



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



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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Retailer Map

1081 Gates Avenue, Brooklyn, NY 11221



Map
data
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Google

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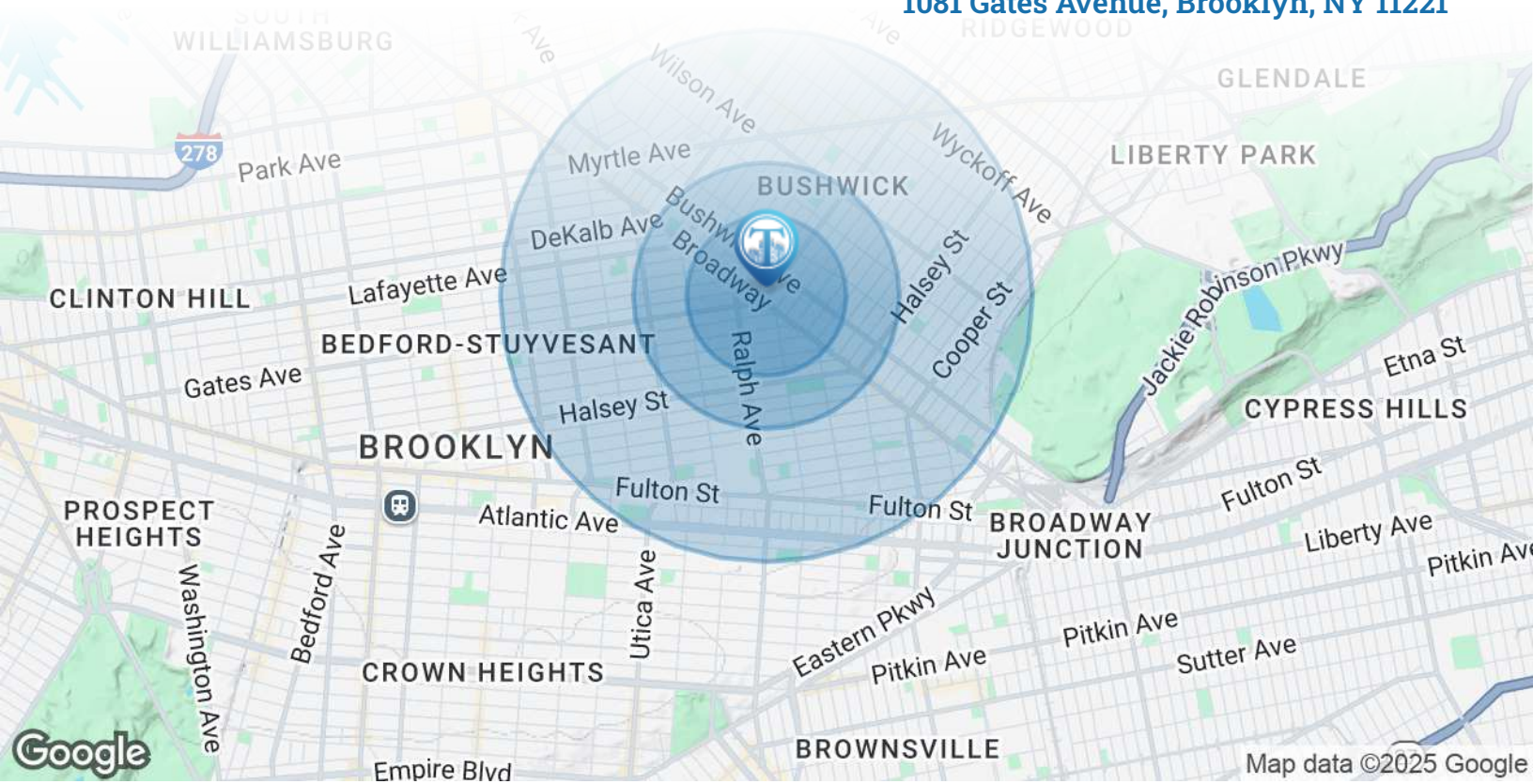
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Area Demographics

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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