

797

COMMERCIAL LEASE

**TEiAM** COMMUNITY CLUBHOUSE



**797 STERLING PLACE**  
**CROWN HEIGHTS**

# 797 STERLING PLACE CROWN HEIGHTS

**JUSTIN LOSH**  
(347) 388-4649  
JUSTIN@COUNTRYNY.COM

**OFFICE**  
250 MOORE ST, #302  
BROOKLYN, NY 11206



## PROPERTY DETAILS

 **\$7,300 PER MONTH**

 **1300 SF**

 **NEGOTIABLE TERM**

RETAIL SPACE IN NEWLY CONSTRUCTED BUILDING

FULLY PERMITTED AS DAYCARE FACILITY  
PLEASE INQUIRE FOR CERTIFICATE OF  
OCCUPANCY DETAILS

FULLY SPRINKLERED

ADA ACCESSIBILITY

KITCHENETTE

PRIVATE OFFICES

LARGE BACKYARD

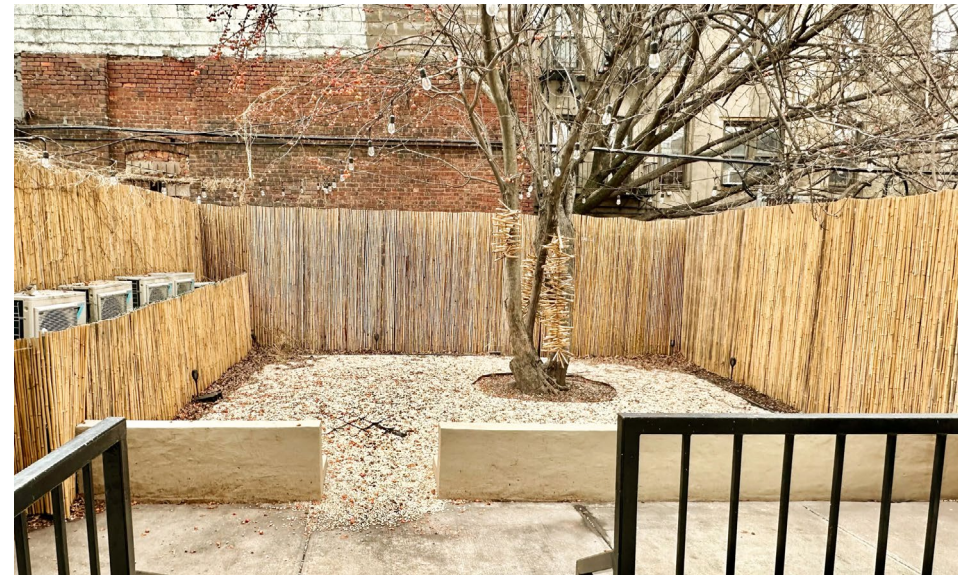
LOCATED NEAR VARIOUS MEDICAL AND  
EDUCATIONAL SERVICES

SITUATED BETWEEN EASTERN PARKWAY  
AND ATLANTIC AVENUE NEAR BEDFORD  
AVENUE

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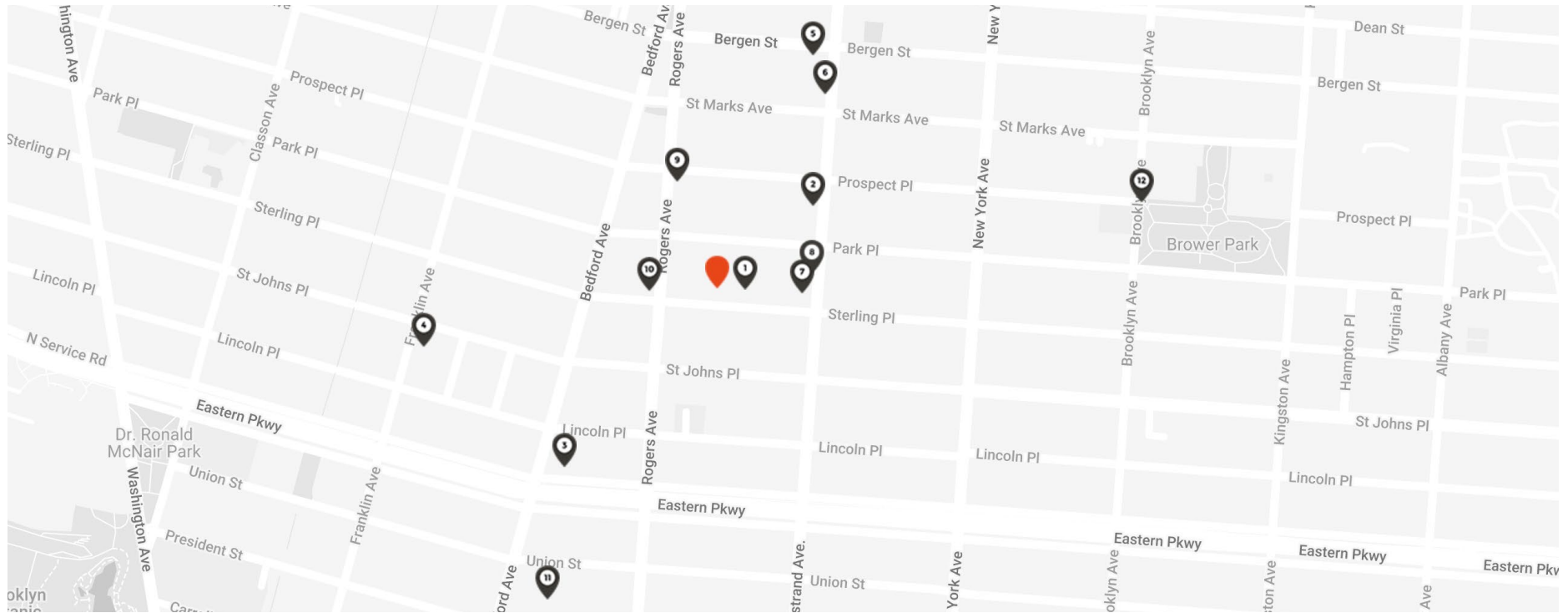
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## NEIGHBORS

1 - CROWN HEIGHTS

EDUCATIONAL CENTERS, INC.

2 - SUPER POWER

3 - UNION MARKET

4 - BARBONCINO PIZZA

5 - THE UPS STORE

6 - LOVELANE BK

7 - BROOKLYN PIZZA CREW

8 - CROWN HILL THEATRE

9 - 99ROGERS

10 - KINGSTOWN CAFE/WINE BAR

11 - MAJOR R. OWENS HEALTH

CENTER

12 - BROWER PARK

## DEMOGRAPHICS

(1MI/3MI)

POPULATION - 191,039 / 1,433,970

AVERAGE AGE - 37.6 / 36.7

AVERAGE HH INCOME -

\$107,693 / \$105,523

## TRANSPORT

AVERAGE DAILY RIDERS

NOSTRAND AVE 3 TRAIN

WEEKEND - 5,551

WEEKDAY - 4,194

NOSTRAND AVE A/C TRAIN

WEEKDAY - 17,352

WEEKEND - 21,949