



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

1101 Church Ave | 1,000 SF Corner Retail Space

1101 Church Ave, Brooklyn, NY 11218

Kirill Galperin
718.437.6100 x122
Kirill.G@TriStateCR.com



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Executive Summary



OFFERING SUMMARY

Available SF:	1,000 SF
Lot Size:	2,057 SF
Building Size:	3,339 SF
Zoning:	R6A/C2-4

PROPERTY OVERVIEW

Corner space
Right by the park
Full basement
Can be vented
21 ft of frontage

LOCATION OVERVIEW

Located in the Prospect Park South neighborhood between Stratford Rd & Westminster Rd near the Beverly Rd train station

Nearest transit: Q train at Beverly Road, B & Q train at Church Ave, and the B35 & B68 bus lines.

Nearby tenants include AutoZone, Park Fitness Gym, Ideal Fresh Market, Golden Krust Caribbean, BP, Mobil, KFC, 7-Eleven, Shell, Dunkin', Checkers, Rite Aid, Bobby's Department Store, 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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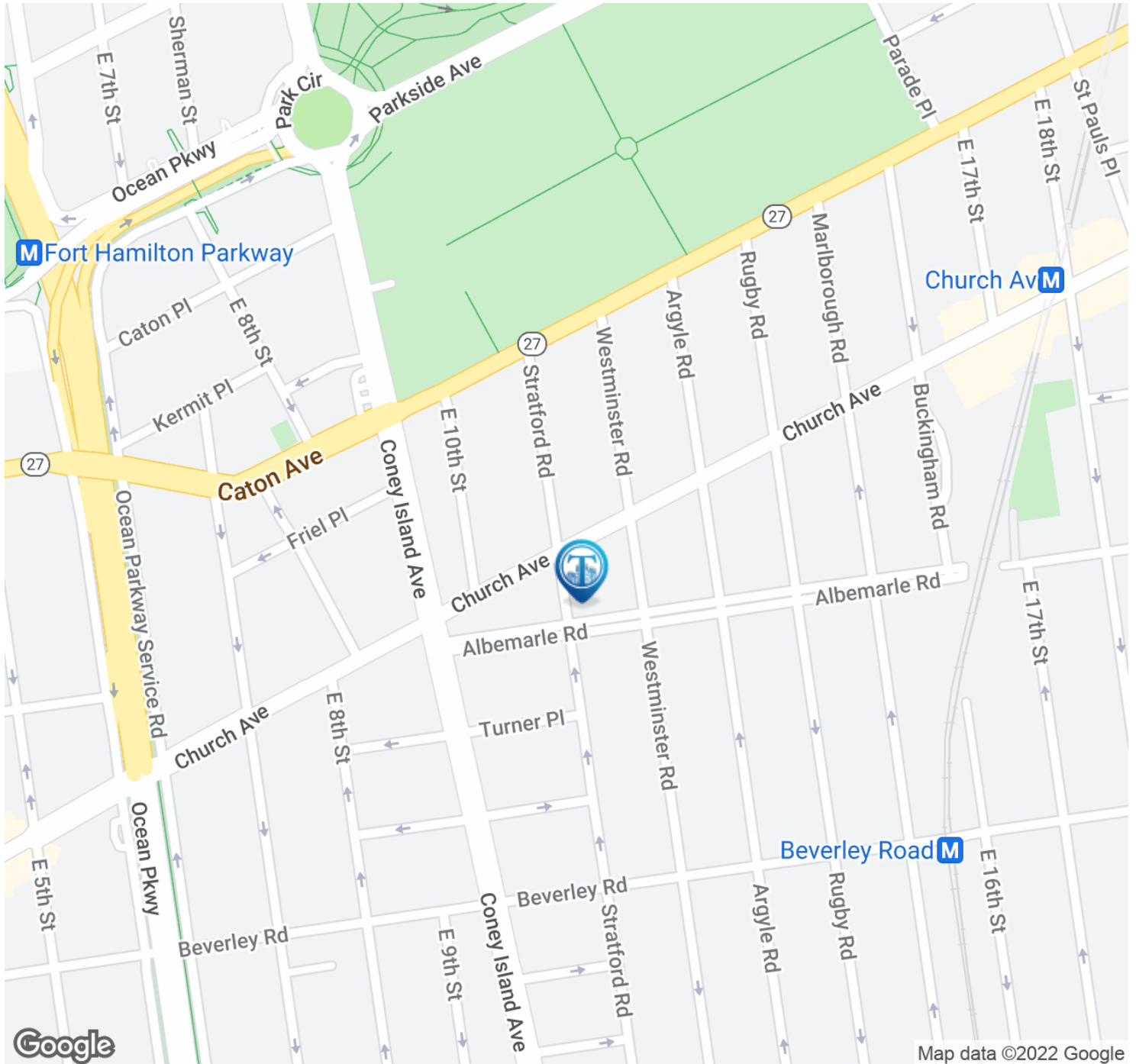
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Location Map



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Additional Photos



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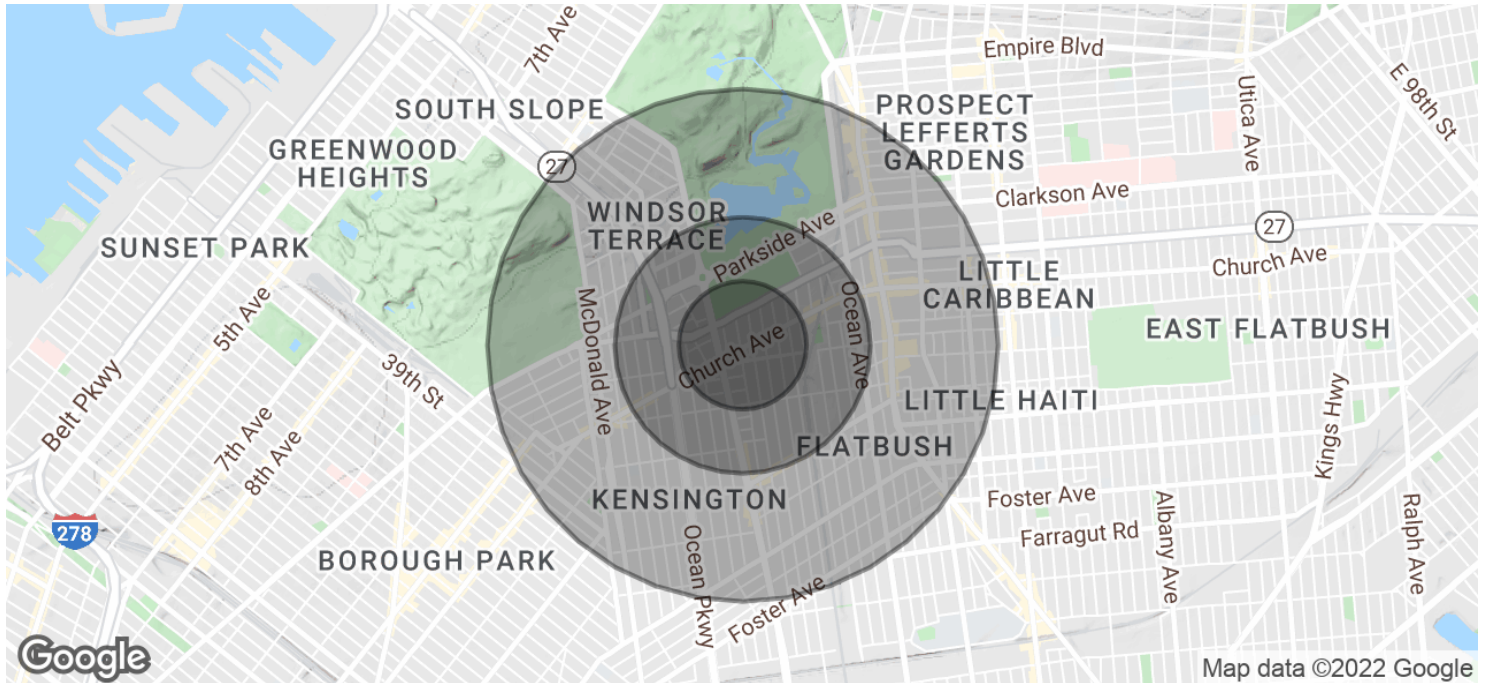
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	8,591	41,009	172,260
Average Age	33.5	35.2	34.0
Average Age (Male)	33.5	34.1	32.4
Average Age (Female)	33.8	35.8	35.4

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	2,843	14,479	62,545
# of Persons per HH	3.0	2.8	2.8
Average HH Income	\$64,464	\$61,582	\$58,085
Average House Value	\$786,258	\$772,324	\$643,117

* Demographic data derived from 2010 US Census

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Retailer Map



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