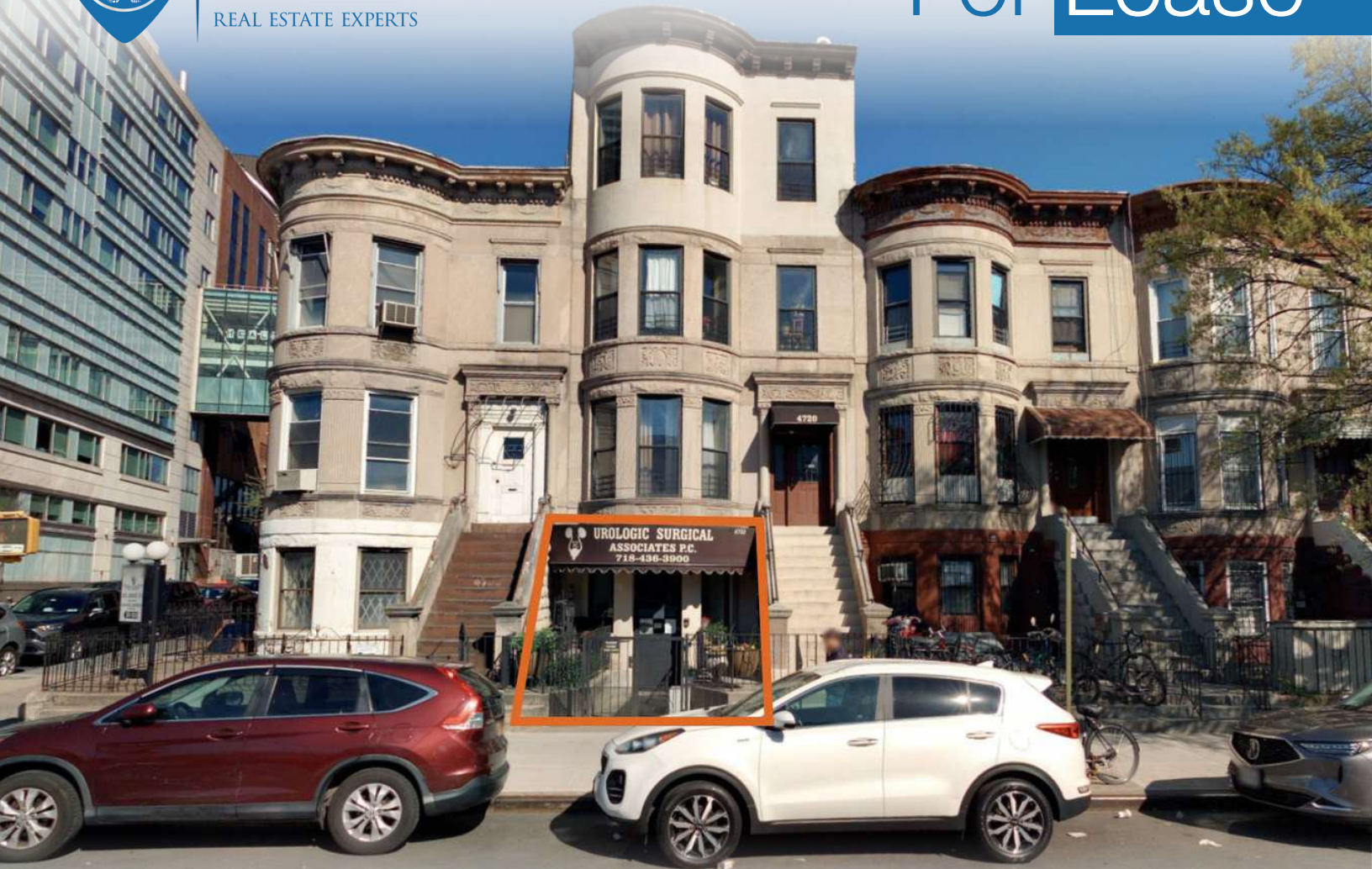




TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



Built Out Urological Space With Operating Room For Lease

3,500 SF

4720 Fort Hamilton Parkway • Brooklyn • NY

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

Shlomi Bagdadi
☎ 718.437.6100
sb@tristatecr.com

Avrum Deutsch
☎ 718.437.6100 x164
avrum.d@tristatecr.com



Location Overview

Located in the Borough Park neighborhood of Brooklyn between 47th St & 48th St near the Fort Hamilton Pkwy Express and next door to Maimonides Hospital.

Nearest Transit: 5 min walk to the D train at Fort Hamilton Pkwy Express and the B11, B70, & B16 bus lines.

Nearby tenants include Extra Space Storage, Walgreens, KRM Kollel Supermarket, Santander Bank, Chase Bank, Blink Fitness, T-Mobile, Popeyes Louisiana Kitchen, Walgreens, Planet Fitness, Pollo Campero, Sol De Quito 2, Xiang Hotpot-Brooklyn, The Loft Steakhouse, Ice Cream House, AJ Madison Home & Kitchen Appliances Showroom, Perfume and Aroma, Sushi K Bar, Toss It Salads, Cafe Paris, Molly's Jewelers, Milk N Honey, Kids Dental Care, Cathay Bank, Lucky Vegetarian, and more!

Main Highlights

- ▶ Fully built-out medical space
- ▶ Legal surgical room
- ▶ ADA elevator
- ▶ Furniture in place
- ▶ 1 block from Maimonides hospital



6,500 SF

Total Building Size



1,900 SF

Lot Size



R6

Zoning

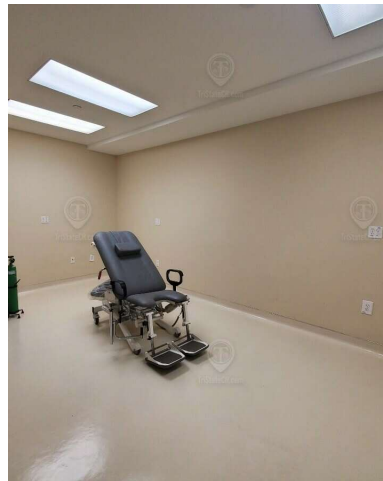
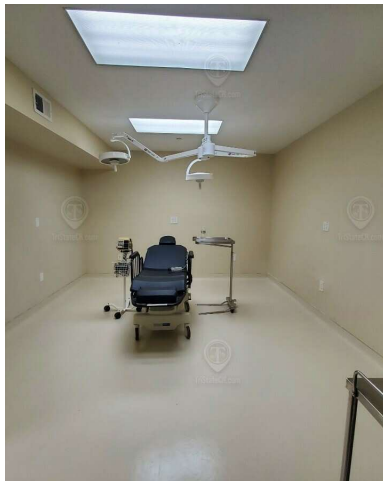
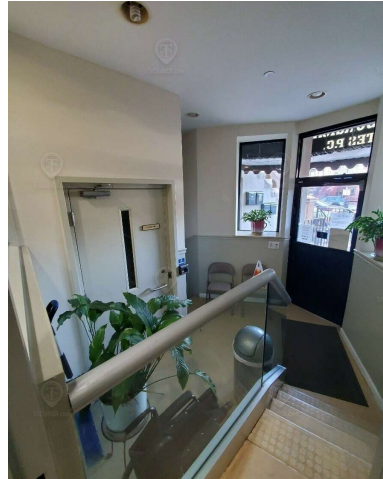
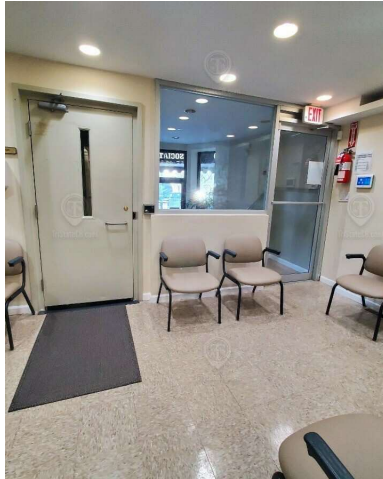
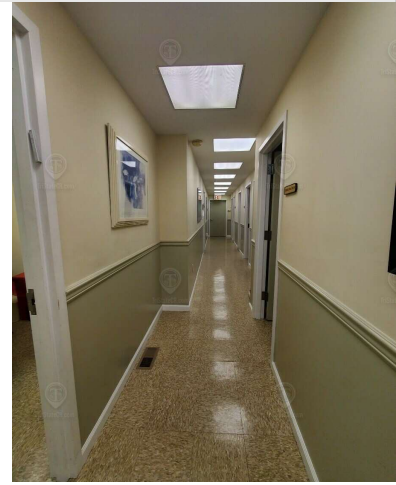
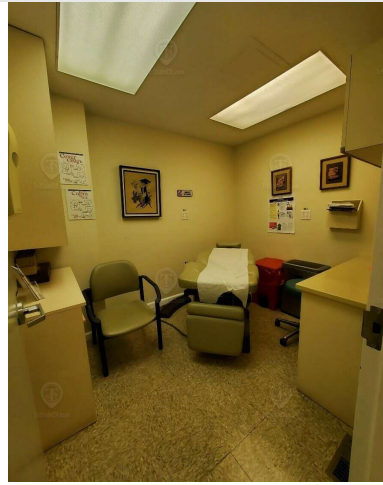
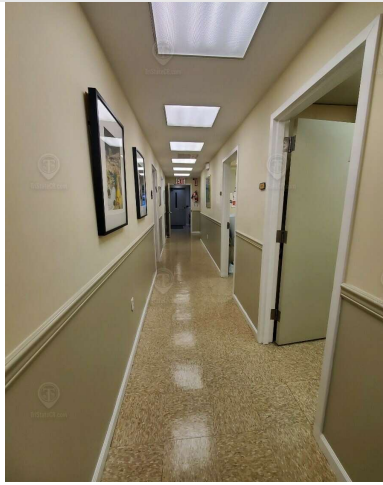
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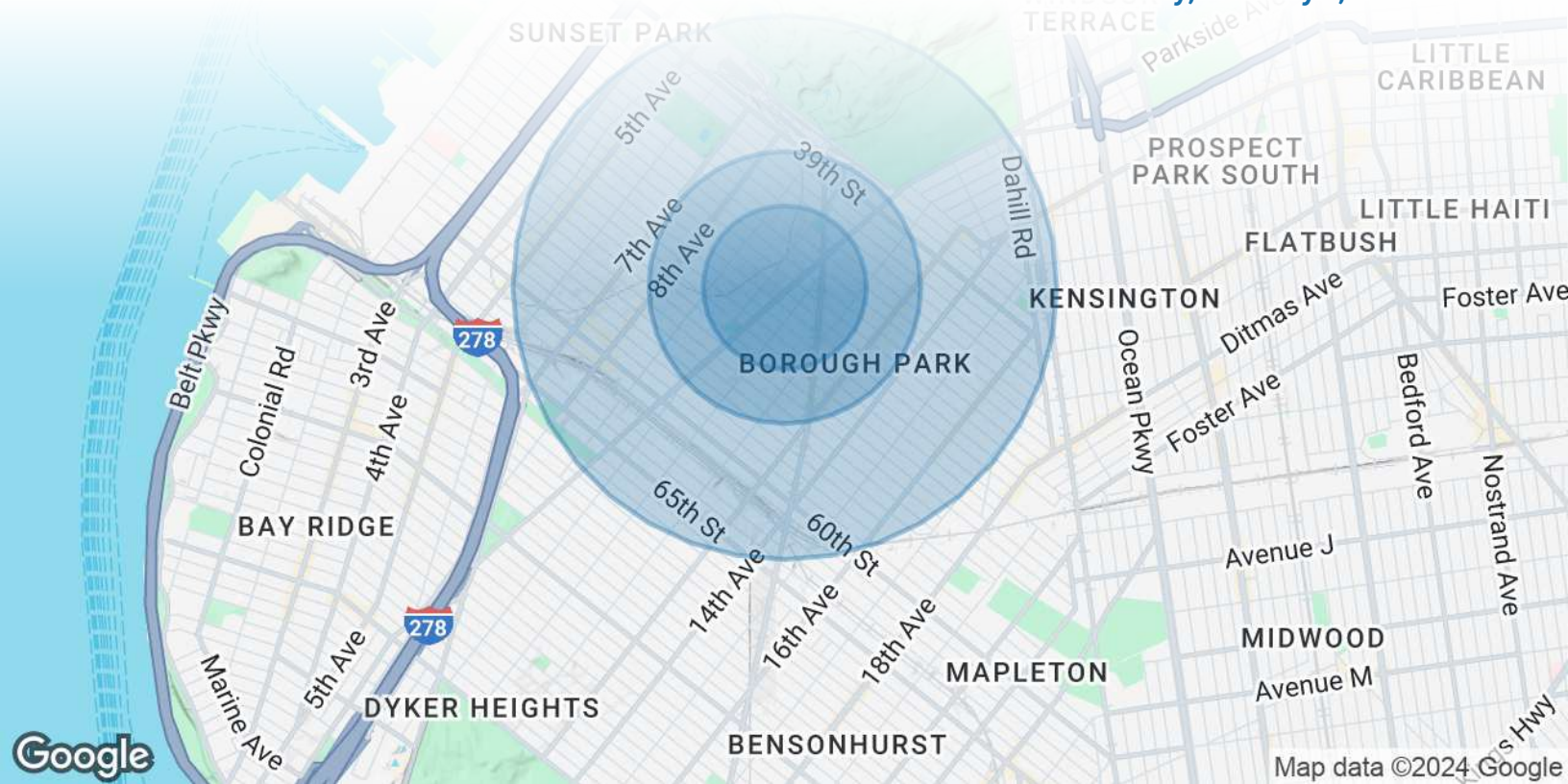
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Area Demographics

4720 Fort Hamilton Parkway, Brooklyn, NY 11219



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	19,695	59,652	190,843
Average Age	34	34	34
Average Age (Male)	32	33	33
Average Age (Female)	35	35	35
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	5,437	16,118	52,761
# of Persons per HH	3.6	3.7	3.6
Average HH Income	\$70,336	\$72,731	\$80,860
Average House Value	\$1,144,670	\$1,210,928	\$1,215,569



190,843

People within 1 Mile



\$80,860

Avg Household Income

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