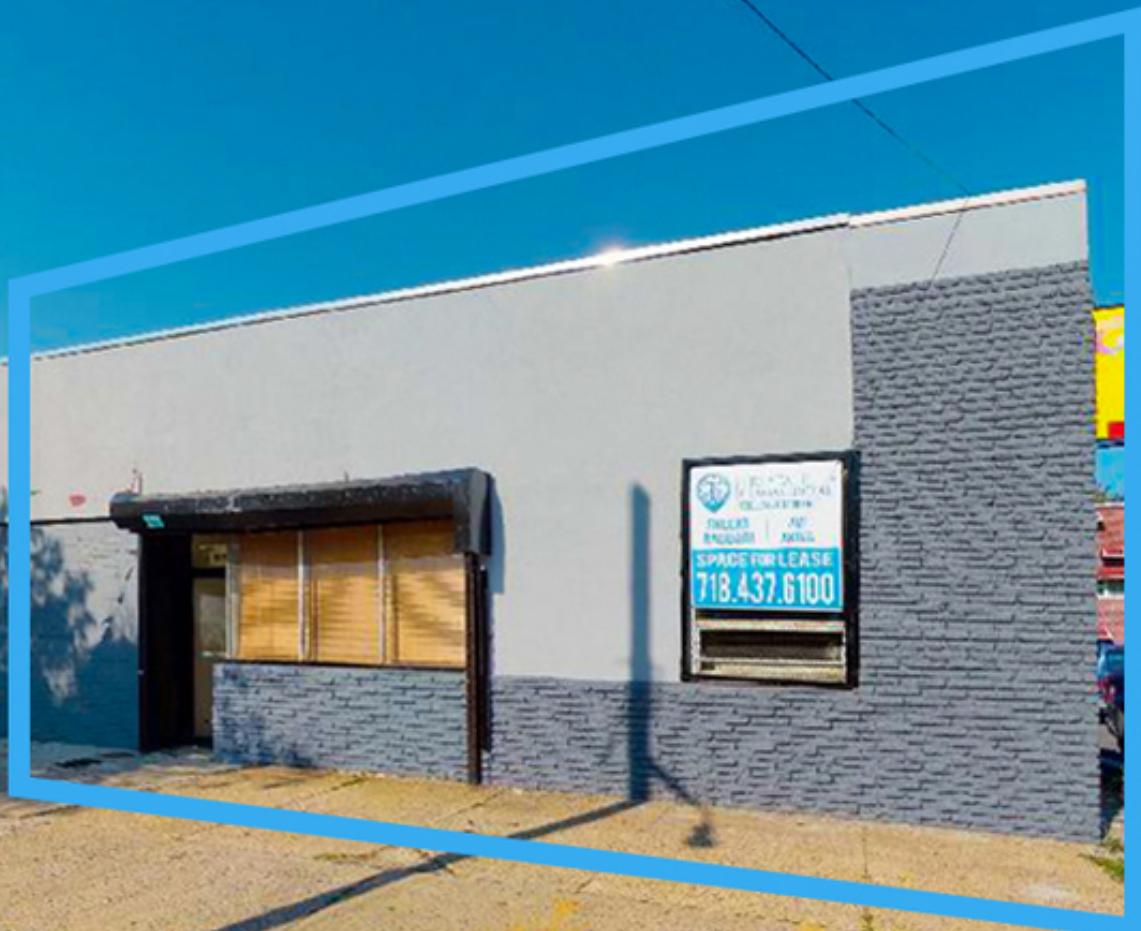




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**FOR LEASE | RETAIL SPACE**

**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

#### 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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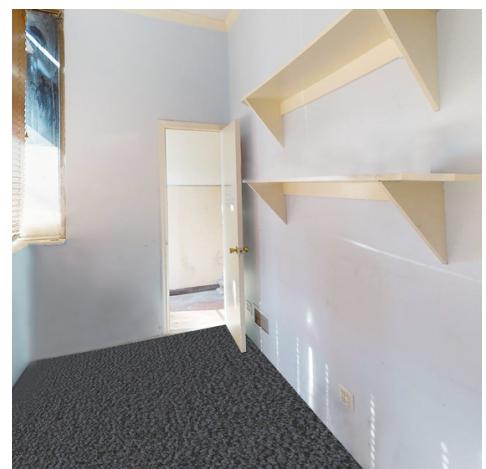


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## Additional Photos



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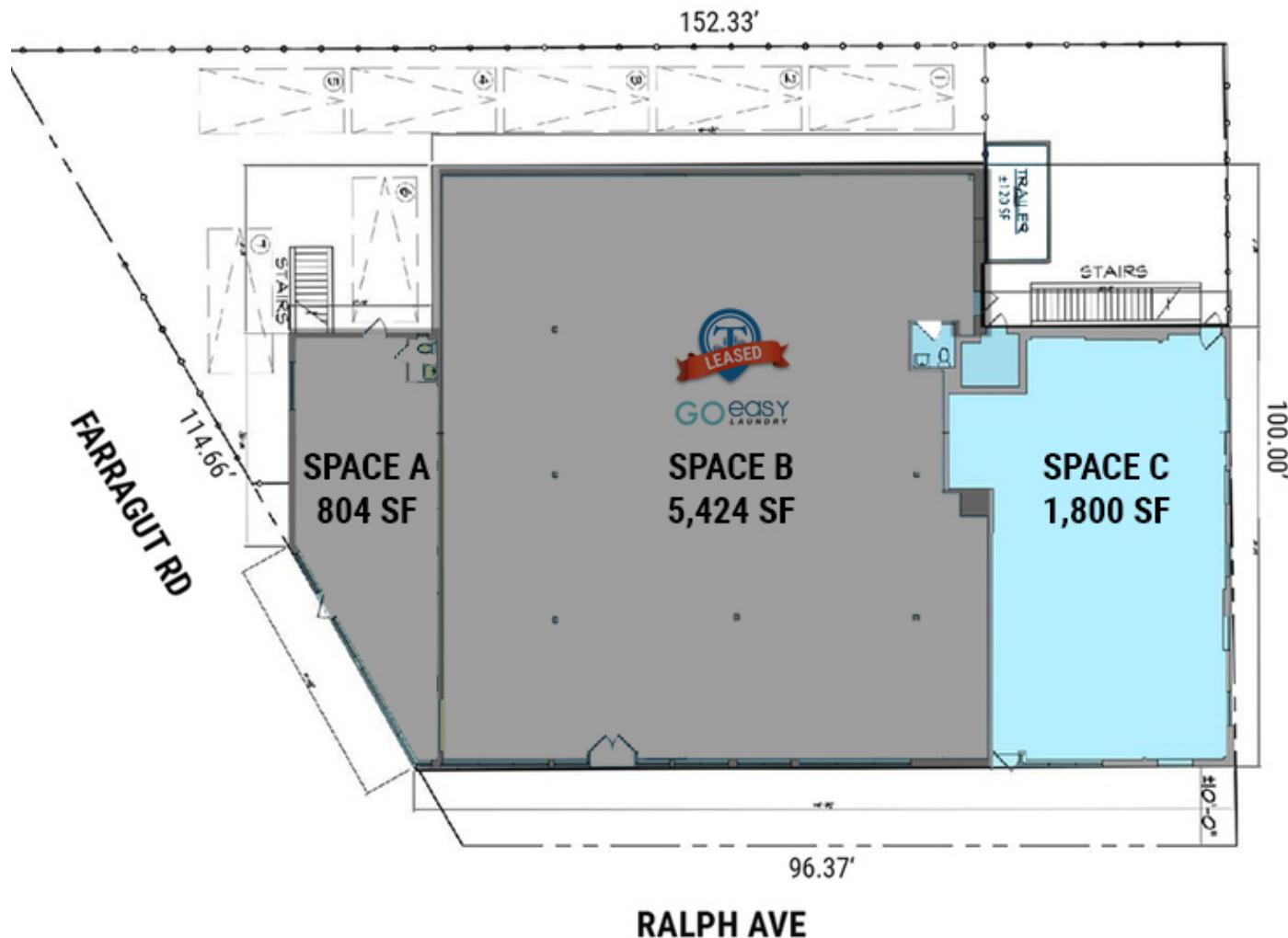


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## Floor Plan



**Total space available:**

**1,800 SF**

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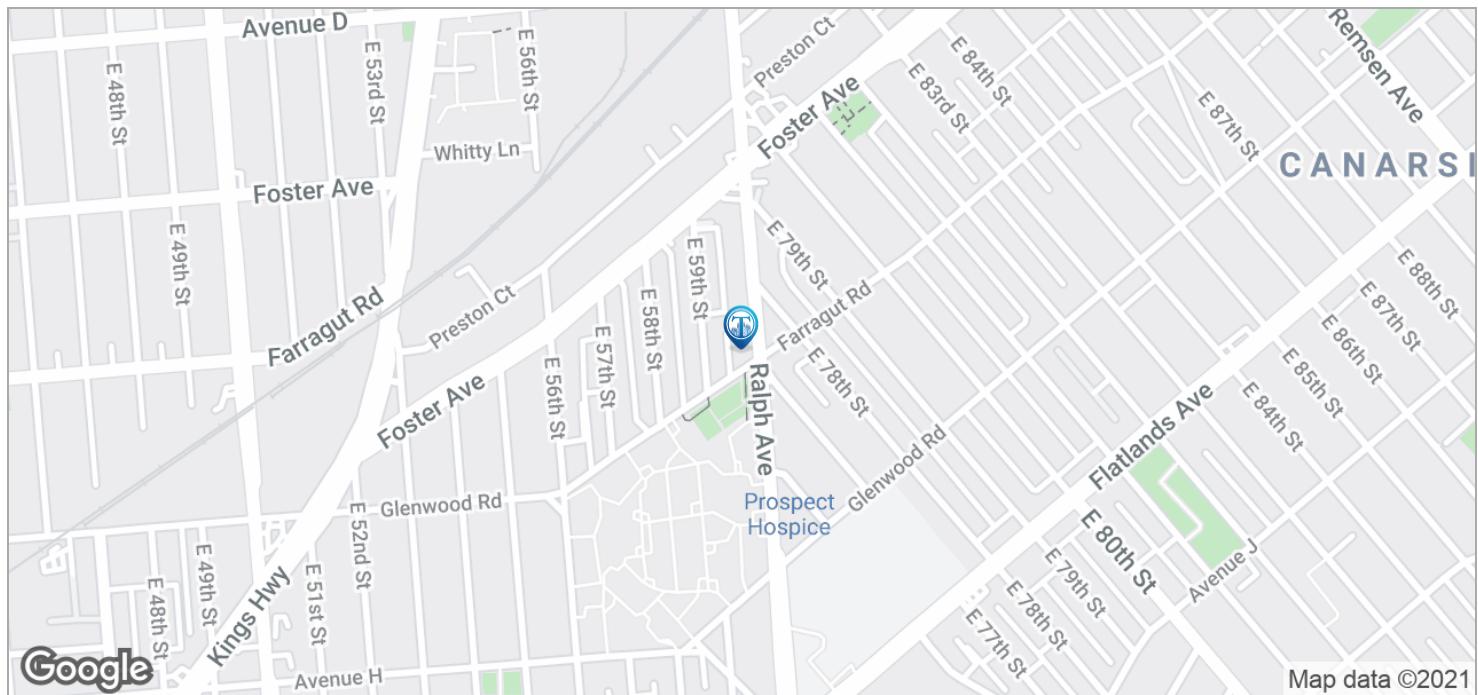


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## Location Maps



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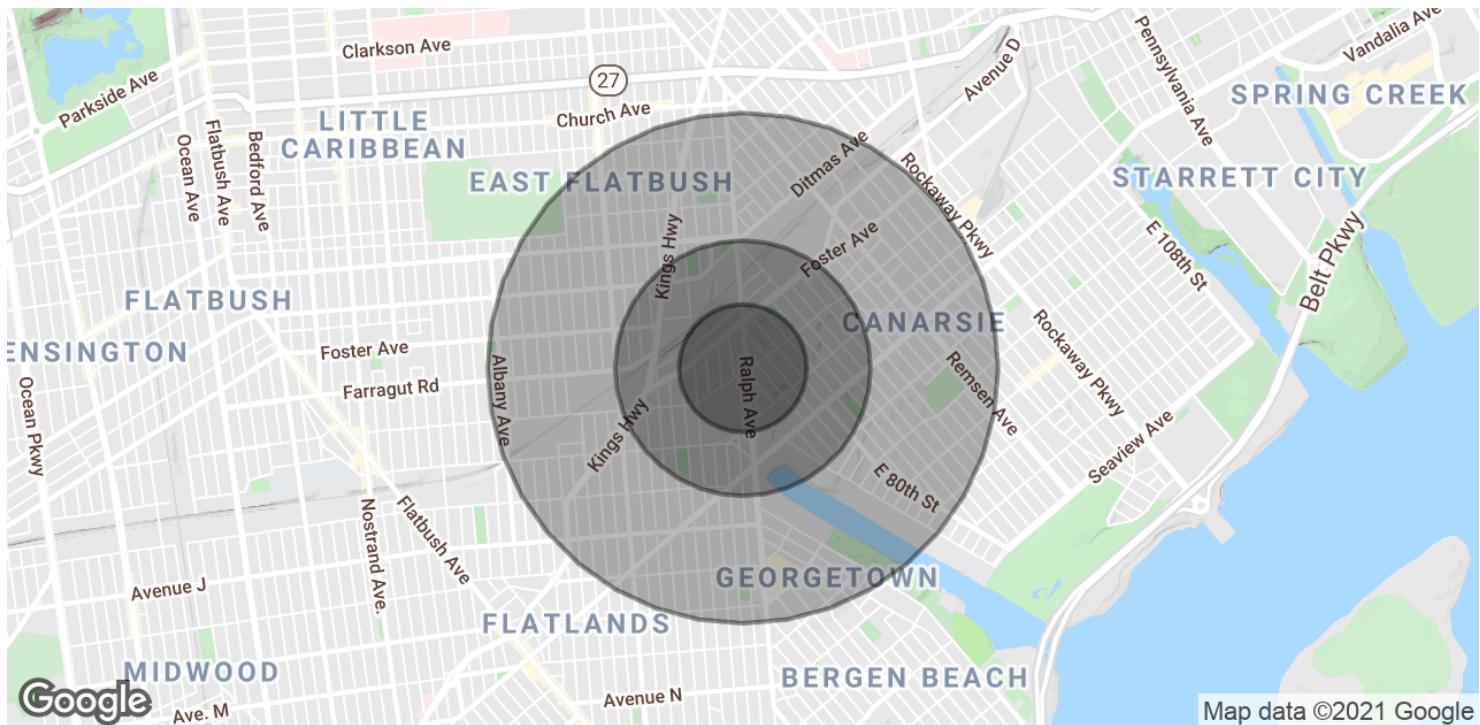


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## Demographics Map & Report



Map data ©2021 Google

### 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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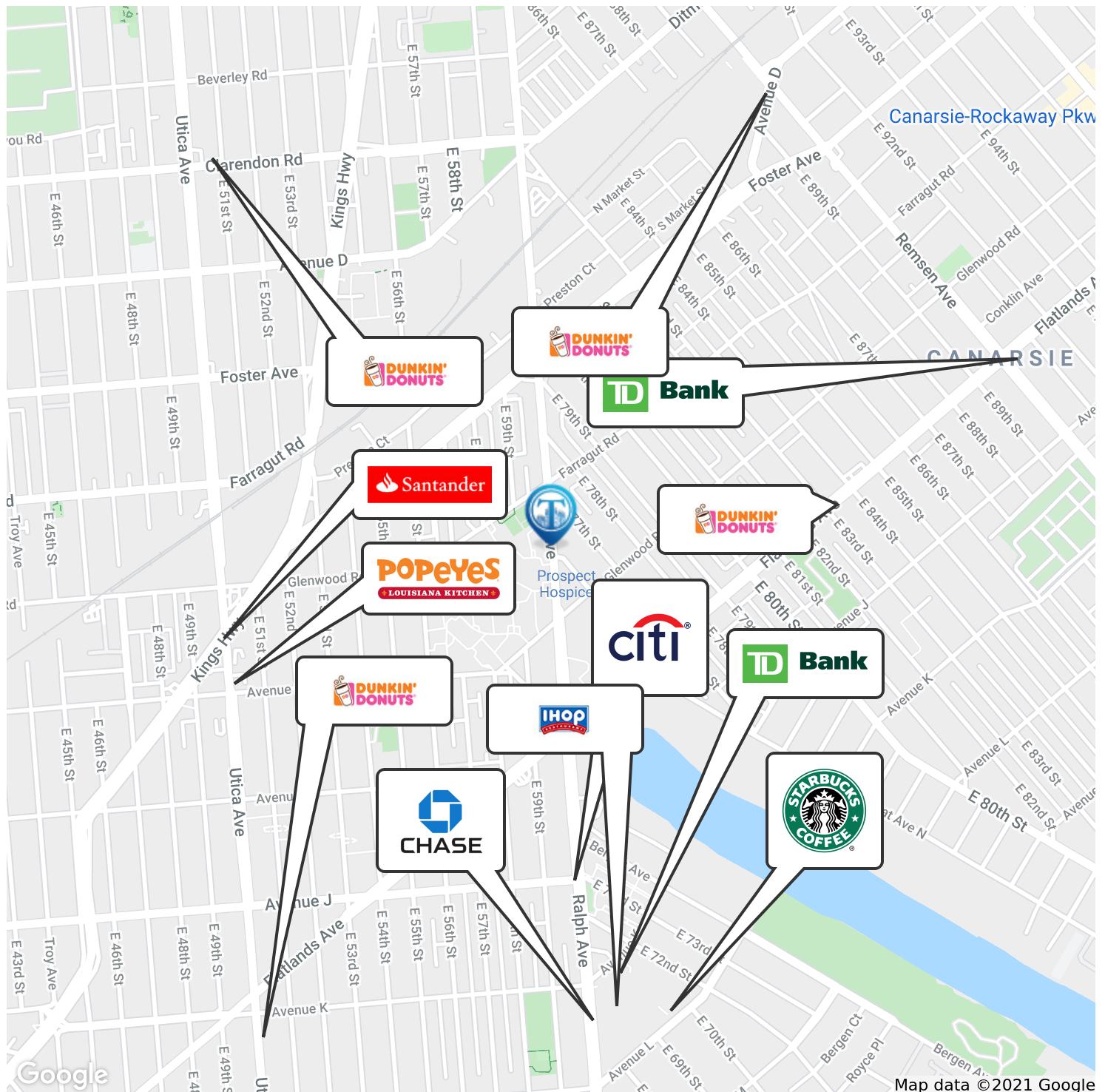
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## Retailer Map



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