



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



Newly Renovated Retail/Office Space For Lease

400 SF

673 Shepherd Avenue • Brooklyn • NY

For Pricing Call: 718-437-6100

Shlomi Bagdadi
📞 718.437.6100
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Joey Bouzaglou
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Location Overview

Located in the Brownsville neighborhood of Brooklyn between New Lots Ave & Hegman Ave near the New Lots Ave subway station

Nearest Transit: 3, 2, 4, & 5 trains at New Lots Ave and the B15, B20, B84, B6, & B14 bus lines.

Nearby tenants include Miles of Smiles Daycare, Inc, East New York Middle School of Excellence, Car Lovers Automotive, Inc., Santo Domingo Restaurant, Adriano Arias Grocery, P.S. 202 Ernest S. Jenkyns, Bendiciones Family Day Care, Linden Express Tire Shop, D & A Guaranteed Auto Sales, and more!

Main Highlights

- ▶ Newly renovated space
- ▶ Clean boutique space



5,400 SF

Total Building Size



2,000 SF

Lot Size



R5, C1-2

Zoning

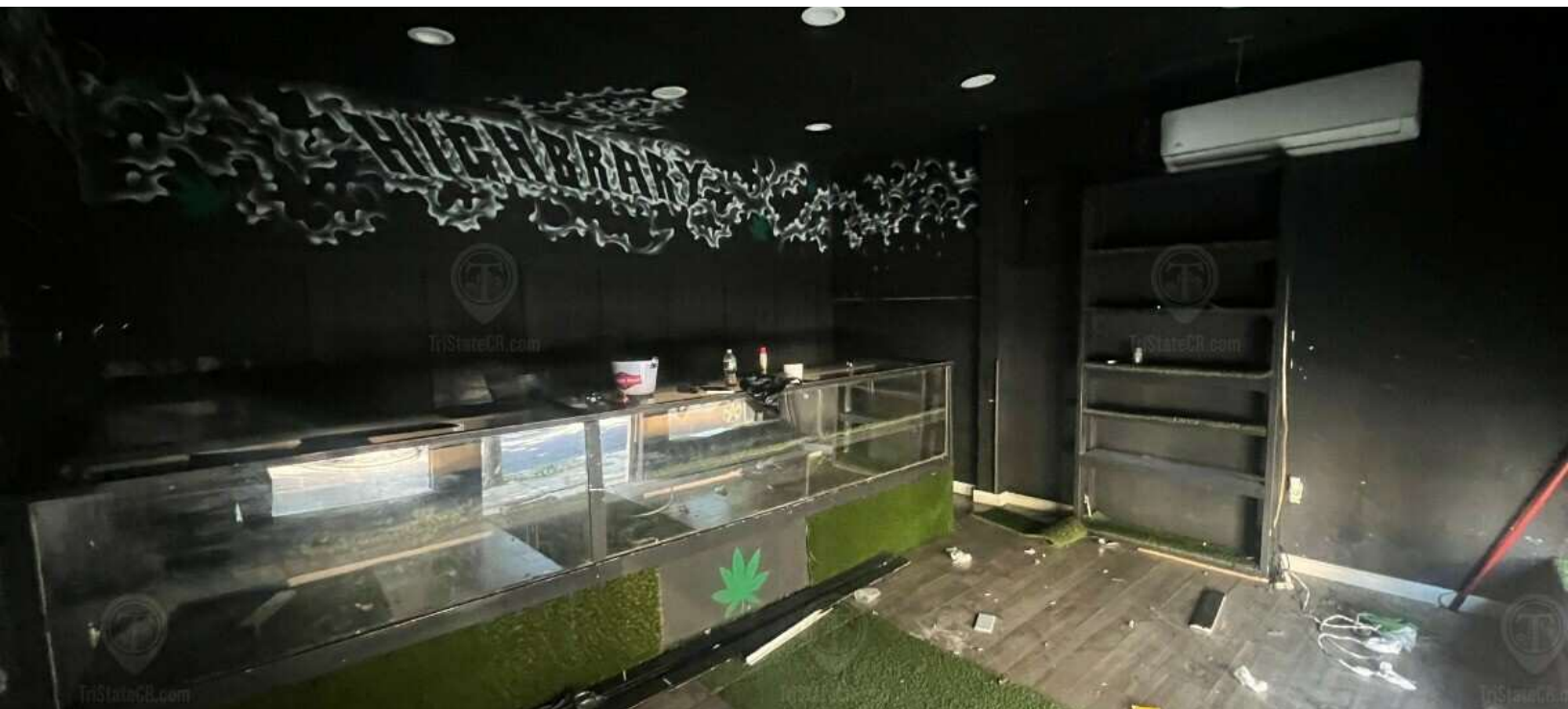
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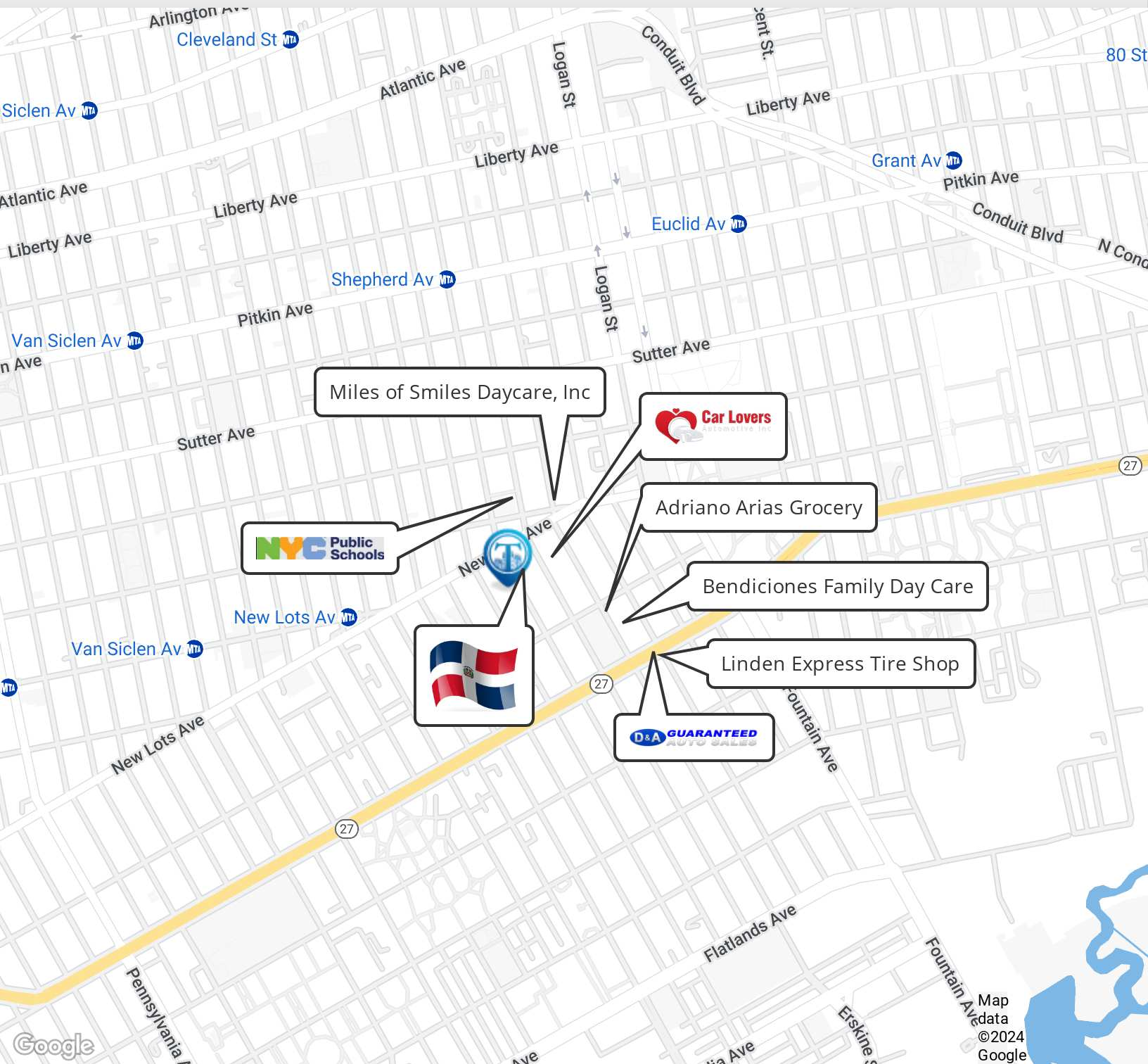
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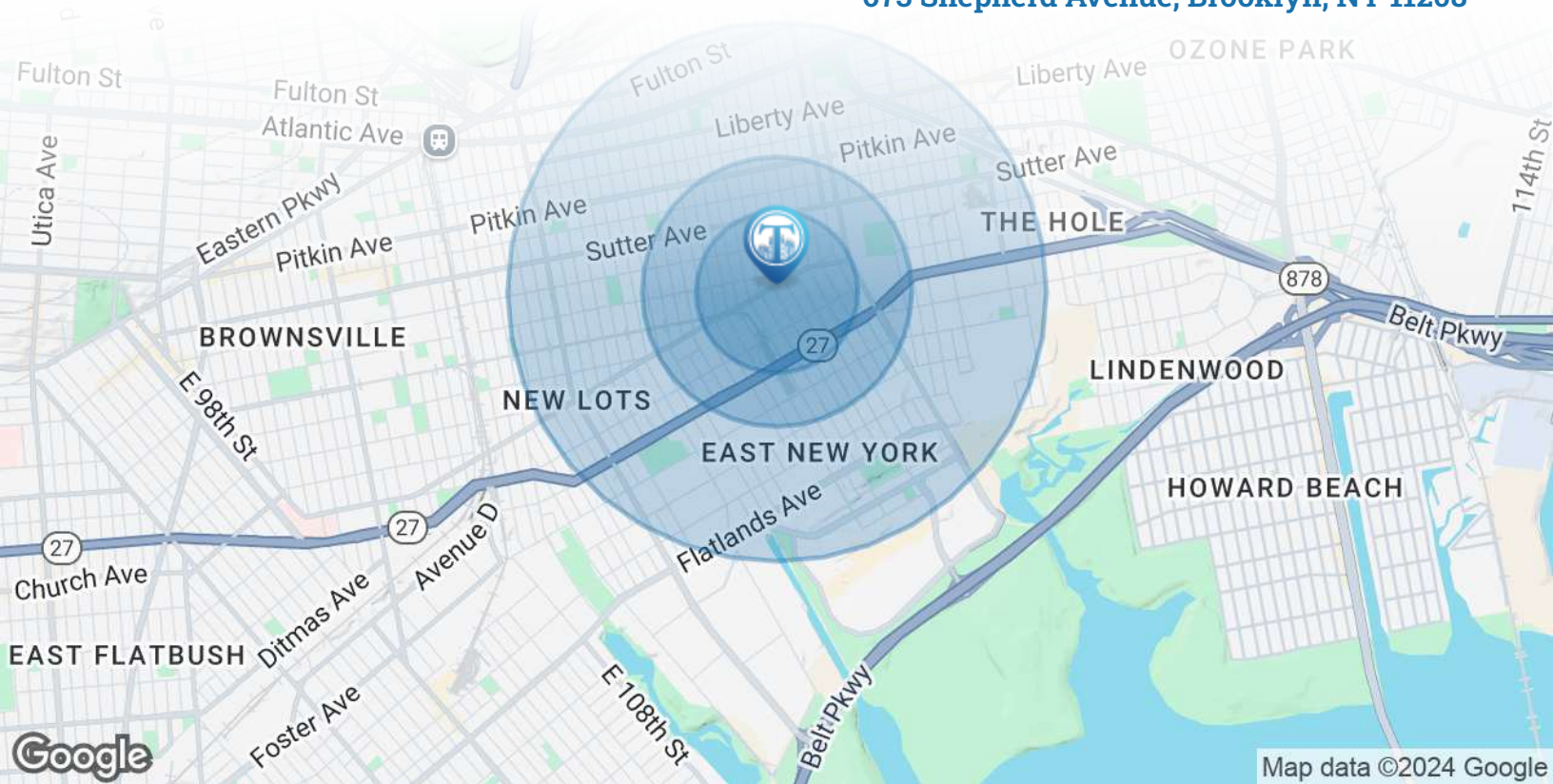
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	8,812	31,214	125,361
Average Age	38	38	38
Average Age (Male)	37	36	36
Average Age (Female)	39	39	39
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,845	10,236	42,436
# of Persons per HH	3.1	3	3
Average HH Income	\$83,967	\$76,879	\$71,252
Average House Value	\$744,941	\$707,483	\$663,343



125,361

People within 1 Mile



\$71,252

Avg Household Income

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For Lease

High Bravy

@Highbravy.Exotics

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Exotics

Exotic Snacks • Drinks • Accessories



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SITE SOURCE
RETAIL BROKER NETWORK