



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

For Lease



# Retail/Office Space With Glass Frontage for Lease

500 SF

1081 Gates Avenue • Brooklyn • NY

For Pricing Call: 718-437-6100

Shlomi Bagdadi  
718.437.6100  
sb@tristatecr.com

Eddie Keda  
718.437.6100 x117  
Eddie.K@TriStateCR.com

1081 Gates Avenue, Brooklyn, NY 11221



## Location Overview

Located in the Bushwick neighborhood of Brooklyn between Broadway & Bushwick Ave near the Gates Ave subway station.

Nearest Transit: J train at Gates Ave and the Q24, B52, & B47 bus lines.

Nearby tenants include Blink Fitness, Dunkin', Popeyes Louisiana Kitchen, McDonald's, Walgreens Pharmacy, Taco Bell Cantina, T-Mobile, United States Postal Service, Bklyn Pizza, Carrizal, iFIX NYC, Sams Drugs, Rent-A-Center, El Rey V Restaurant, Family Dollar, Foodtown of Bushwick, and more!

## Main Highlights

- ▶ Wide frontage
- ▶ Glass storefront
- ▶ HVAC
- ▶ Bathroom
- ▶ Kitchenette



**5,000 SF**

Total Building Size



**5,000 SF**

Lot Size



**C4-3**

Zoning

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# Additional Photos

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Map  
data  
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Google

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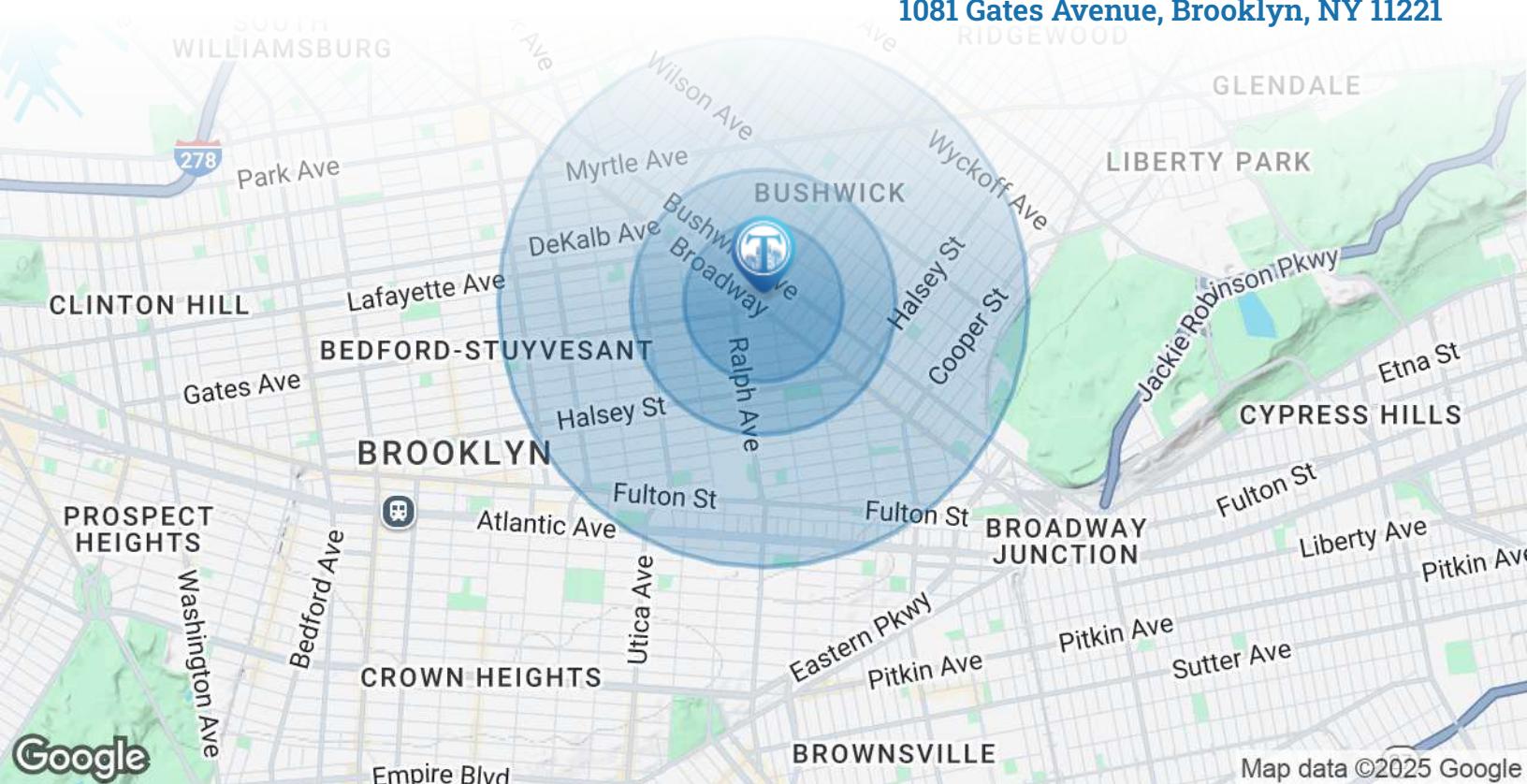
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# Area Demographics

1081 Gates Avenue, Brooklyn, NY 11221



## POPULATION

### 0.3 MILES

### 0.5 MILES

### 1 MILE

Total Population	11,195	50,129	183,105
Average Age	37	37	37
Average Age (Male)	36	36	36
Average Age (Female)	38	38	38



**183,105**

People within 1 Mile

## HOUSEHOLDS & INCOME

### 0.3 MILES

### 0.5 MILES

### 1 MILE

Total Households	4,490	19,050	69,381
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$86,260	\$100,323	\$101,256
Average House Value	\$1,135,286	\$1,141,759	\$1,140,033



**\$101,256**

Avg Household Income

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**SITE SOURCE**  
RETAIL BROKER NETWORK