



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

For Lease



# Built-out School For Lease

5,820 SF

623 Linden Blvd • Brooklyn • NY

For Pricing **Call: 718-437-6100**

**Shlomi Bagdadi**  
☎ 718.437.6100  
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**Moshe Akiva**  
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Moshe.A@TriStateCR.com



## Location Overview

Located in the East Flatbush neighborhood of Brooklyn between E 45th St & Troy Ave near the Church Ave subway station.

Nearest Transit; 2 & 5 trains at Church Ave and the B35, B46, B12, & B46-SBS bus lines.

Nearby tenants include Walgreens, Worlds Best Auto, Bobby's Department Store, McDonald's, Chase Bank, Jungle Gym Co, Capital One Bank, Mavis Discount Tire, Ace New York Lumber, AutoZone Auto Parts, Kingsbrook Jewish Medical Center, Safeguard Self Storage, Popeyes Louisiana Kitchen, Dollar Tree, Planet Fitness, Crunch Fitness, Wendy's, KFC, White Castle, Dollar General, and more!

## Main Highlights

- ▶ Fully built out school
- ▶ 7 classrooms
- ▶ 6 bathrooms
- ▶ 2 playgrounds



**5,820 SF**

Total Building Size



**4,529 SF**

Lot Size



**R5**

Zoning

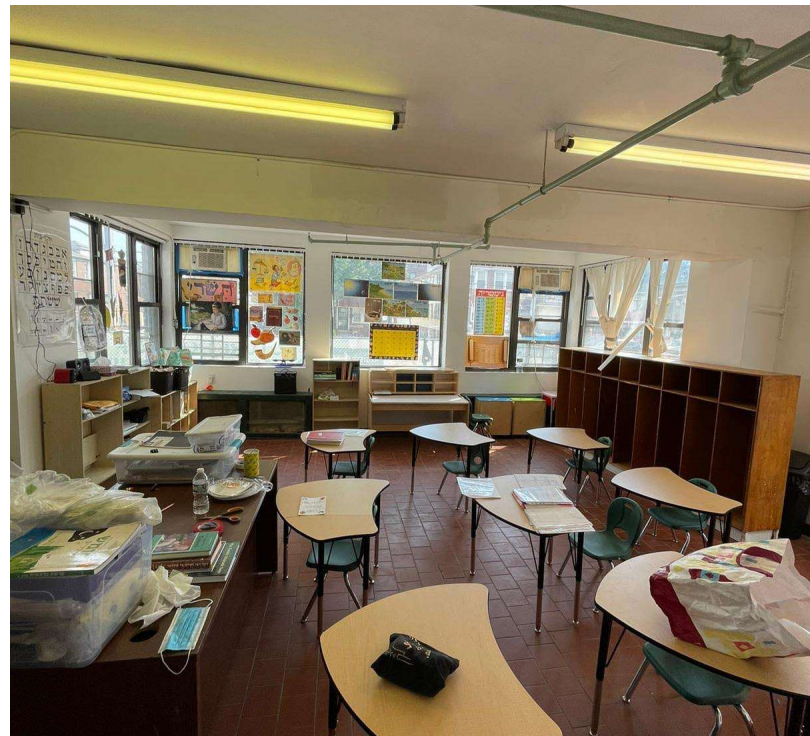
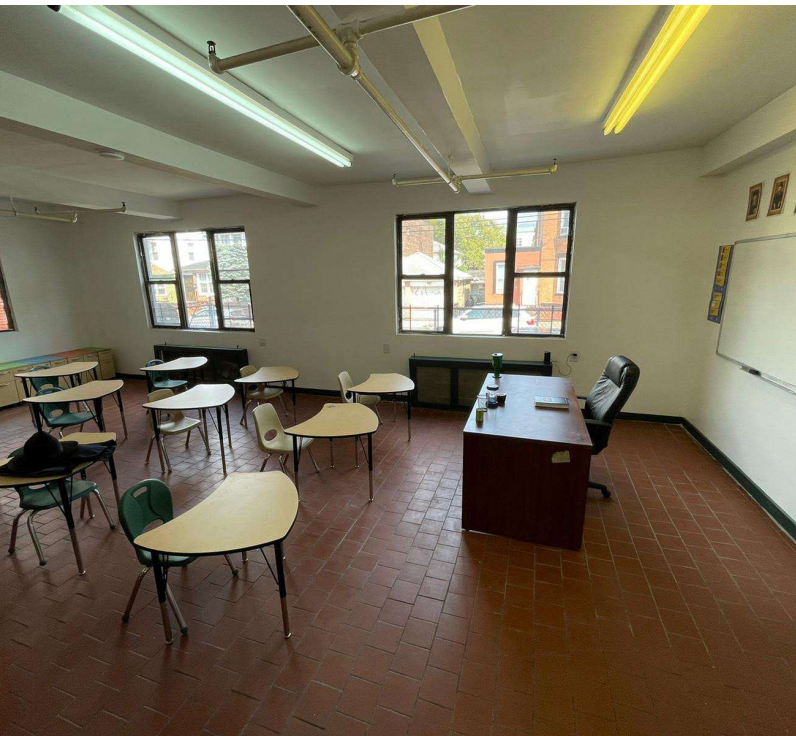
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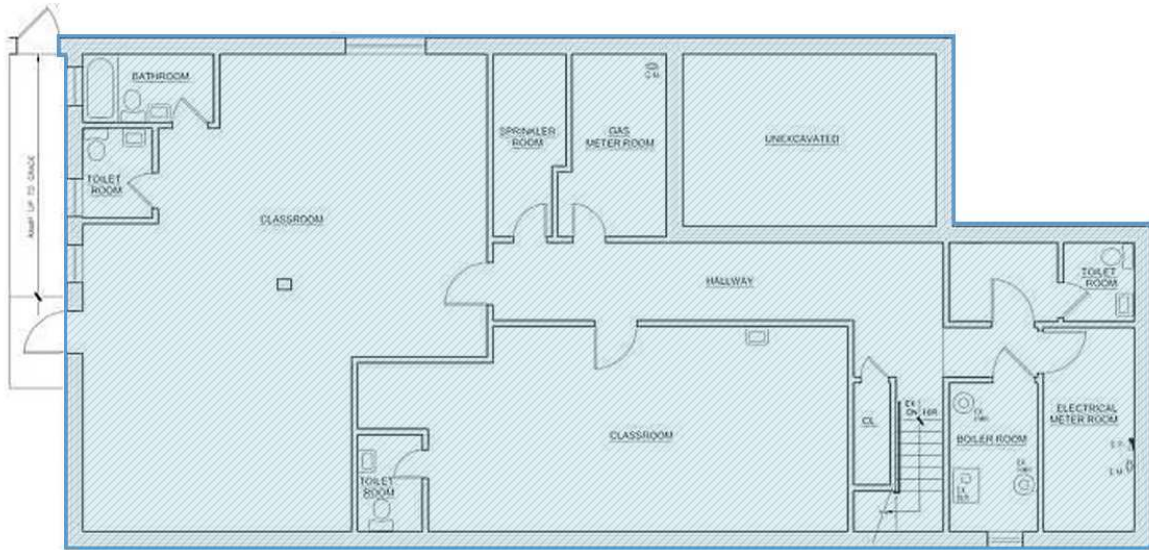
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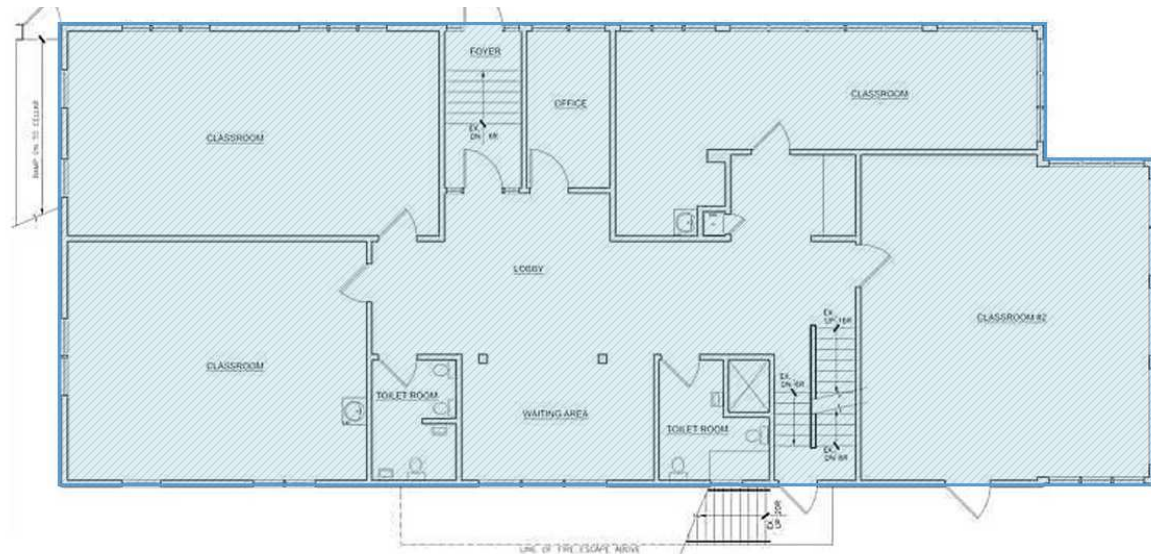
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623 LINDEN BOULEVARD  
LOWER LEVEL



623 LINDEN BOULEVARD  
GROUND LEVEL

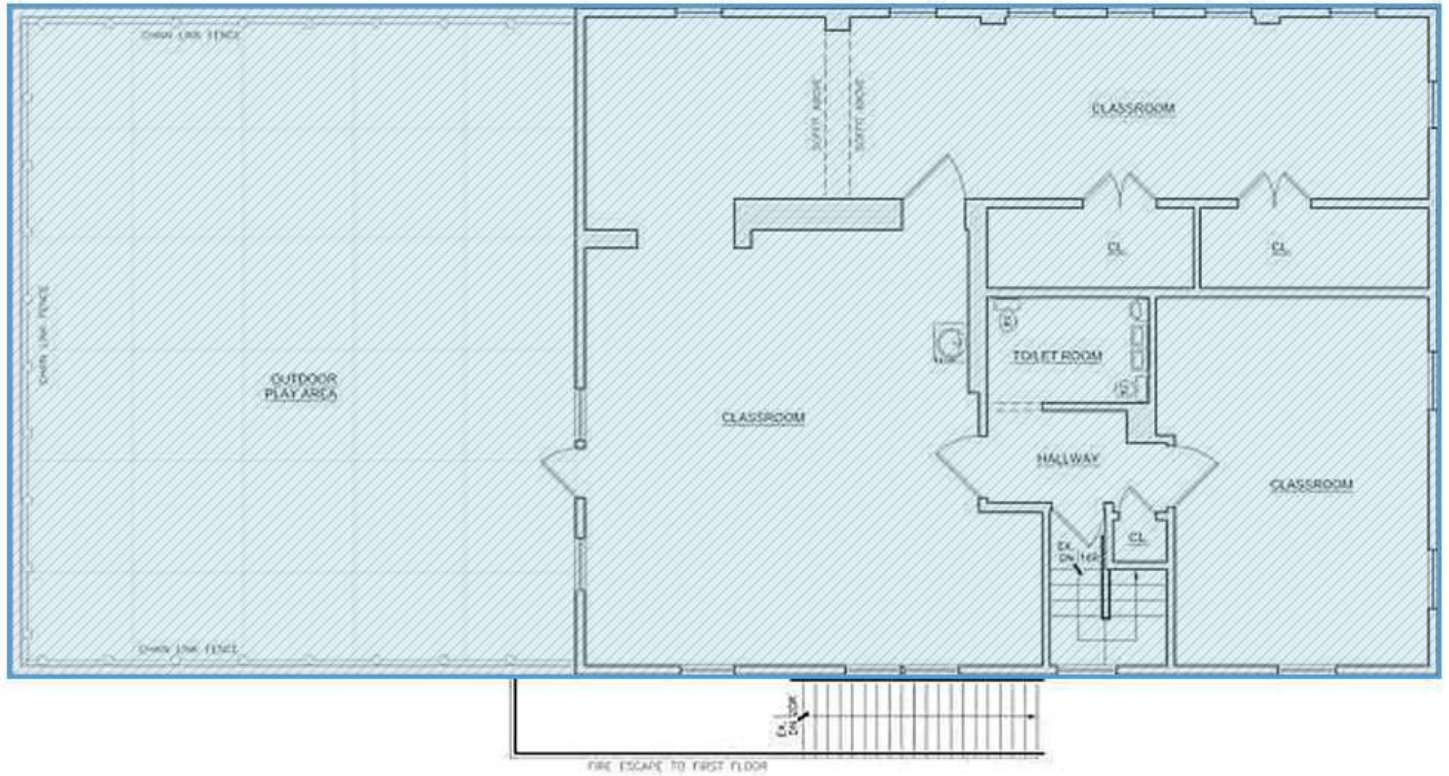
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## 623 LINDEN BOULEVARD 2ND FLOOR

ALL SQUARE FOOTAGES  
ARE APPROXIMATE

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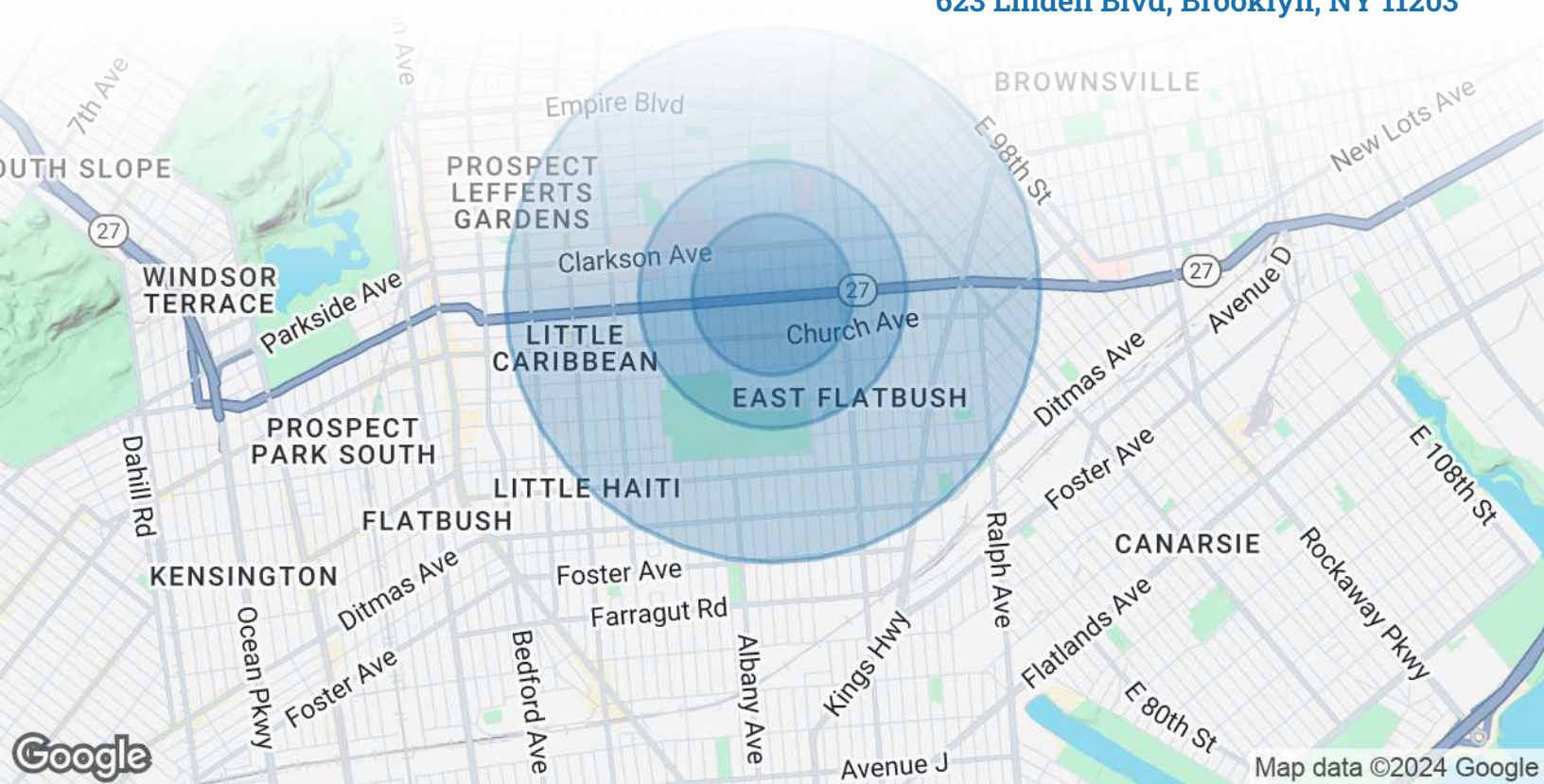
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	11,757	26,741	150,666
Average Age	42	42	41
Average Age (Male)	39	40	38
Average Age (Female)	44	44	42
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	4,040	9,295	54,806
# of Persons per HH	2.9	2.9	2.7
Average HH Income	\$88,382	\$84,293	\$87,800
Average House Value	\$696,600	\$688,709	\$832,159



**150,666**

People within 1 Mile



**\$87,800**

Avg Household Income

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**SITE SOURCE**  
RETAIL BROKER NETWORK