



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  
lipa.s@tristatecr.com

585 Franklin Ave, Brooklyn, NY 11238



## 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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# Additional Photos

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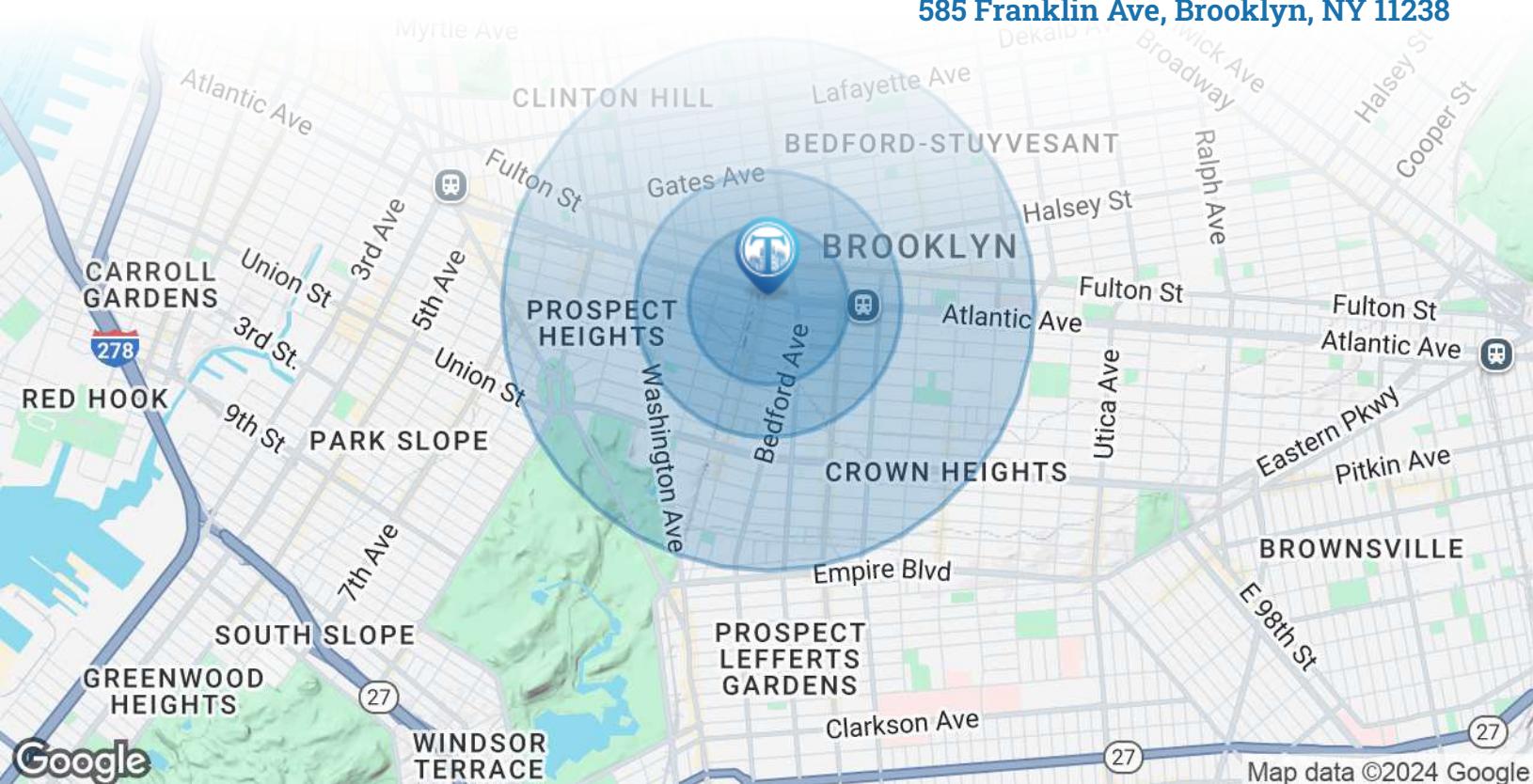
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# Area Demographics



POPULATION	0.3 MILES	0.5 MILES	1 MILE
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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
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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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**SITE SOURCE**  
RETAIL BROKER NETWORK