



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



Ground Level Built-Out Office Space for Lease

590 SF

65 Lott Ave • Brooklyn • NY

For Pricing Call: 718-437-6100

Shlomi Bagdadi
📞 718.437.6100
sb@tristatecr.com

Eli Mandel
📞 718.437.6100 x1005
eli.m@tristatecr.com



Location Overview

Located in the Brownsville neighborhood of Brooklyn between Amboy St & Thomas S Boyland St near the Rockaway Ave subway station.

Nearest Transit: 3, 4, 5, & 2 trains at Rockaway Ave at the B15, B8, B35, & B60 bus lines.

Nearby tenants include Family Dollar, Akhis Deli Inc, Gayle's Thrill & Grill, Yaman Food Deli & Grocery, Associated Supermarkets of Brownsville, Papas Halal Crispy Chicken and Gyro, Ali Grill & Deli, Mobil, Rds Restaurant Equipment, Zaida Grocery, Crown Fried Chicken & Pizza, Wines and liquor, Life Storage, and more!

Main Highlights

- ▶ Ground-level
- ▶ Build-out office space
- ▶ Conference room
- ▶ Bathroom
- ▶ Kitchenette
- ▶ Great for all office users



2,840 SF

Total Building Size



1,846 SF

Lot Size



R6

Zoning

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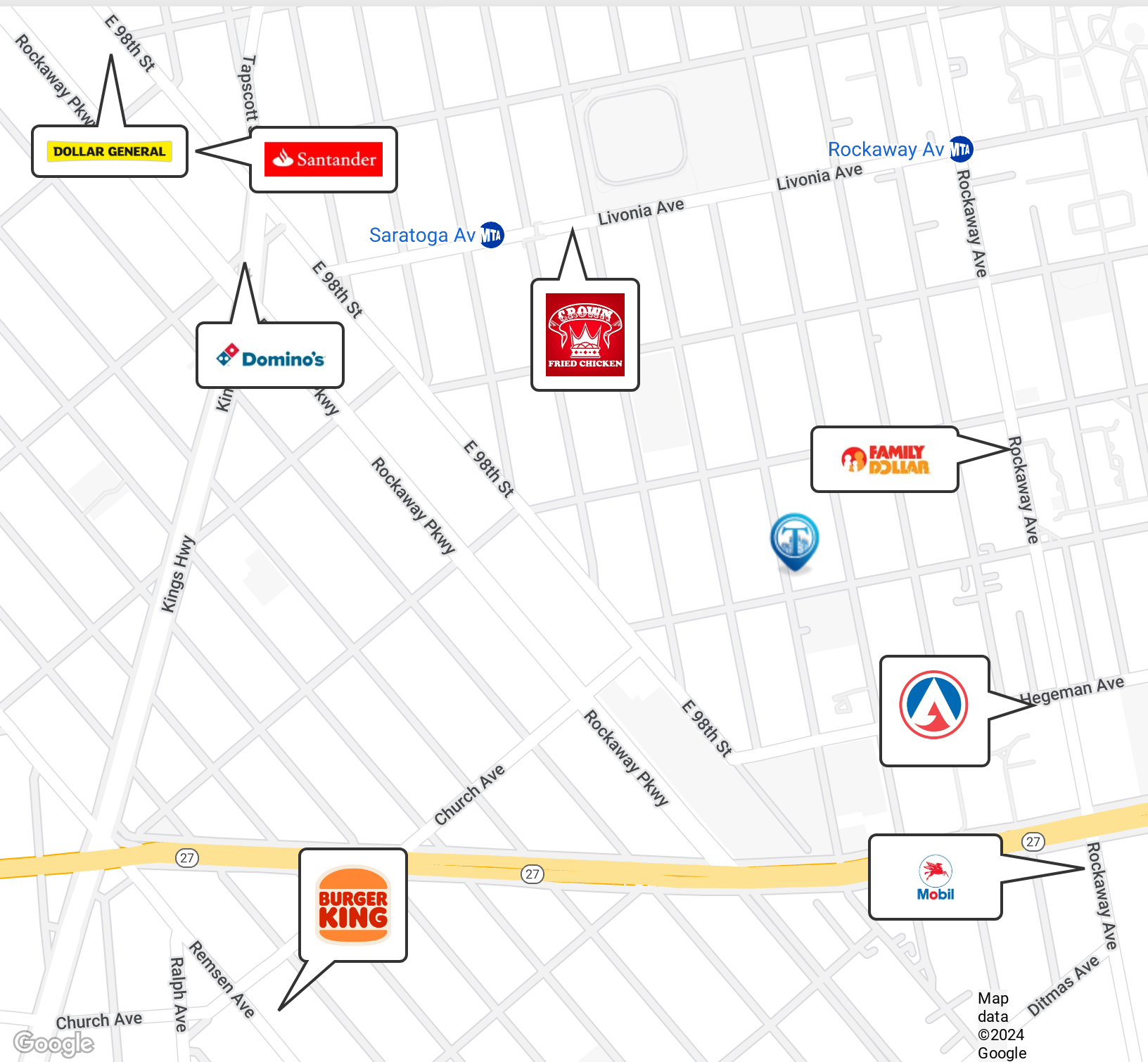
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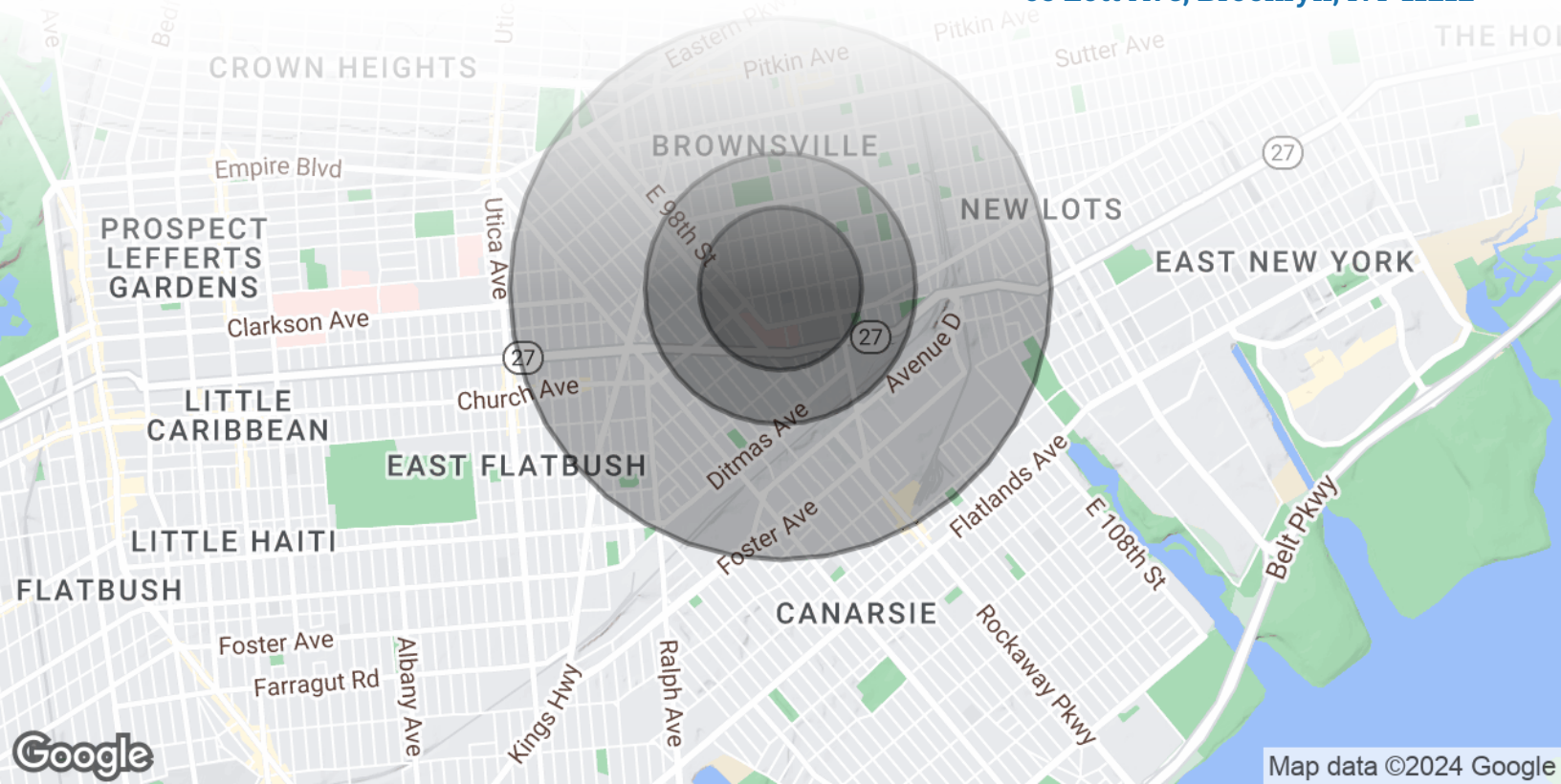
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65 Lott Ave, Brooklyn, NY 11212



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	16,776	39,425	130,484
Average Age	40	39	39
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	5,979	14,126	46,407
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$63,376	\$64,973	\$68,185
Average House Value	\$528,906	\$580,424	\$671,047



130,484

People within 1 Mile



\$68,185

Avg Household Income

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