



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

1,800 SF Move-in-Ready Retail Space for lease in Sheepshead Bay!

609 Avenue X, Brooklyn, NY 11235

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

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Executive Summary



OFFERING SUMMARY

Available SF: 1,800 SF

Lease Rate: Upon Request

Lot Size: 8,000 SF

Building Size: 10,000 SF

Zoning: R4

PROPERTY OVERVIEW

1,800 SF Move-in-Ready Retail Space for lease in Sheepshead Bay!

Highlights:

- Lower Level
- High ceiling
- Built out jujitsu gym
- Men's and women's locker rooms
- Ready to move in
- Sprinklers
- Handicap accessible
- 2 means of egress
- Great for storage or Amazon sellers

LOCATION OVERVIEW

Located in Sheepshead Bay, short walk to the Ave X/ Ocean Pkwy bus stop.

Public Transit: B1 at Ave X/Ocean Pkwy.

Nearby local tenants include,

- TD Bank, Chase Bank, Santander Bank, Gurman, Dunkin', Ridgewood Savings Bank, Starbucks, Popular Bank, Capital One Bank, Cricket Wireless, AT&T, blueTAGG Retail

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

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Tri State Commercial® Realty // 148 39th st // Brooklyn, 11232 // <https://TriStateCR.com/>



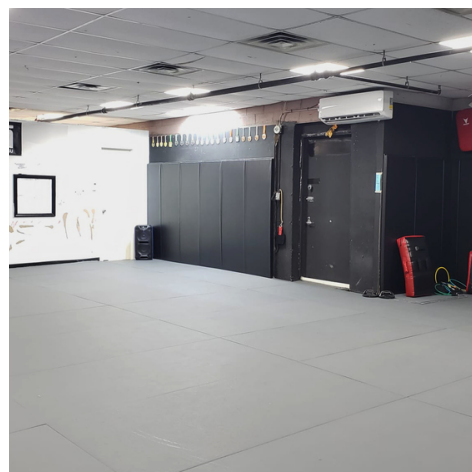
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Additional Photos



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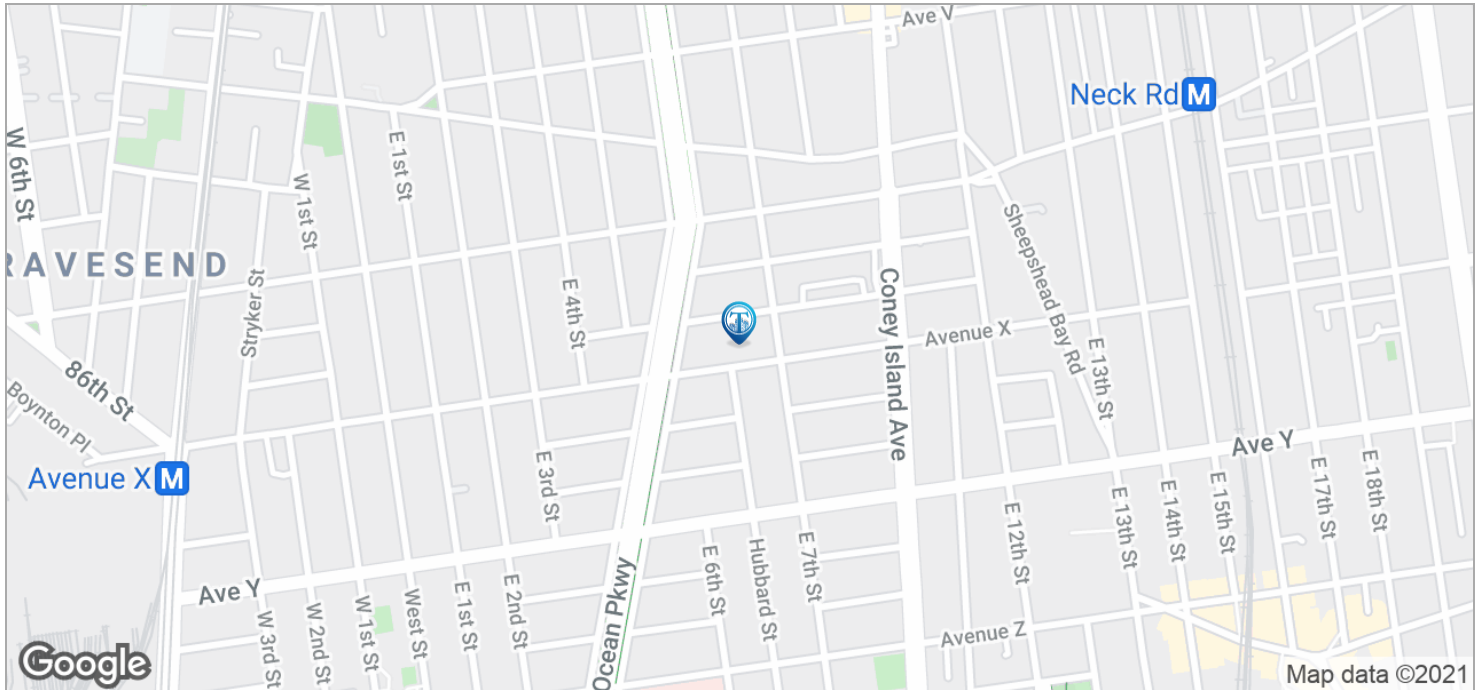
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Location Maps



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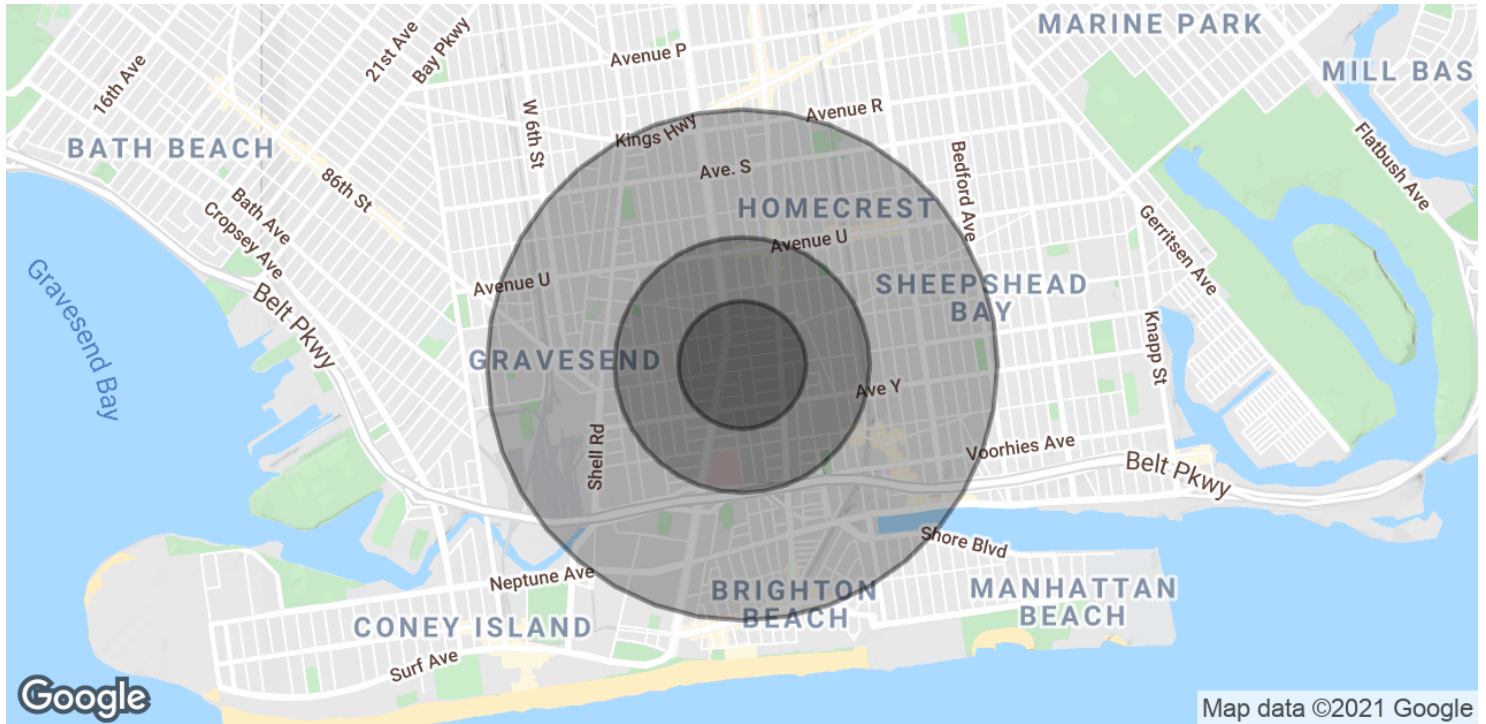
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	6,485	30,178	120,802
Average age	43.5	43.5	42.1
Average age (Male)	42.5	41.8	39.9
Average age (Female)	45.6	45.6	44.2

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total households	2,531	12,200	48,028
# of persons per HH	2.6	2.5	2.5
Average HH income	\$74,203	\$64,634	\$58,111
Average house value	\$470,783	\$479,717	\$533,568

* Demographic data derived from 2010 US Census

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Retailer Map



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