



TRI STATE
COMMERCIAL
REAL ESTATE EXPERTS



FOR LEASE | COMMUNITY FACILITY SPACE

3,300 SF | 3364 Guider Ave | Built-Out CF with Branding Opportunity for Lease

3364 Guider Ave, Brooklyn, NY 11235

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Kirill Galperin
718.437.6100 x122
Kirill.G@TriStateCR.com



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Executive Summary



OFFERING SUMMARY

Lease Rate:	Call to: 718-437-6100
Available SF:	3,300 SF
Building Size:	40,691 SF
Lot Size:	9,120 SF
Zoning:	R6

PROPERTY OVERVIEW

Ground: 1,320 SF
LL: 1,980 SF
Fully Finished with multiple offices and an ADA lift
HVAC and split systems in place
High visibility
Over 60' of wrap-around frontage - INCREDIBLE Marketing/Branding opportunity
3 Restrooms
PRIVATE PARKING AVAILABLE - 3-4 spaces \$275/each

LOCATION OVERVIEW

Located in the Brighton Beach neighborhood of Brooklyn between Banner Ave & Coney Island Ave at the entrance and exit of Belt Parkway near the Brighton Beach subway station.

Nearest Transit: B & Q trains at Brighton Beach and the B4 & B68 bus lines.

Nearby tenants include Dunkin', Shell, CVS, TD Bank, Starbucks, Walgreens, McDonald's, Chase Bank, CityMD, 7-Eleven, Texas Chicken & Burgers, Carvel, Max Deals, Exxon, and more!

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

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Additional Photos



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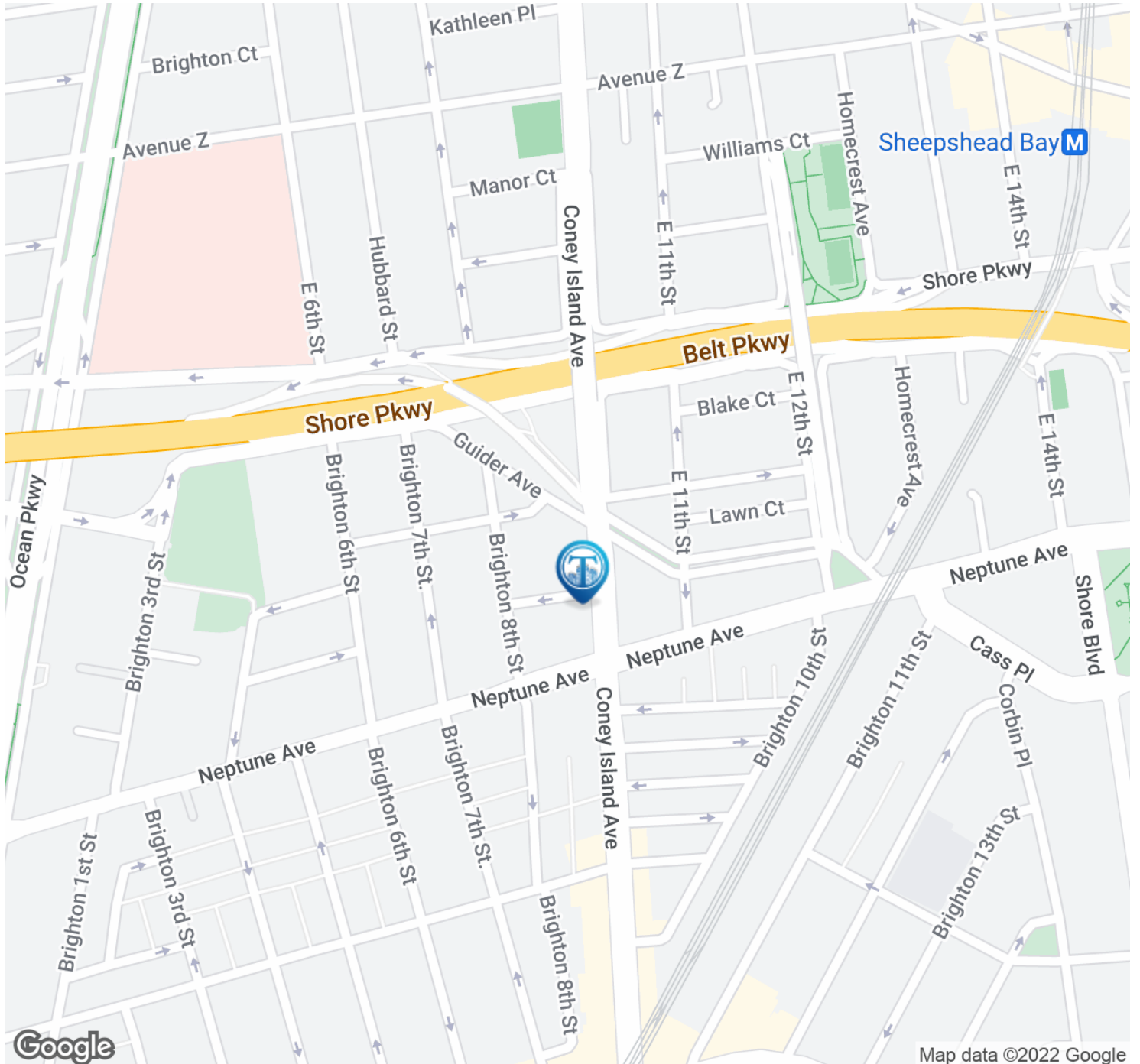
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Location Map



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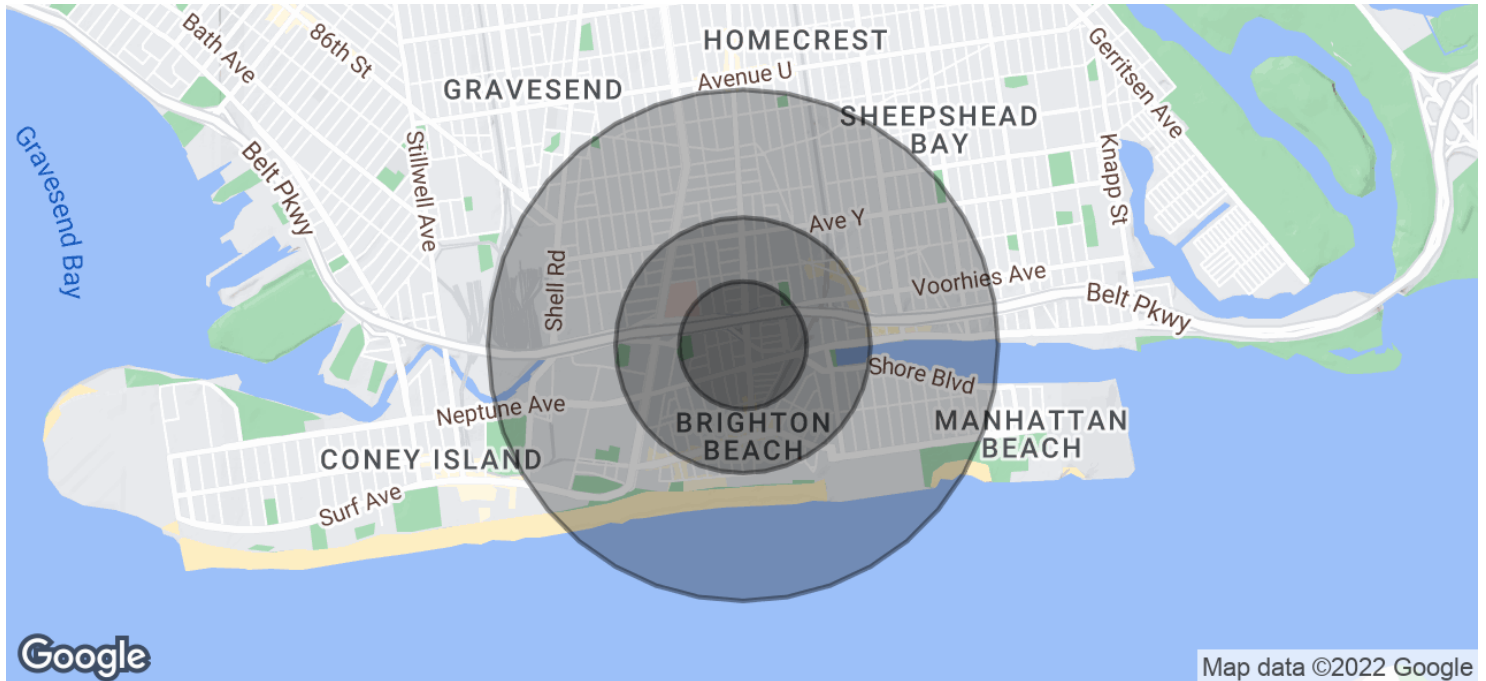
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	8,949	38,210	105,885
Average Age	37.9	45.3	46.0
Average Age (Male)	36.3	42.3	43.1
Average Age (Female)	39.5	47.5	47.7

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	3,487	17,284	48,143
# of Persons per HH	2.6	2.2	2.2
Average HH Income	\$63,690	\$66,966	\$73,432
Average House Value	\$543,350	\$435,754	\$523,306

* Demographic data derived from 2020 ACS - US Census

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Retailer Map



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