



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



Multiple Retail Spaces for Lease

540 - 8,240 SF • 6 Units

620 Franklin Ave • Brooklyn • NY

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

Shlomi Bagdadi
☎ 718.437.6100
sb@tristatecr.com

Avi Akiva
☎ 718.437.6100 x110
Avi.A@TriStateCR.com

Victor Safenia
☎ 718.437.6100 x165
victor.sf@tristatecr.com



Location Overview

Located in the vibrant Crown Heights neighborhood of Brooklyn between Dean St & Bergen St near the Park Pl subway station.

Nearest Transit: S train at Park Pl, A & C trains at Franklin Ave, and the B65 & B48 bus lines.

Nearby tenants include Blink Fitness, Shake Shack, Endless Life Brewing, L Train Vintage, Dunkin', Silver Rice, Bearded Lady, Screamer's Pizzeria, Lianne's Wild Ginger, ST ENDS, Food Garden Market, The Crabby Shack, Friends and Lovers, and more!

Main Highlights

- ▶ Thriving neighborhood
- ▶ Strong retail corridors
- ▶ Landlord work available
- ▶ Cool Brooklyn character
- ▶ High gas and electric
- ▶ Can be vented
- ▶ Vintage-style arch brickwork in the lower level
- ▶ Great for F&B concept
- ▶ Space A: 1,000 SF
- ▶ Space B: 540 SF
- ▶ Space C: 900 SF
- ▶ Space D: 5,600 SF
- ▶ Space E: 1,200 SF
- ▶ Space F: 3,600 SF
- ▶ All divisions are considered
- ▶ Great for F&B and fitness users
- ▶ Glass storefront available in 2028



51,376 SF

Total Building Size



11,939 SF

Lot Size



6

Number of Units





R7A, C2-4


Zoning

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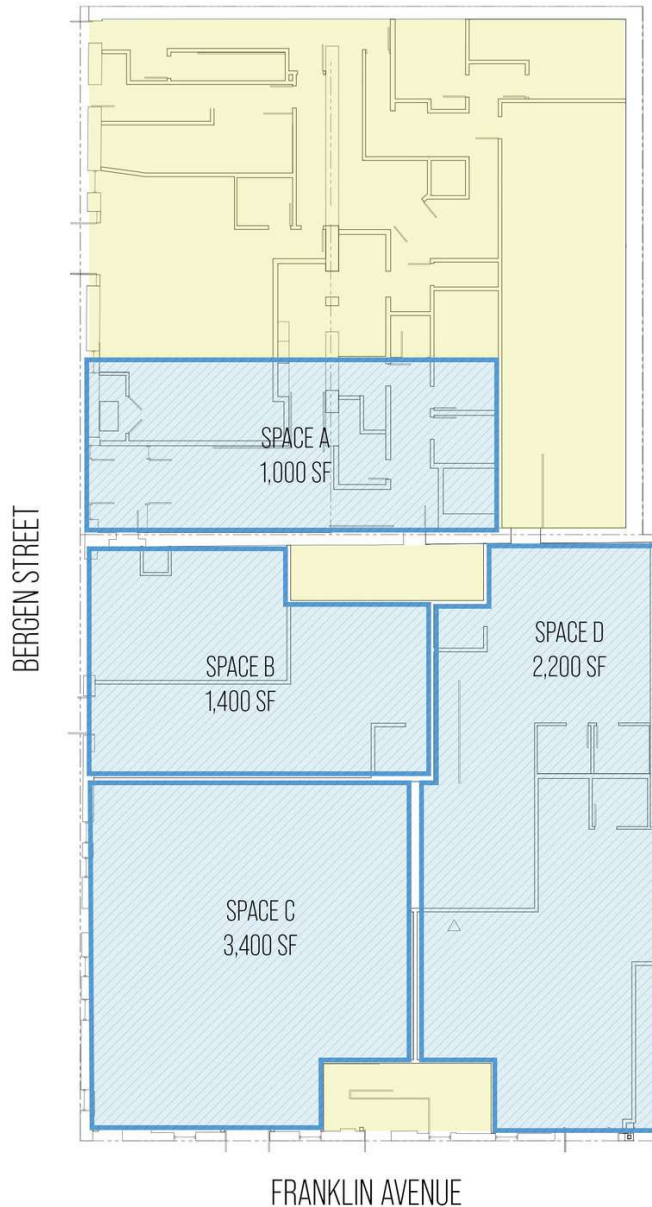
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620 FRANKLIN AVENUE GROUND LEVEL

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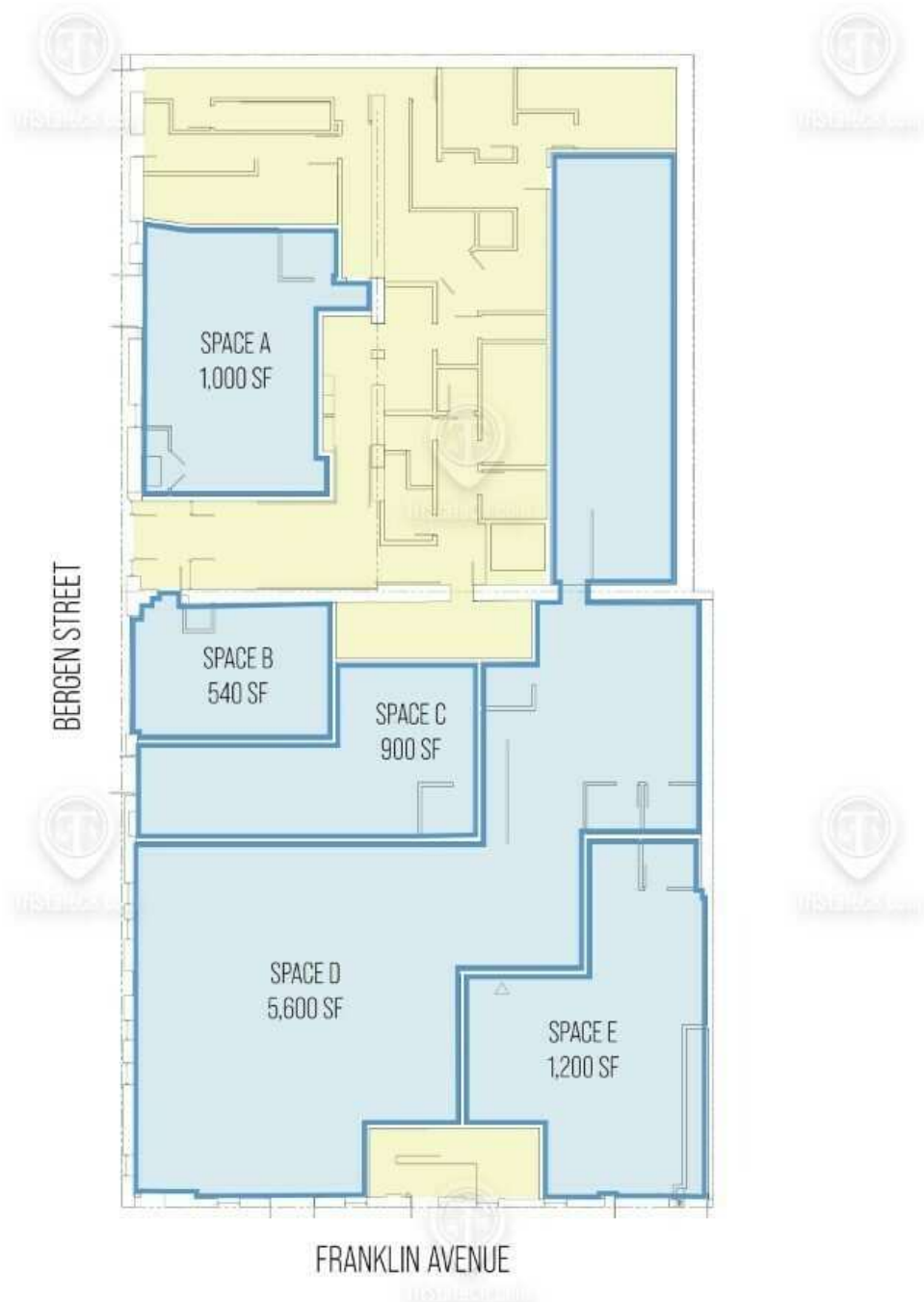
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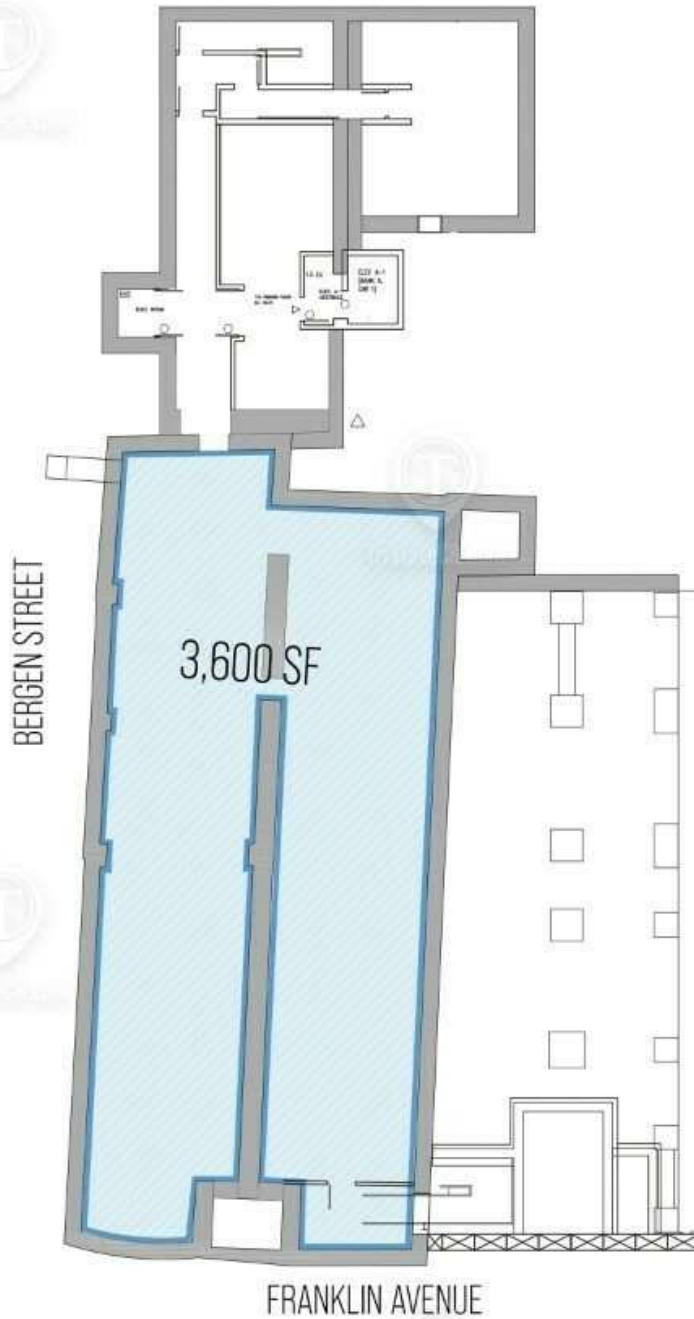
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Floor Plan - Cellar Space F

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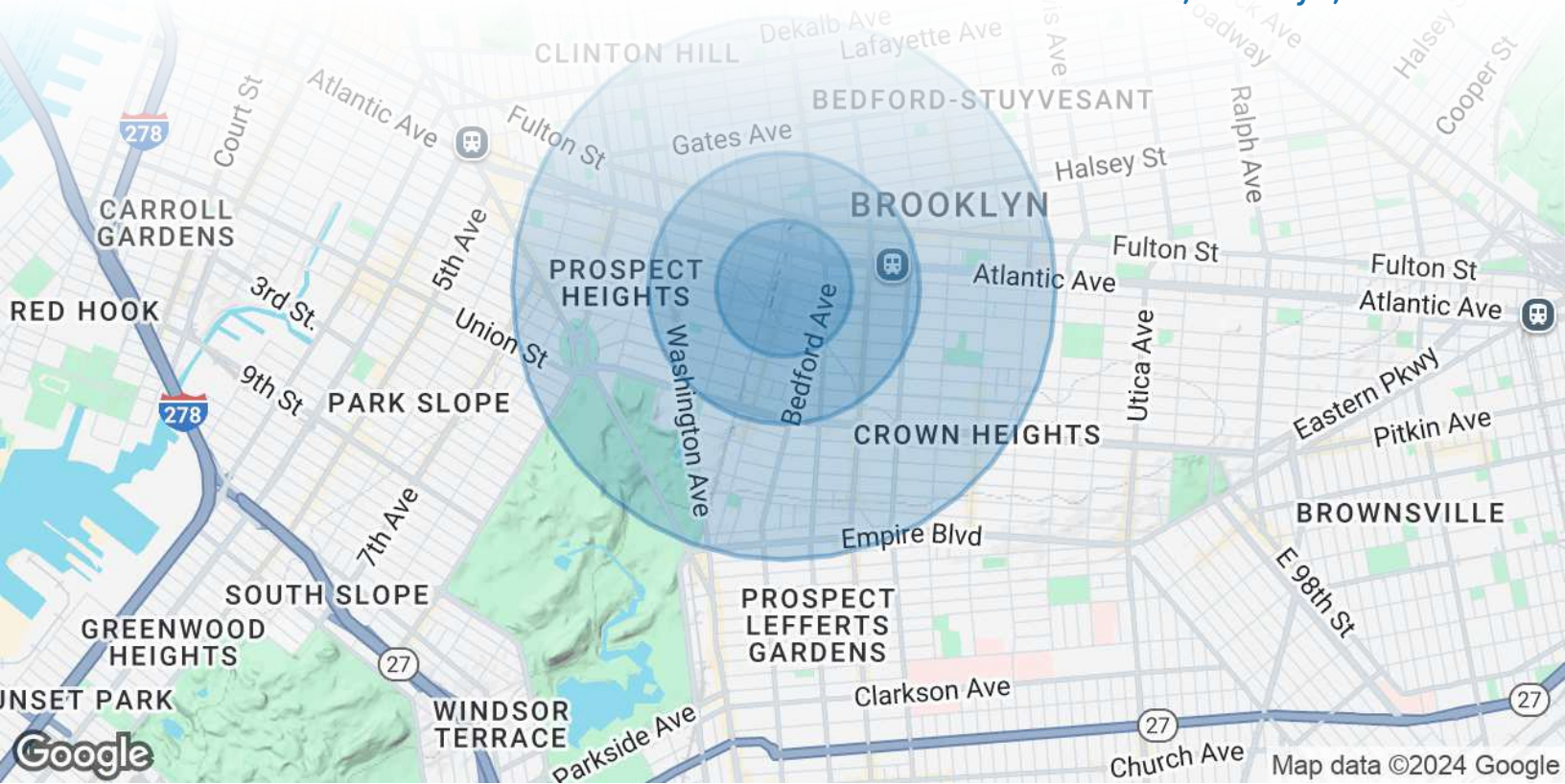
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	10,743	46,206	179,116
Average Age	35.5	34.9	36.0
Average Age (Male)	37.3	35.6	35.6
Average Age (Female)	33.9	34.5	36.6
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	5,224	22,850	83,930
# of Persons per HH	2.1	2.0	2.1
Average HH Income	\$94,081	\$101,720	\$108,842
Average House Value	\$350,194	\$760,309	\$884,531



179,116

People within 1 Mile



\$108,842

Avg Household Income

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