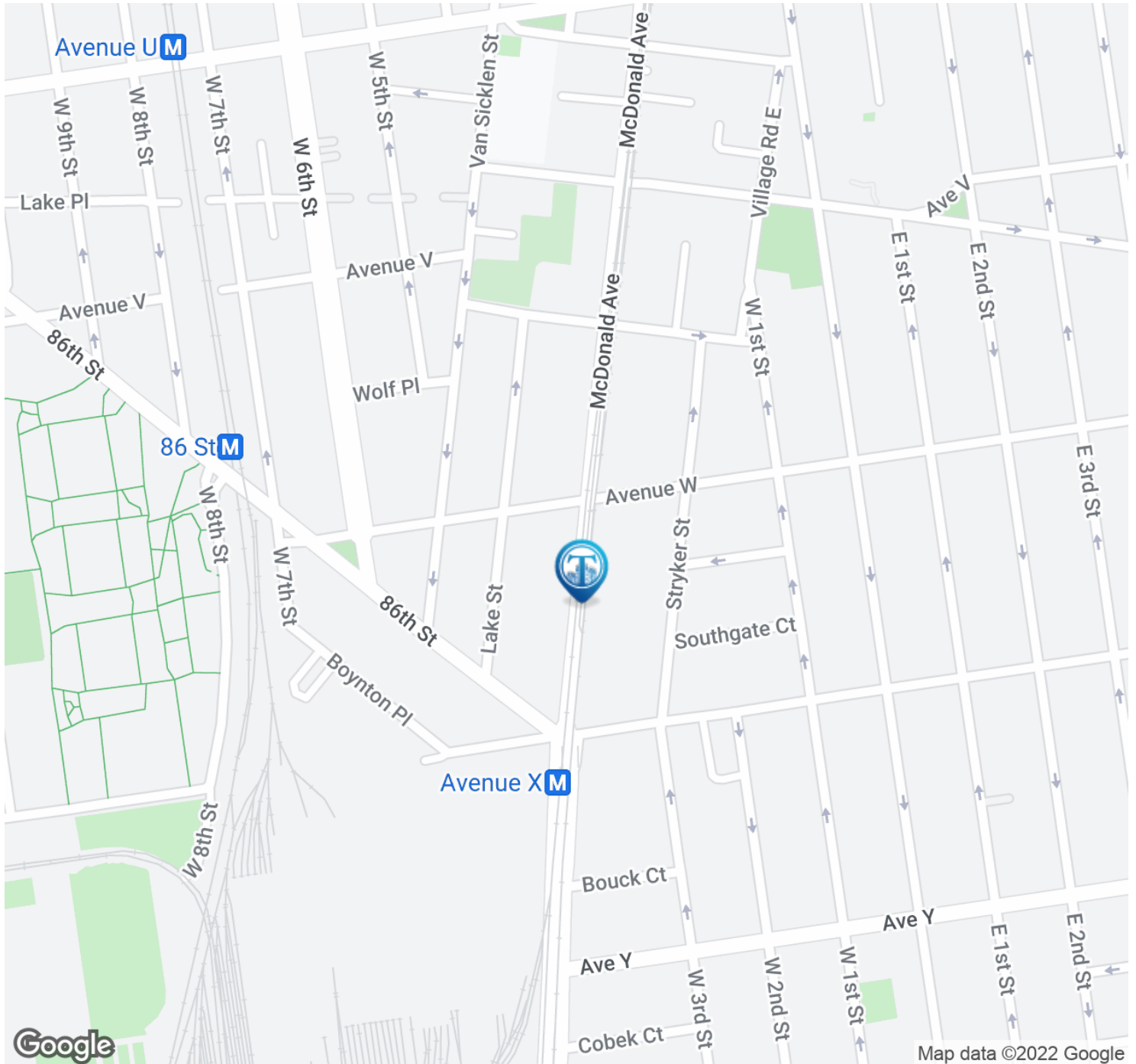
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## Location Map



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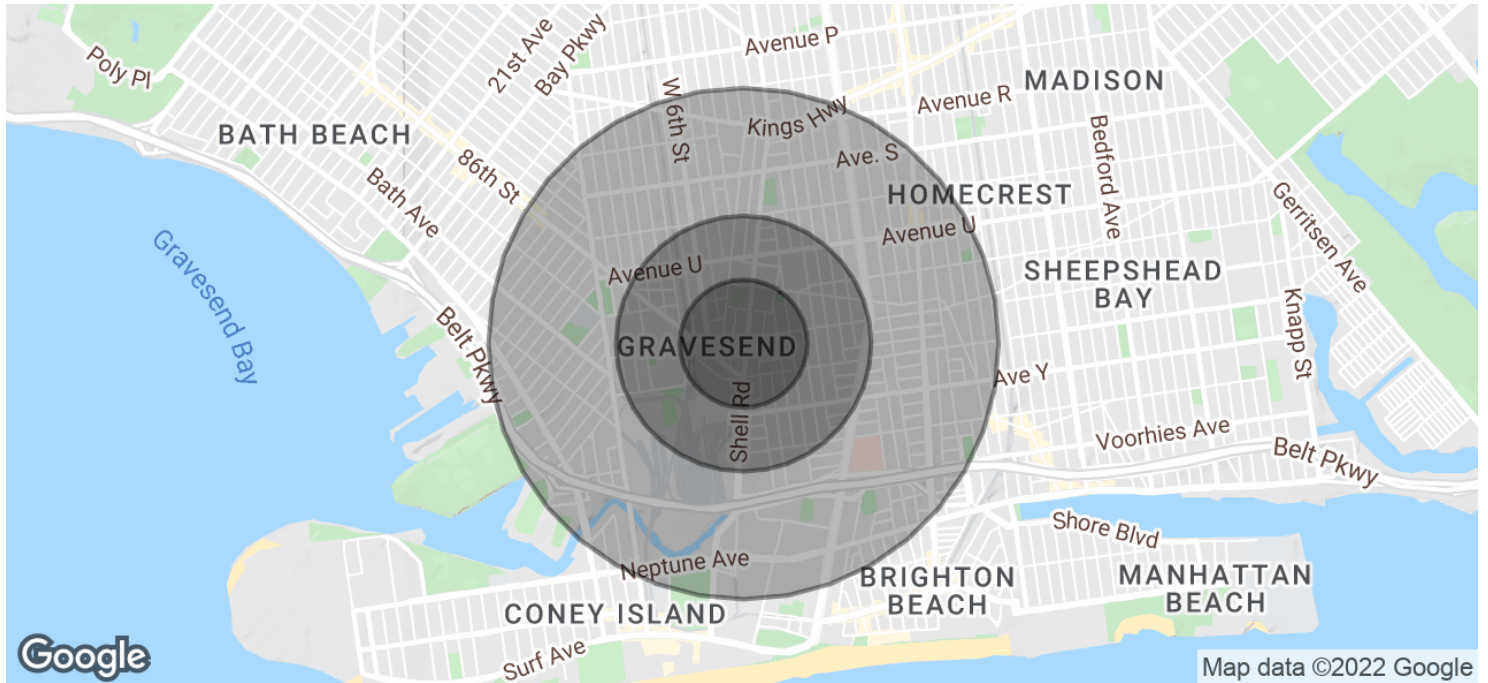
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## Demographics Map & Report



### POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	5,562	24,316	105,254
Average Age	42.1	43.1	42.8
Average Age (Male)	41.4	41.2	41.3
Average Age (Female)	43.3	45.4	44.0

### HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	2,076	9,641	41,081
# of Persons per HH	2.7	2.5	2.6
Average HH Income	\$56,034	\$52,257	\$57,308
Average House Value	\$615,801	\$592,758	\$560,145

\* Demographic data derived from 2010 US Census

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## Retailer Map



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