



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

For Lease



# Brand New Community Facility + Parking Garage for Lease

1,400 - 4,000 SF

1587 Broadway • Brooklyn • NY

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

**Shlomi Bagdadi**  
☎ 718.437.6100  
sb@tristatecr.com

**Moshe Akiva**  
☎ 718.437.6100 x116  
Moshe.A@TriStateCR.com



## Location Overview

Located in the Bushwick neighborhood of Brooklyn between Halsey St & Eldert St near the Halsey St subway station.

Nearest Transit: J train at Halsey St and the B26 & Q24 bus lines.

Nearby tenants include Dunkin', Rite Aid, Checkers, Popeyes, All Night Skate, Toad Style, The Daily Press, Walgreens, Rainbow Shops, Key Food Supermarkets, Cuts & Slices, Cup of Brooklyn, Taco Bell, Purgatory, and more!

## Main Highlights

- ▶ 2nd Floor Community Facility (Space A): 2,200 SF
- ▶ 2nd Floor Community Facility (Space B): 1,800 SF
- ▶ Parking: 1,400 SF
- ▶ Space A + B on 2nd floor can be combined for 4,000 SF
- ▶ New development
- ▶ Wrap around frontage
- ▶ Floor to ceiling windows
- ▶ Corner



**4,160 SF**

Total Building Size



**2,800 SF**

Lot Size

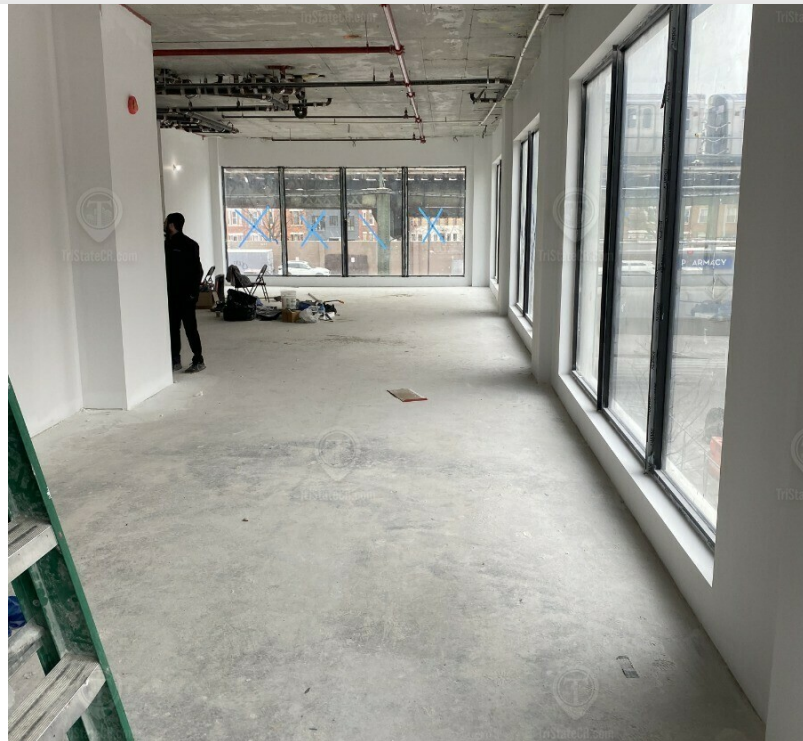
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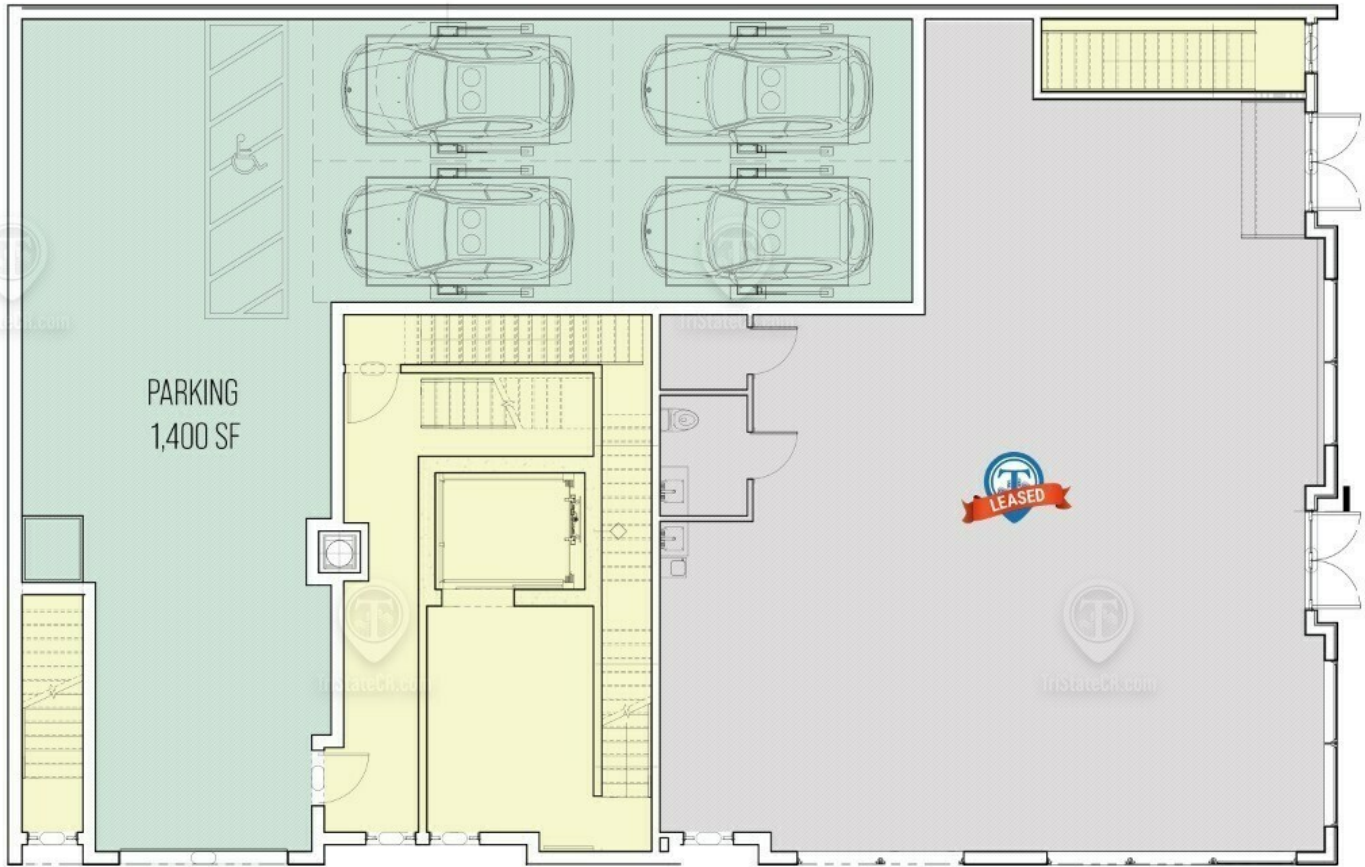
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1587 BROADWAY  
PARKING 1,400 SF

ALL SQUARE FOOTAGES  
ARE APPROXIMATE

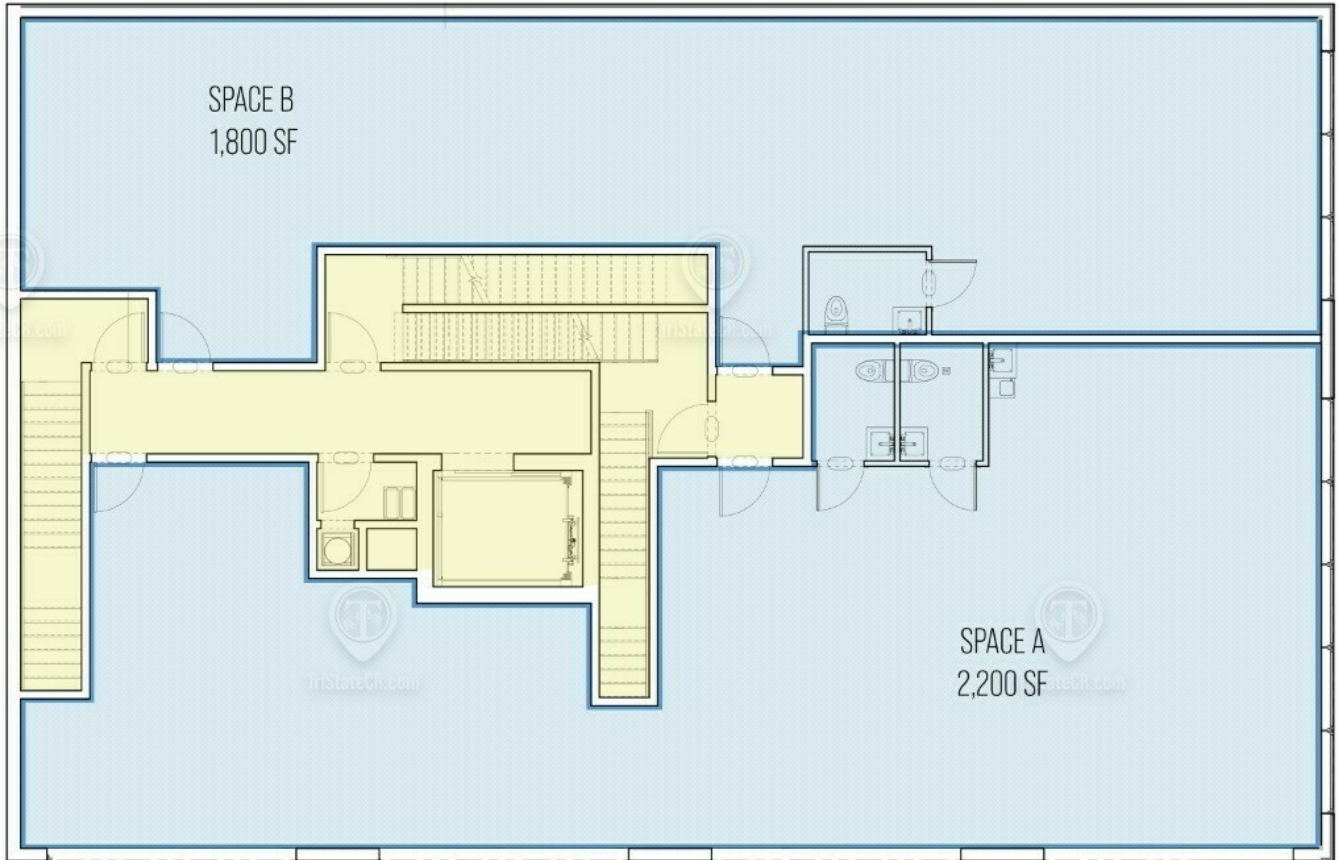
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2ND FLOOR  
TOTAL AVAILABLE SPACE 4,000 SF  
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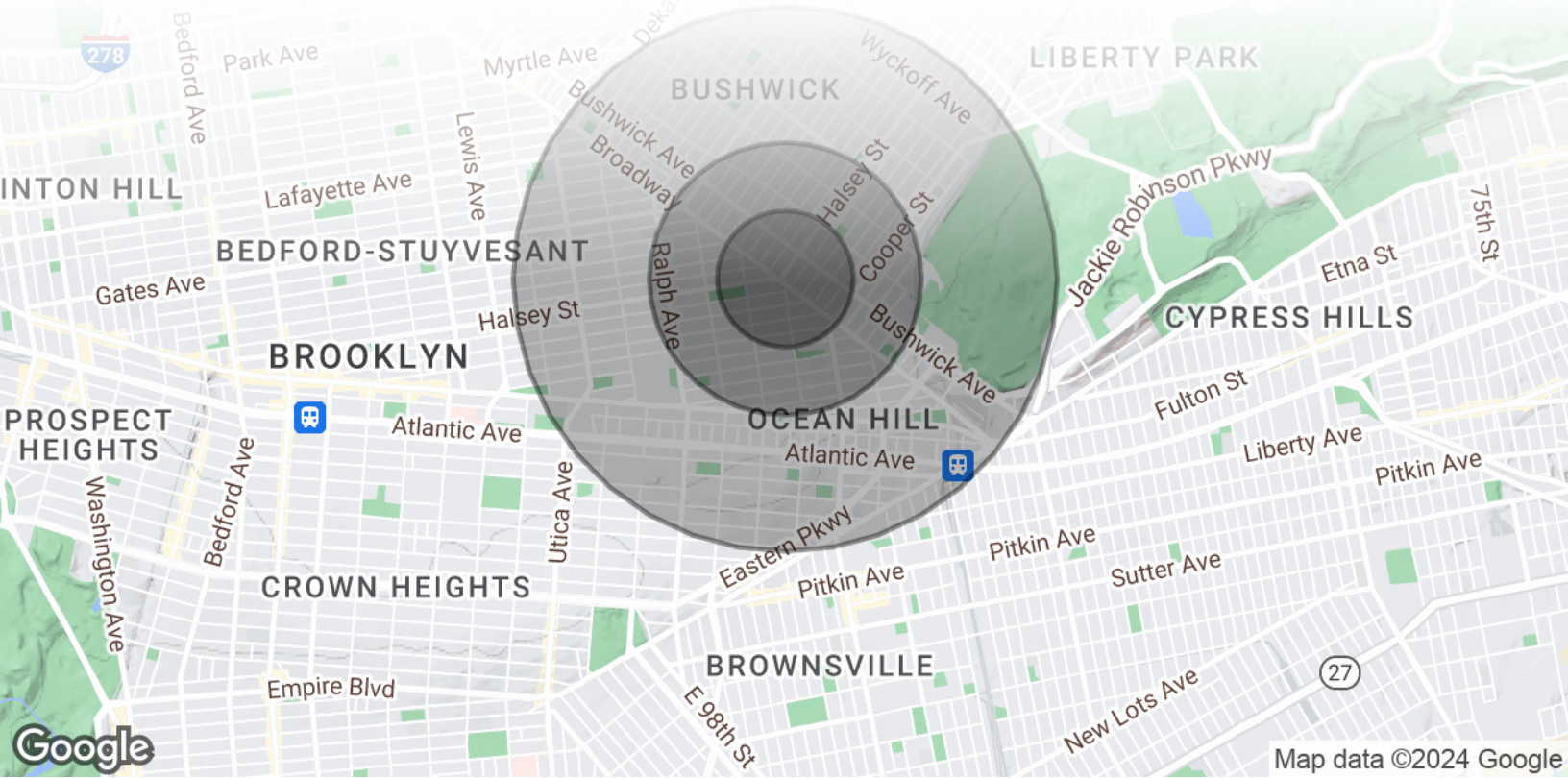
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	11,439	47,536	156,929
Average Age	33.6	34.3	33.8
Average Age (Male)	32.0	32.7	32.3
Average Age (Female)	36.3	36.1	35.4
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	4,962	19,709	64,694
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$72,850	\$81,350	\$72,131
Average House Value	\$703,838	\$675,159	\$648,750



**156,929**

People within 1 Mile



**\$72,131**

Avg Household Income

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