

964 DEAN STREET
CROWN HEIGHTS

COMMERCIAL LEASE



964 DEAN STREET

CROWN HEIGHTS

JUSTIN LOSH
(347) 388-4649
JUSTIN@COUNTERNY.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

964 DEAN STREET

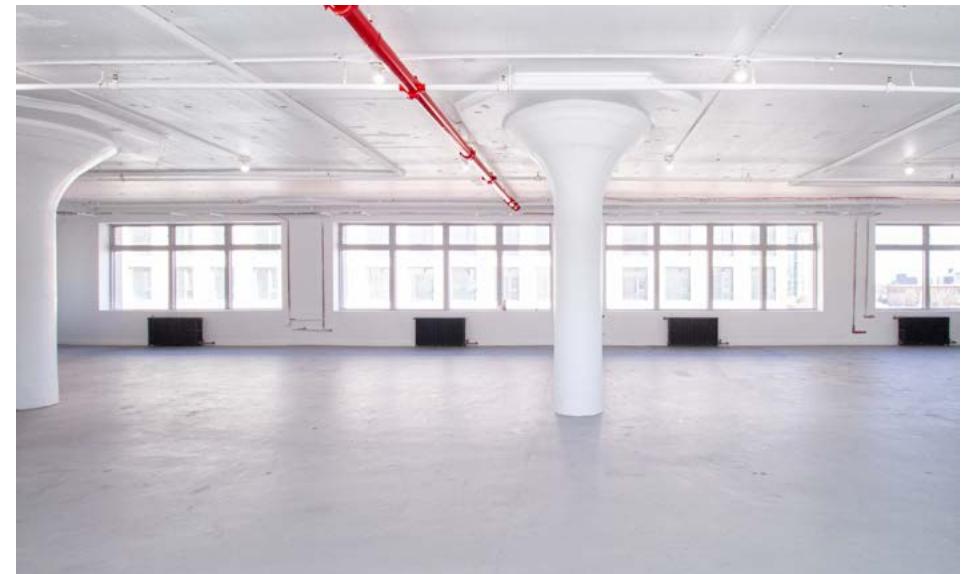
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RETAIL SPACE



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BUILDING ENTRY, ELEVATOR & RESTROOMS / EGRESS



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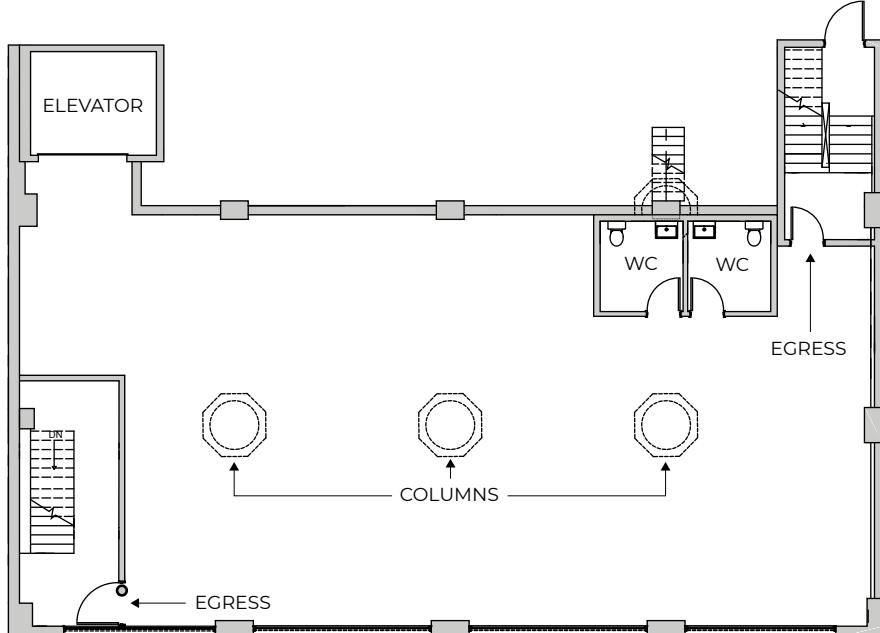
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RETAIL SPACE



DEAN STREET

ELEVATION



FLOOR PLAN

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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

- (IMI/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