



TRI STATE
COMMERCIAL
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

1049 Nostrand Ave | 750 SF Retail Space

1049 Nostrand Ave, Brooklyn, NY 11225

Sam Hartstein
718.437.6100 x155
Sam.H@TriStateCR.com



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Executive Summary



OFFERING SUMMARY

Available SF: 750 SF

Lot Size: 10,000 SF

Year Built: 1920

Building Size: 46,310 SF

Zoning: R7-1

PROPERTY OVERVIEW

Tile floors
New bathroom
Recently renovated
Can be combined

LOCATION OVERVIEW

Located in the Prospect Lefferts Gardens neighborhood between Sterling St & Lefferts Ave near the Sterling St train station.

Nearest transit: 2 & 5 trains at Sterling St and the B44 bus line.

Nearby tenants include Chase Bank, Domino's Pizza, BP, TD Bank, Rite Aid, Dunkin', Burger King, Subway, Mobil, Live Good Pharmacy, Tony's Meat Market, Kansas Chicken and Burger, Carver Federal Savings Bank, 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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Additional Photos



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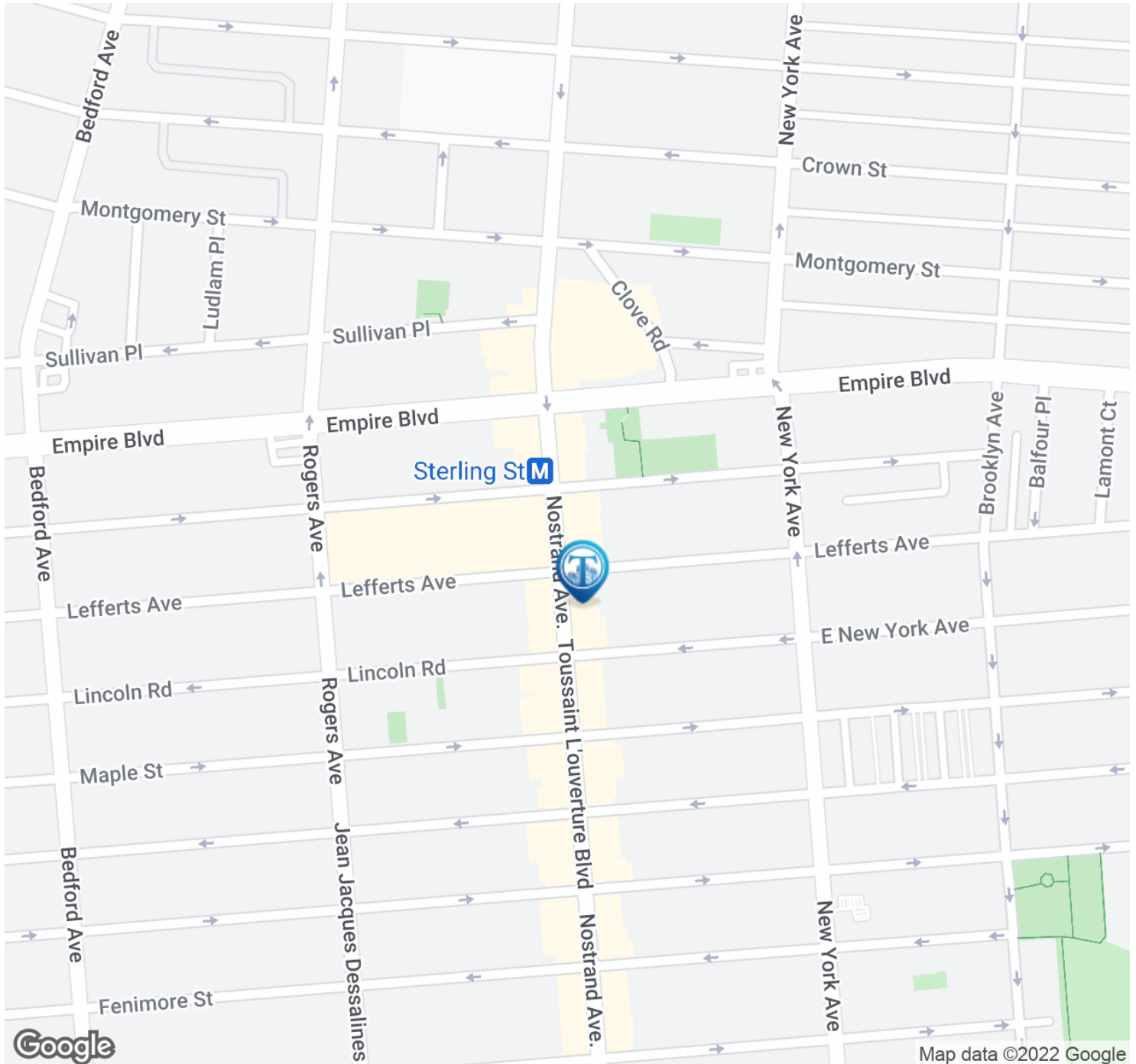
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Location Map



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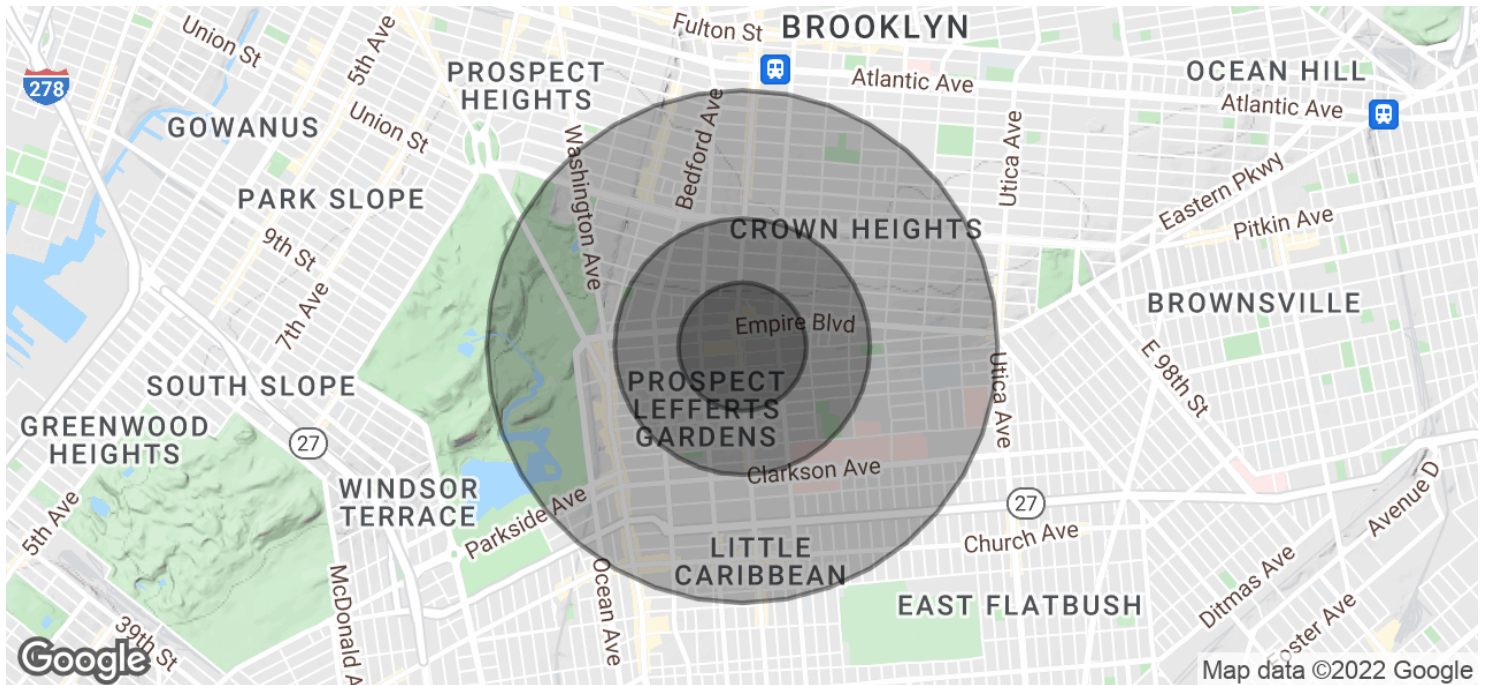
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	12,758	46,830	189,628
Average Age	35.5	34.5	34.4
Average Age (Male)	30.0	30.5	31.4
Average Age (Female)	39.2	37.8	37.0

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	4,935	17,966	73,335
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$53,091	\$52,689	\$51,815
Average House Value	\$797,947	\$703,820	\$613,891

* Demographic data derived from 2010 US Census

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Retailer Map



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