



TRI STATE
COMMERCIAL
REAL ESTATE GROUP



FOR LEASE | RETAIL SPACE

1,800 SF Retail Outlet W/ parking spot for Lease in Canarsie!

1610 Ralph Ave, Brooklyn, NY 11236

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

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Executive Summary



OFFERING SUMMARY

Available SF: 1800 SF

Lease Rate: Upon Request

Lot Size: 12,500 SF

Year Built: 1960

Building Size: 7,672 SF

Zoning: R5

PROPERTY OVERVIEW

1,800 SF Retail Outlet W/ parking spot for Lease in Canarsie!

Highlights:

- Non reserved parking spaces
- New Facade
- High car traffic

LOCATION OVERVIEW

Located in Canarsie, Brooklyn a working- and middle-class residential and commercial neighborhood in the southeastern portion of the borough.

Public Transport: B47, B103, and BM2 bus.

Nearby national tenants include:

-TD Bank, Chase Bank, Dunkin Donuts, Santander, Blink Fitness, Wendys, Capital One & many more!

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/>



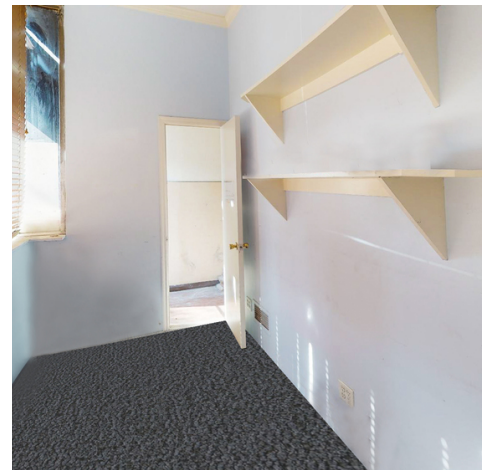
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Additional Photos



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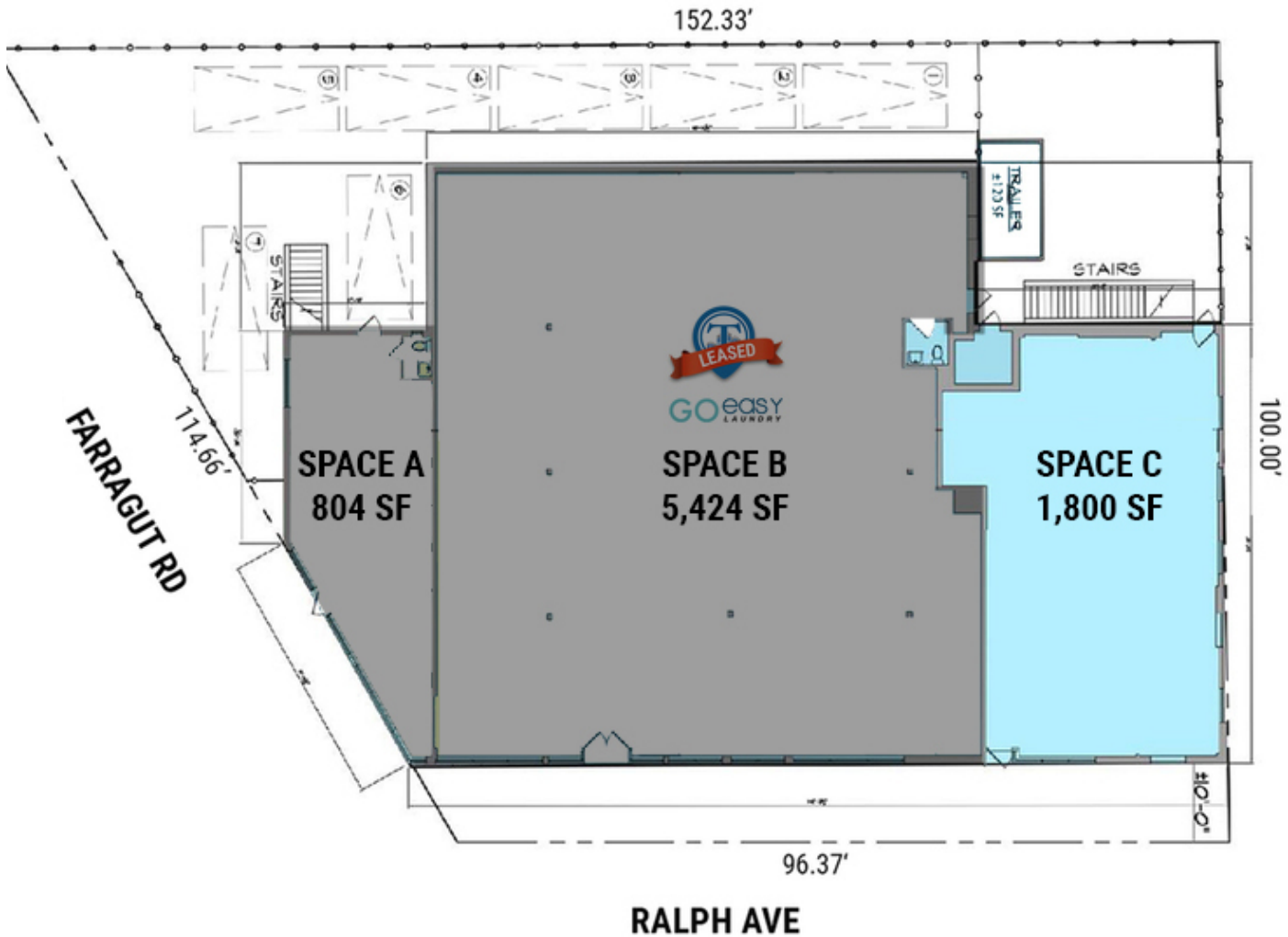
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Floor Plan



Total space available:
1,800 SF

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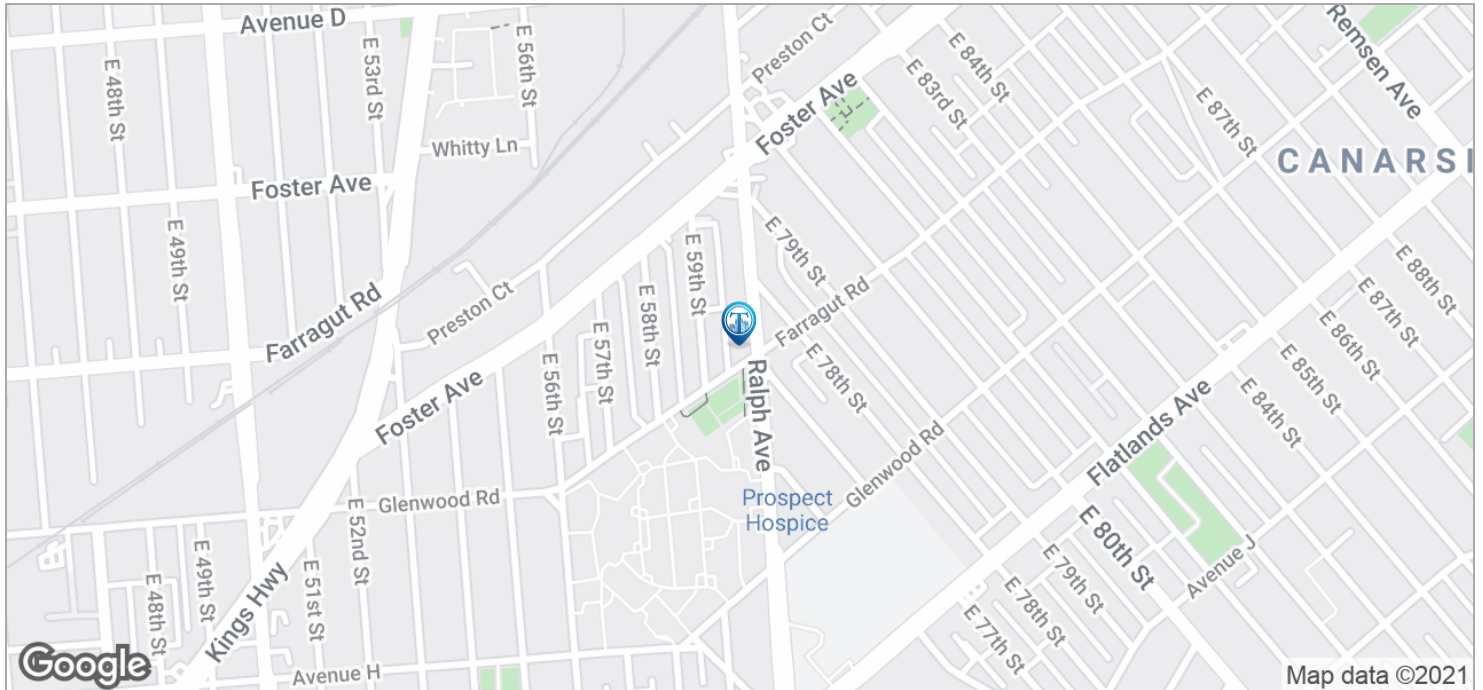
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Location Maps



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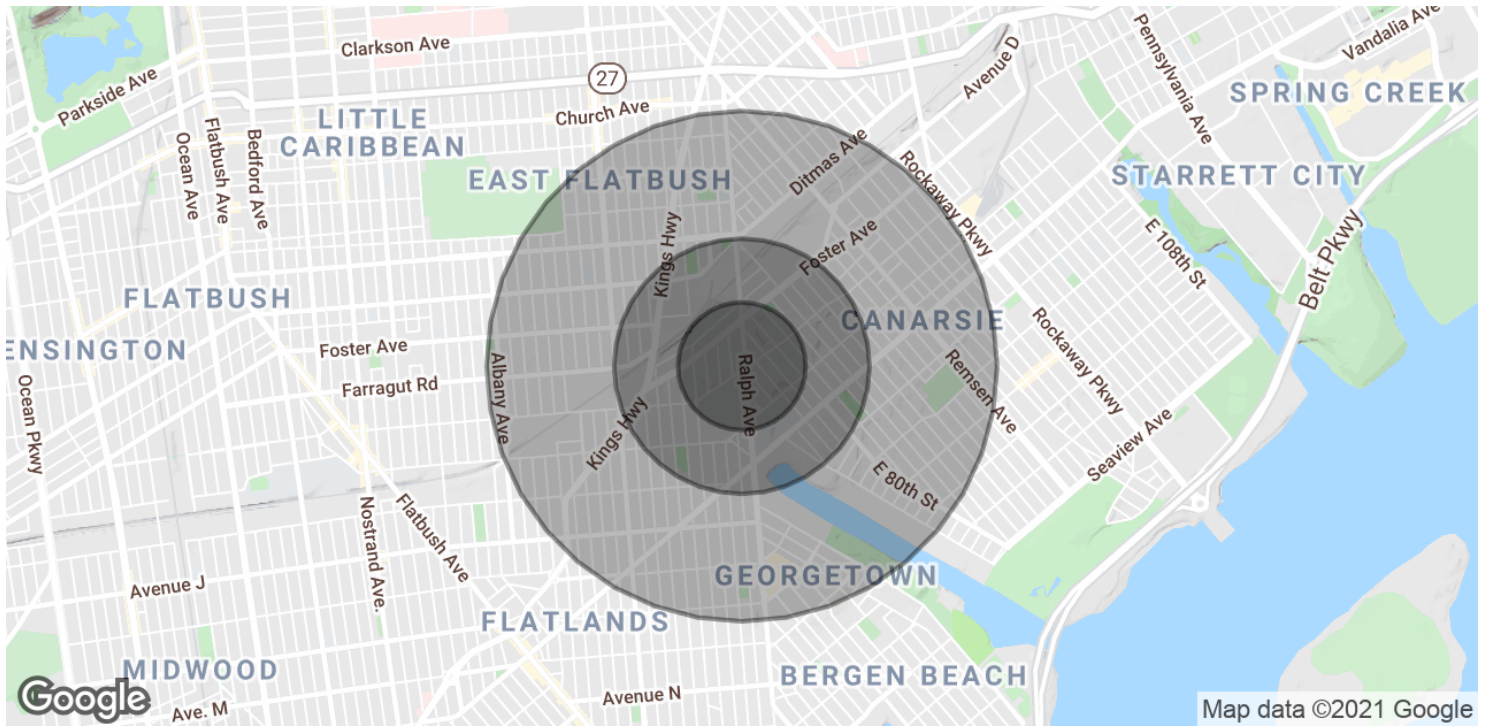
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	6,771	23,115	94,077
Average age	35.9	37.2	37.7
Average age (Male)	31.3	32.8	34.6
Average age (Female)	38.7	40.1	39.6

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total households	2,554	8,396	32,146
# of persons per HH	2.7	2.8	2.9
Average HH income	\$53,664	\$62,527	\$70,536
Average house value	\$485,808	\$495,269	\$483,398

* Demographic data derived from 2010 US Census

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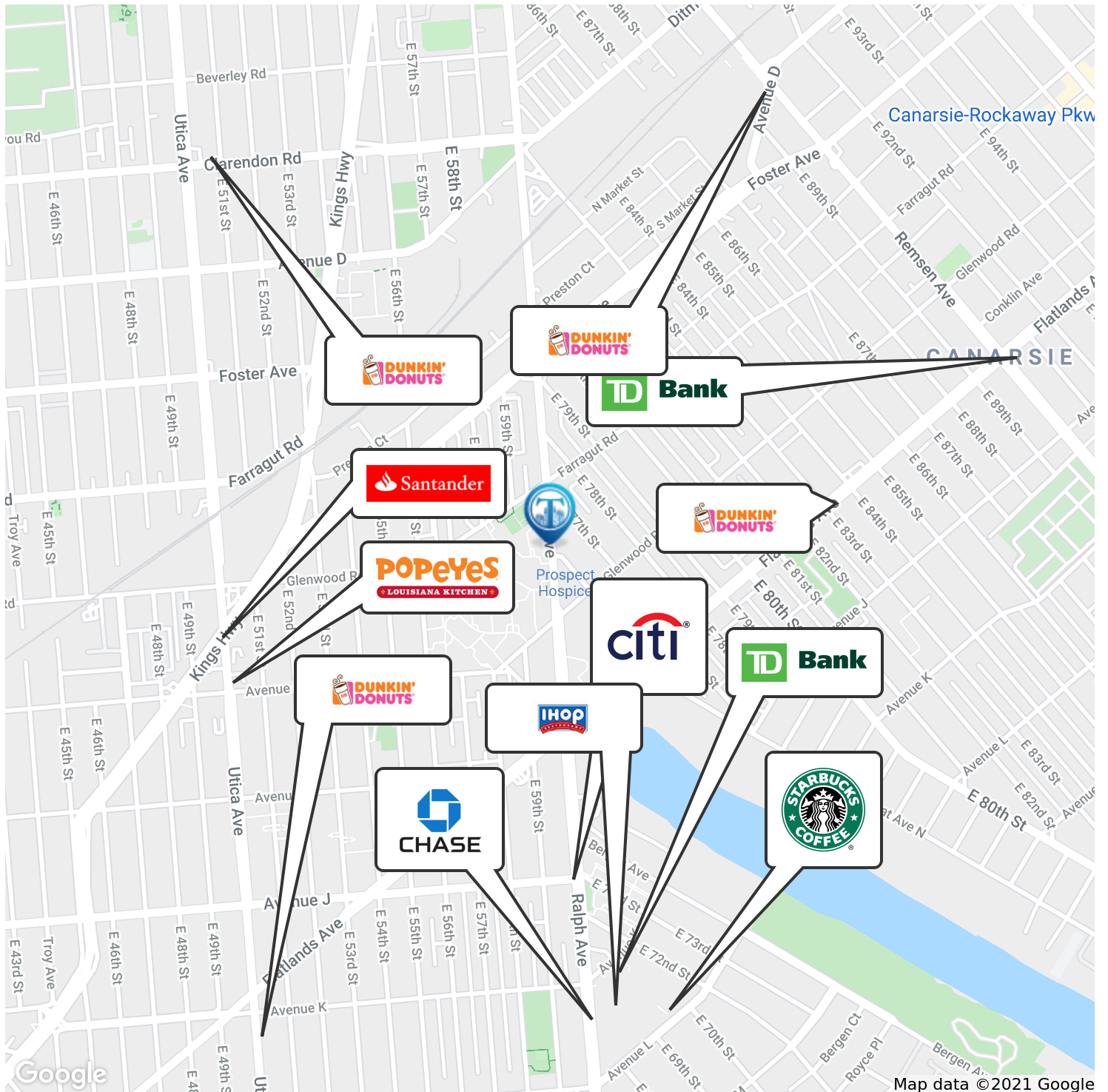
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Retailer Map



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