



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

For Lease



# White Box Retail Space With Glass Frontage For Lease

2,150 SF

963 Atlantic Ave • Brooklyn • NY

For Pricing Call: 718-437-6100

**Shlomi Bagdadi**  
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**Joey Bouzaglou**  
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## Location Overview

Located in the Clinton Hill neighborhood of Brooklyn between Grand Ave & Classon Ave near the Franklin Ave subway station.

Nearest Transit: C, S, & A trains at Franklin Ave and the B25, B26, B45, B48, & B65 bus lines.

Nearby tenants include Sunoco Gas Station, Meineke Car Care Center, Pizza Hut Express, Shell, AutoZone Auto Parts, Pacific BK, Motiv8 BK, Pasha Pizza, Hibiscus Flowershop, Frontline Automotive, Apollo Signs & Marketing, Natty Pet Shop, The Shirley Project Space, Mahfood Market, All Creatures Veterinary Hospital of Brooklyn, and more!



**111,633 SF**

Total Building Size



**19,635 SF**

Lot Size



**R7A**

Zoning

## Main Highlights

- ▶ HVAC
- ▶ 12' Ceilings
- ▶ White Box
- ▶ Glass frontage
- ▶ Sprinklers

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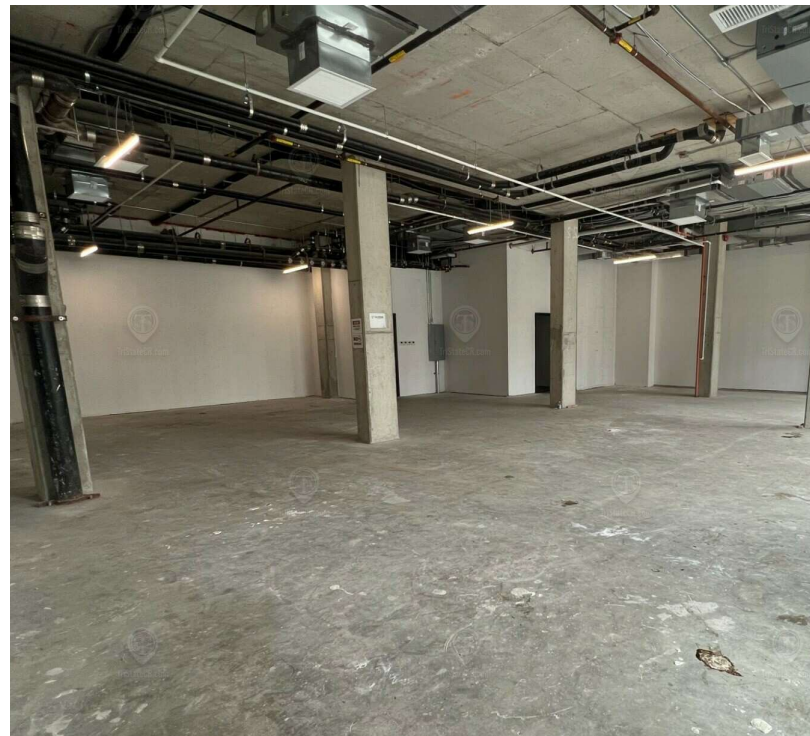
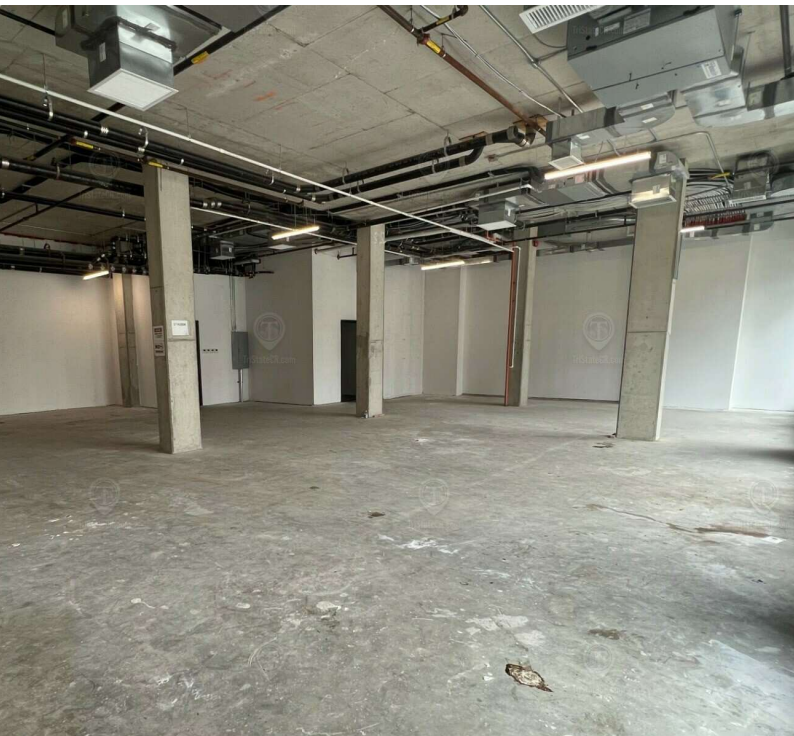
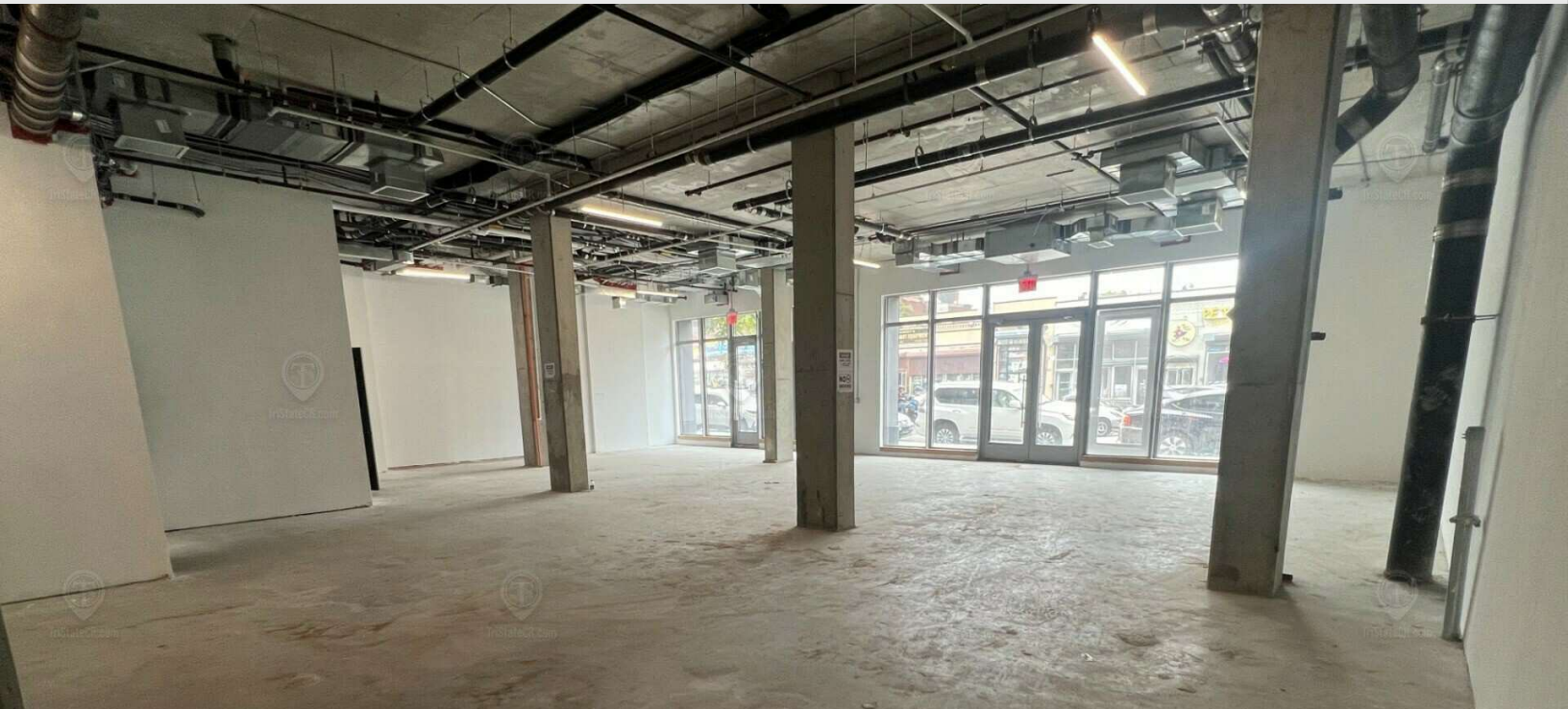




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# Additional Photos

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# Retailer Map

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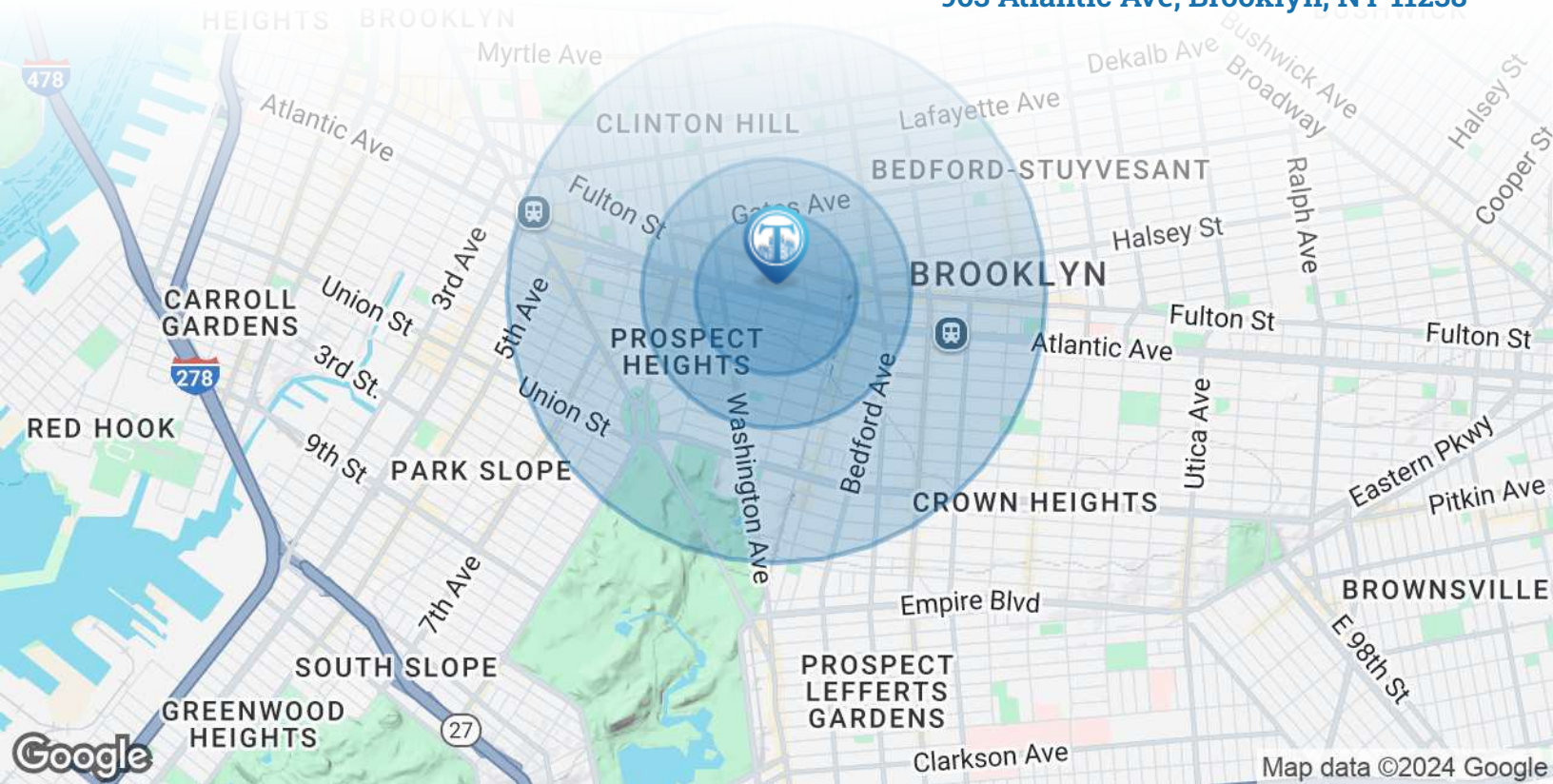




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# Area Demographics

963 Atlantic Ave, Brooklyn, NY 11238



## POPULATION

### 0.3 MILES

### 0.5 MILES

### 1 MILE

Total Population	13,123	46,582	178,943
Average Age	36	37	38
Average Age (Male)	35	36	37
Average Age (Female)	36	37	38



**178,943**

People within 1 Mile

## HOUSEHOLDS & INCOME

### 0.3 MILES

### 0.5 MILES

### 1 MILE

Total Households	5,926	20,999	78,481
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$178,972	\$163,406	\$157,430
Average House Value	\$1,462,555	\$1,429,190	\$1,462,895



**\$157,430**

Avg Household Income

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