



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



Retail Space With Glass Frontage For Lease

1,200 SF

585 Franklin Ave • Brooklyn • NY

For Pricing Call: 718-437-6100

Shlomi Bagdadi
☎ 718.437.6100
sb@tristatecr.com

Lipa Spitzer
☎ 718.437.6100
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Location Overview

Located in the Crown Heights neighborhood of Brooklyn between Pacific St & Atlantic Ave near the Franklin Ave subway station.

Nearest Transit: S, C, & A trains at Franklin Ave and the B44, B48, B49, B65, & B25 bus lines.

Nearby tenants include Meineke Car Care Center, Pizza Hut Express, Mobil, Shake Shack Bed-Stuy, AutoZone Auto Parts, Sunoco Gas Station, Blink Fitness Clinton Hill, The Crabby Shack, Shell, Ercole Home, The Factory Boutique, One Brooklyn Health-Primary Care Clinic, Franklin Ave Animal Hospital, Endless Life Brewing, and more!

Main Highlights

- ▶ Great for health and fitness, beer and wine, art gallery, café, juice bar, coffee shop, or yoga studio
- ▶ Glass frontage
- ▶ Exposed brick and wood walls
- ▶ Walk in fridge box in the basement
- ▶ 12' Ceiling
- ▶ Nice backyard
- ▶ A block away from Atlantic Ave
- ▶ Lots of new development in the area



3,974 SF

Total Building Size



1,541 SF

Lot Size



M1-1

Zoning

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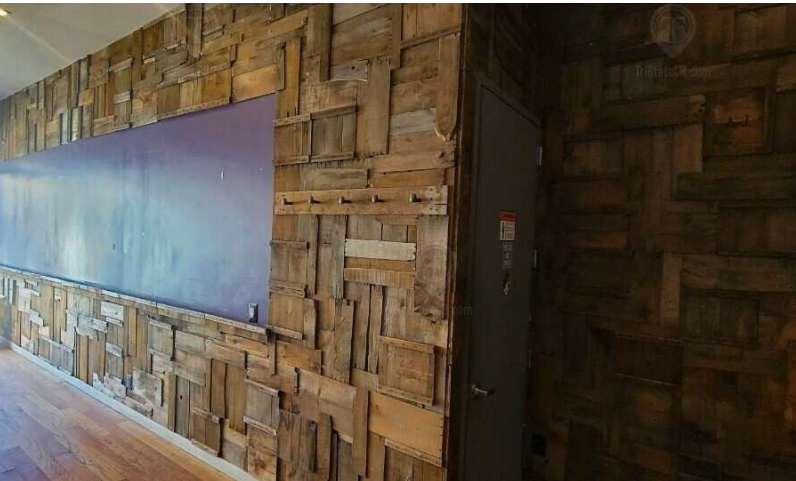
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Additional Photos

585 Franklin Ave, Brooklyn, NY 11238



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Retailer Map

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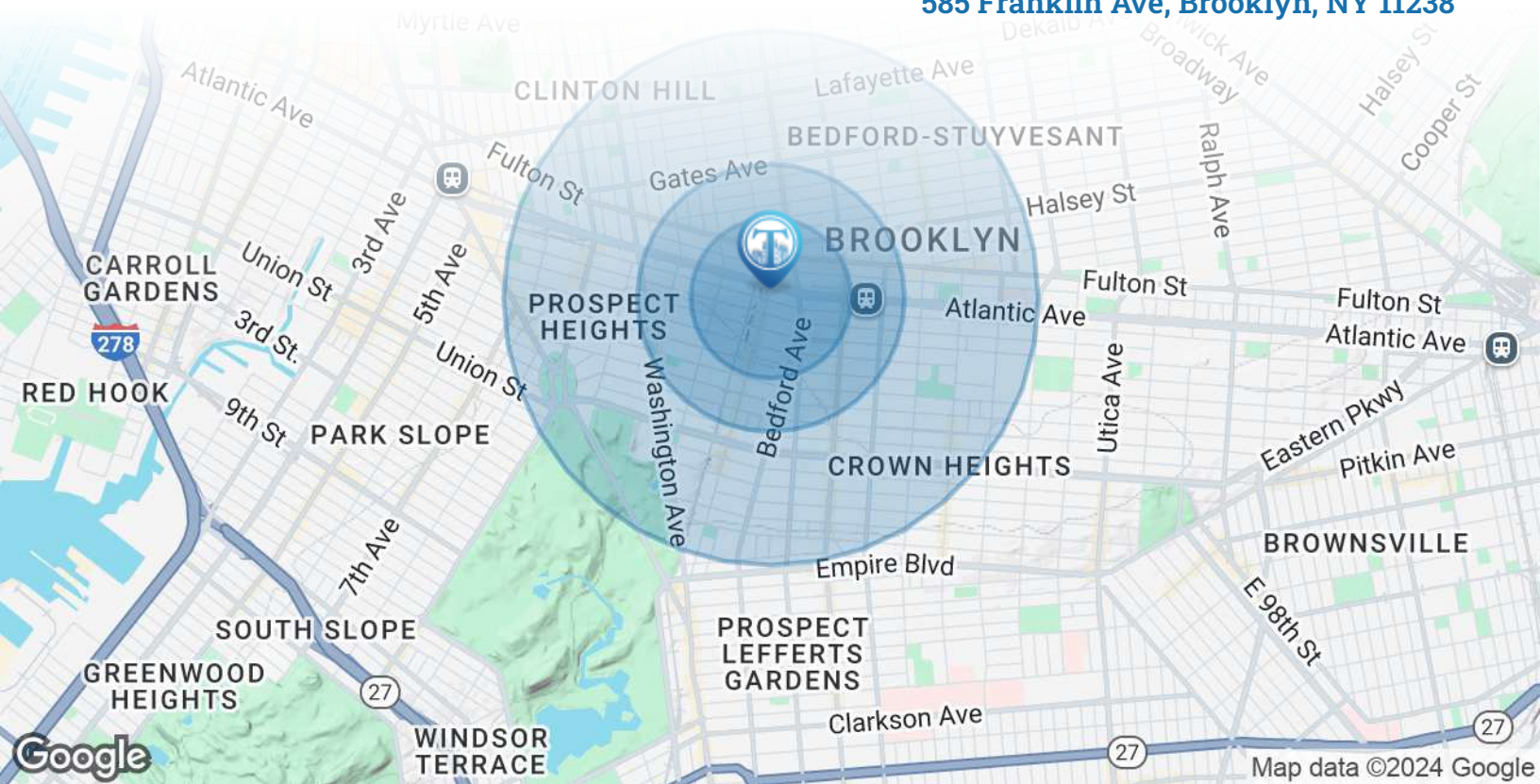
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Area Demographics

585 Franklin Ave, Brooklyn, NY 11238



POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	15,026	47,731	183,179
Average Age	36	37	38
Average Age (Male)	36	36	37
Average Age (Female)	37	37	39



183,179

People within 1 Mile

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	6,669	21,062	78,094
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$121,722	\$140,031	\$137,593
Average House Value	\$1,412,319	\$1,424,704	\$1,418,766



\$137,593

Avg Household Income

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