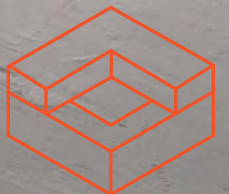


**964 DEAN STREET**  
CROWN HEIGHTS

COMMERCIAL LEASE



# 964 DEAN STREET CROWN HEIGHTS



**JUSTIN LOSH**

(347) 388-4649

JUSTIN@COUNTRYNY.COM



**OFFICE**

250 MOORE ST, #302

BROOKLYN, NY 11206



## PROPERTY DETAILS



**\$6,500 PER MONTH**



**2870 SF RETAIL SPACE**



**NEGOTIABLE TERM**



**[VIDEO TOUR LINK](#)**

SUITABLE FOR ANY RETAIL USE  
INCLUDING F&B, OFFICE, STORE OR  
SERVICE TENANT.

NEWLY RENOVATED LOFT BUILDING IN  
CROWN HEIGHTS NEAR FRANKLIN AVE, C  
TRAIN AND SHUTTLE

ELEVATOR WITH DIRECT ACCESS TO  
SPACE. LARGE INTERIOR CAB (APPX 9'D X  
11'W)

2X ADA COMPLIANT RESTROOMS

SPLIT UNIT AC & RADIATOR HEAT

TWO FORMS OF EGRESS

AMPLE NATURAL LIGHT FROM NORTH  
AND SOUTH SIDE WINDOWS

3-PHASE ELECTRIC

SPRINKLERS INSTALLED



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## **BUILDING ENTRY, ELEVATOR & RESTROOMS / EGRESS**



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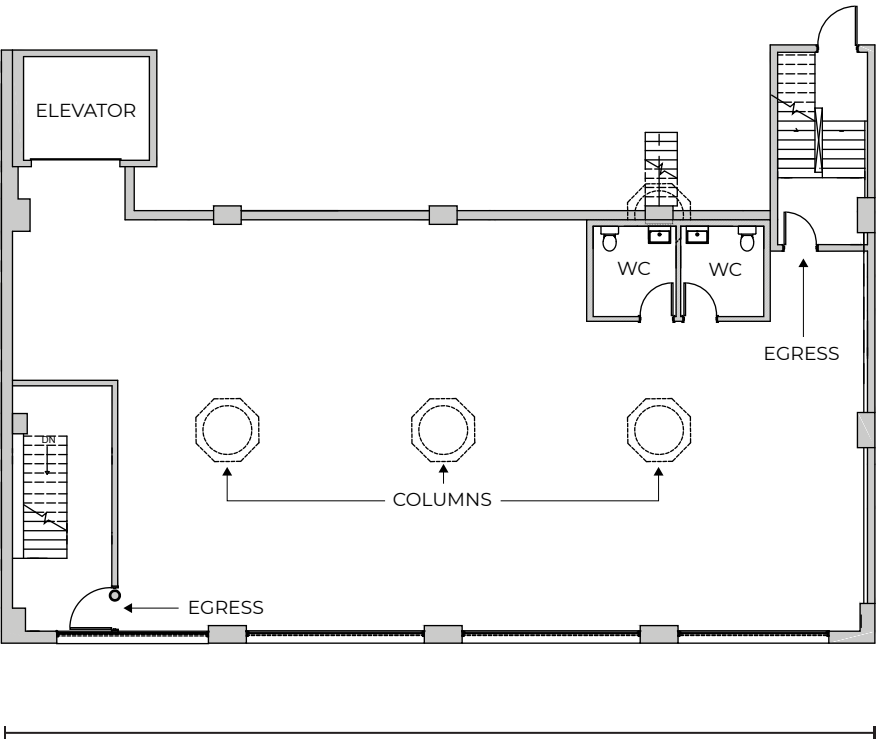
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FLOOR PLAN

RETAIL SPACE



DEAN STREET

ELEVATION



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## NEIGHBORS

- 1 - Friends and Lovers
- 2 - L Train Vintage
- 3 - Pasha Pizza
- 4 - Neptune Diner II
- 5 - Rialto Grande
- 6 - CubeSmart Self Storage

- 7 - Shell
- 8 - Brownstone Blackbox Theatre
- 9 - Blink Fitness Clinton Hill
- 10 - Hart's
- 11 - Doris
- 12 - Subway: Franklin Ave A/S

## DEMOGRAPHICS

(1MI/3MI)  
**POPULATION** - 188,297 / 1,329,604  
**AVERAGE AGE** - 36.8 / 36.4  
**AVERAGE HH INCOME** -  
**\$107,612 - \$124,768**

## TRANSPORT

**C/S TRAIN: Franklin Ave**  
**AVERAGE DAILY RIDERS**  
**WEEKDAY** - 3,667  
**WEEKEND** - 5,102