



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

For Sale & Lease

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# Renovated Ground Floor Office/Retail For Sale

2,000 SF

2694 Gerritsen Ave • 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 Sheepshead Bay neighborhood of Brooklyn between Devon Ave & Everett Ave. Close to Marine Park, with easy access to local schools, parks, and small businesses. The area offers a suburban feel within the city, making it ideal for businesses serving the local community.

Neatest Transit: B31, BM4, B4, & BM3 bus lines.

Nearby tenants include Tim Hortons, Dollar Tree, Walgreens, Burger King, Key Food Supermarkets, IHOP, The UPS Store, Cinnabon, ALDI, Public Storage, Rite Aid, Party City, Blink Fitness, Advance Auto Parts, Citizens, Popeyes Louisiana Kitchen, H&R Block, Sherwin-Williams Paint Store, Family Dollar, McDonald's, Victoria Pizzeria, Appliance Trends, Fali Beauty Bar, Knapp Street Pizza, Move U Fitness, and more!



**2,100 SF**

Total Building Size



**R4**

Zoning

## Main Highlights

- ▶ Renovated space
- ▶ New HVAC system
- ▶ 2 bathrooms
- ▶ 4 private offices
- ▶ 40 Ft frontage

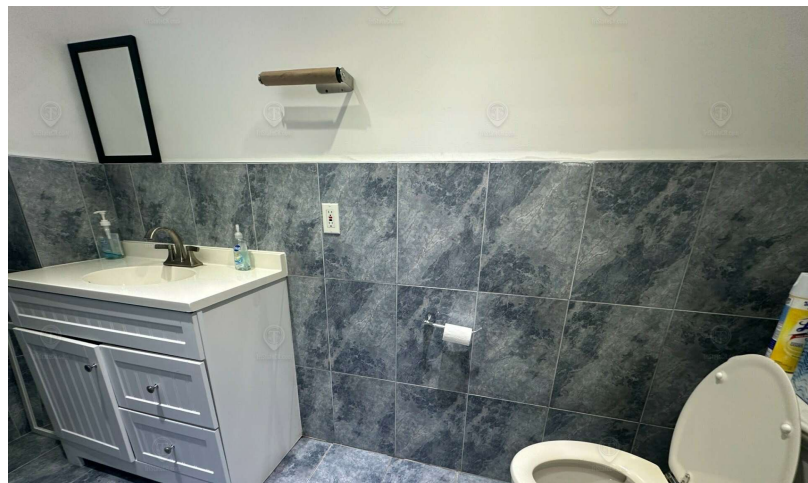
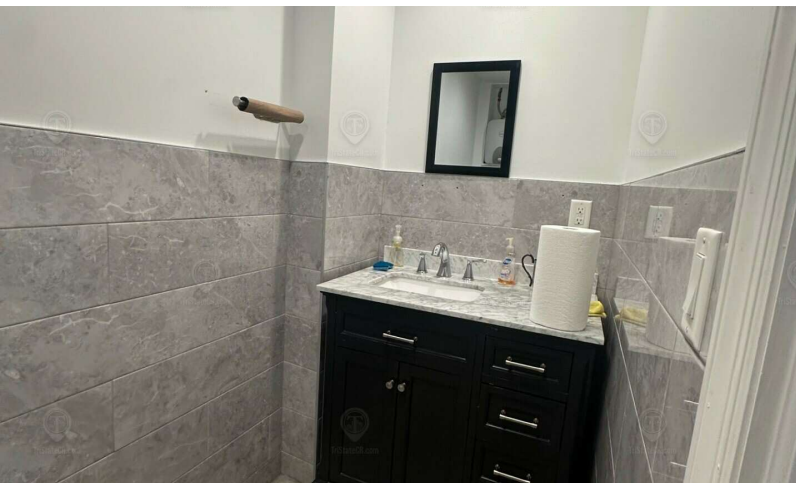
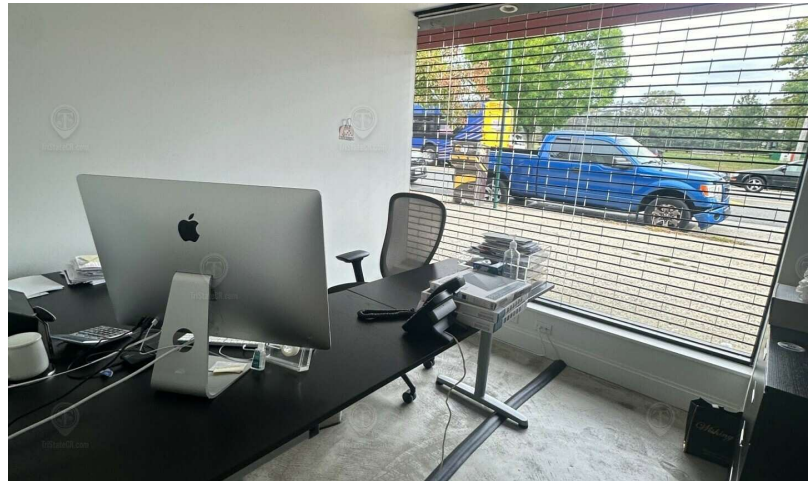
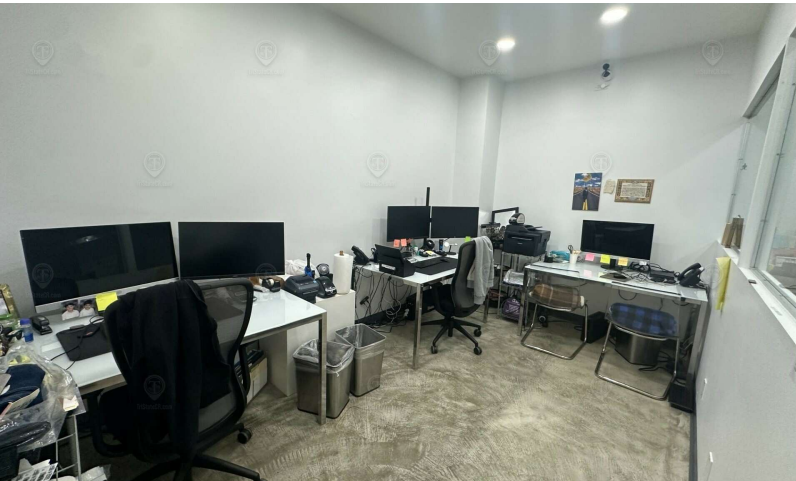
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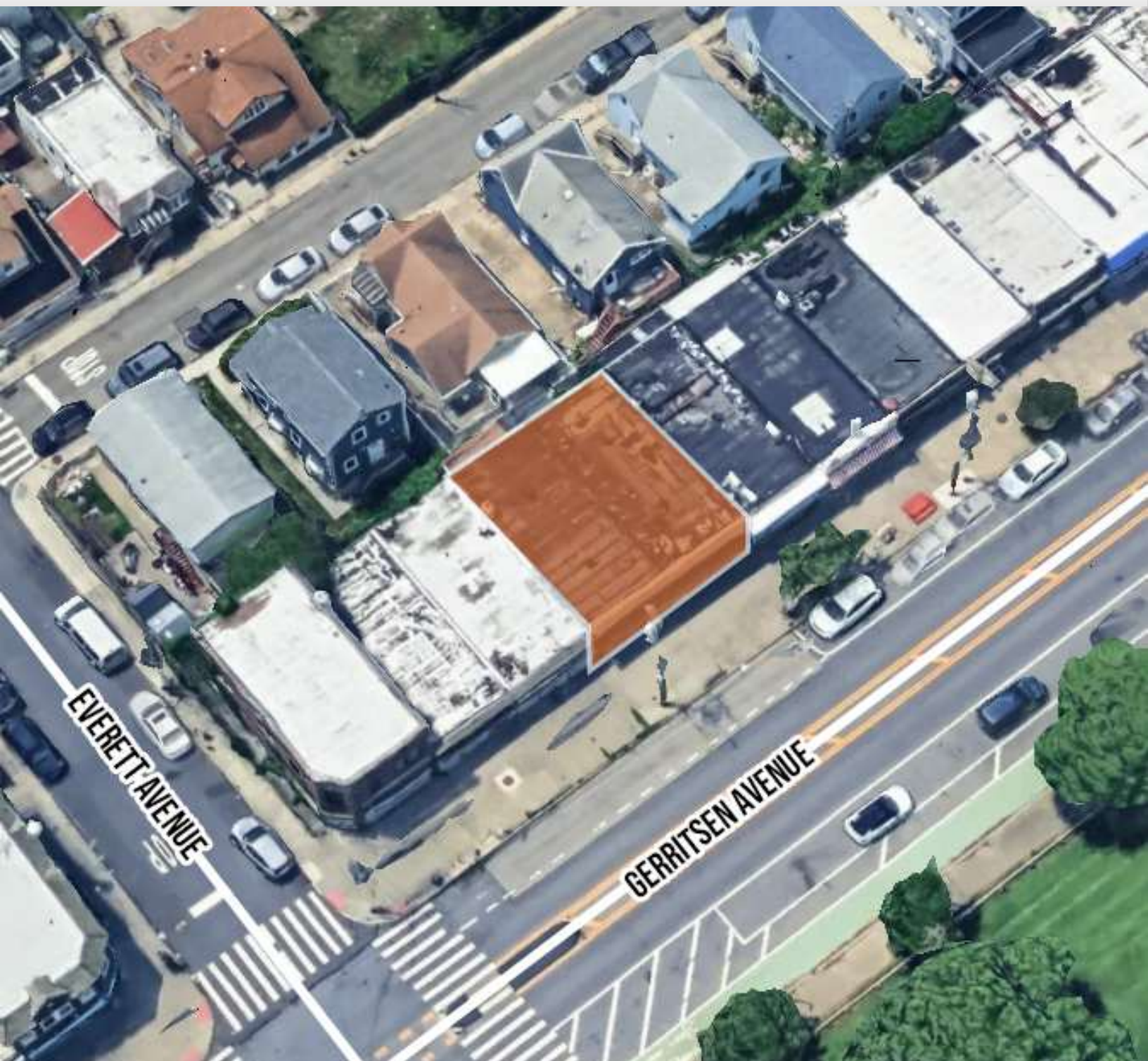
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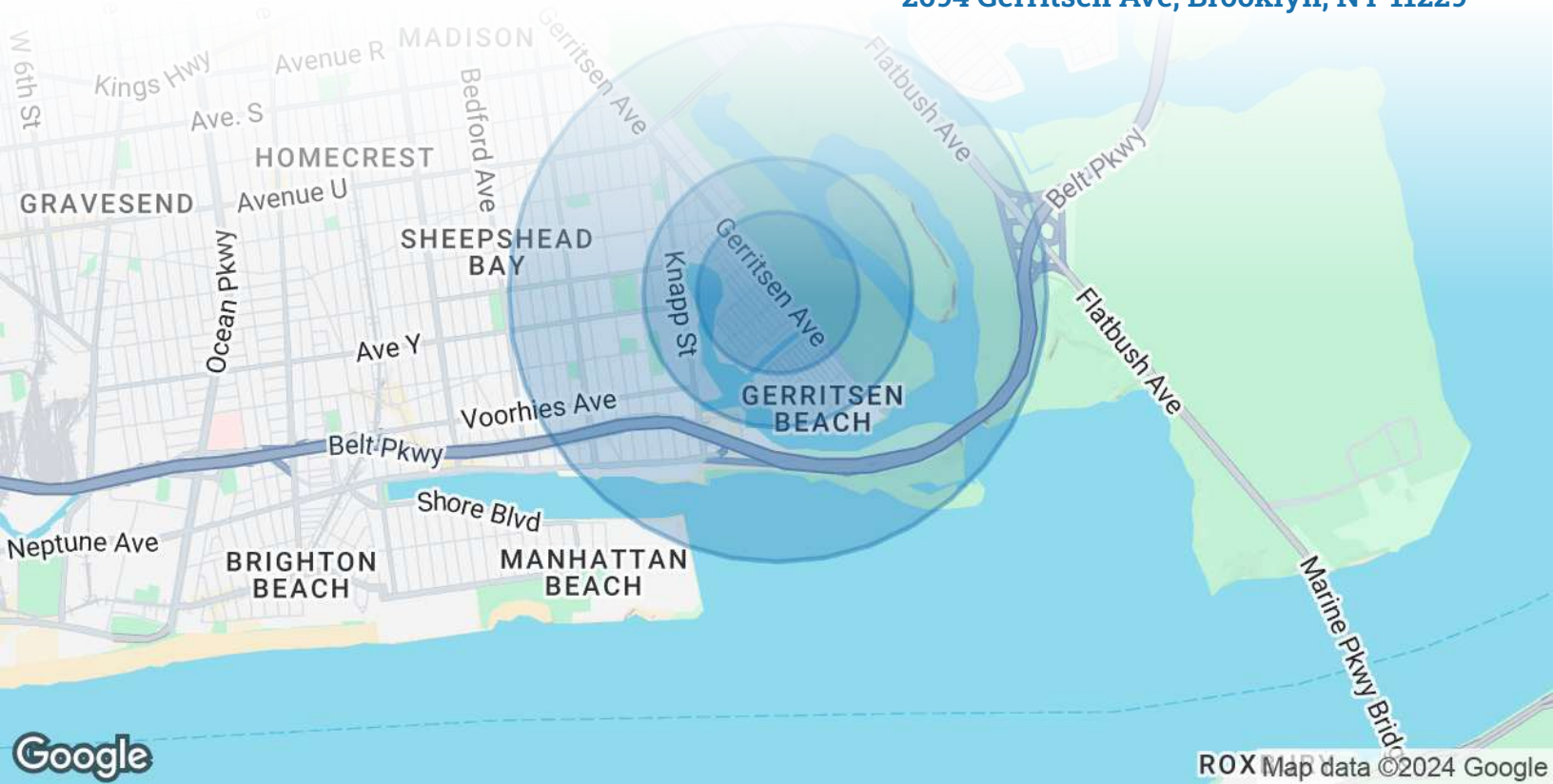
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**POPULATION**                      **0.3 MILES**      **0.5 MILES**      **1 MILE**

Total Population	2,509	8,557	35,074
Average Age	42	44	44
Average Age (Male)	41	42	42
Average Age (Female)	44	45	46



**35,074**

People within 1 Mile

**HOUSEHOLDS & INCOME**                      **0.3 MILES**      **0.5 MILES**      **1 MILE**

Total Households	869	3,300	13,889
# of Persons per HH	2.9	2.6	2.5
Average HH Income	\$134,692	\$109,420	\$103,777
Average House Value	\$688,661	\$586,204	\$649,725



**\$103,777**

Avg Household Income

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**SITE SOURCE**  
RETAIL BROKER NETWORK