



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease

Multi-Level Retail Space In Prime Downtown Brooklyn For Lease

3,800 - 10,300 SF

436 Albee Square • Brooklyn • NY

For Pricing **Call: 718-437-6100**

Shlomi Bagdadi
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Location Overview

Located in prime Downtown Brooklyn across the street from City Point - the largest food, shopping, & entertainment destination in Brooklyn between Fulton Mall & Willoughby St with easy access to 10 different subway lines.

Nearest Transit: B, Q, & R trains at Dekalb Ave, 2 & 3 trains at Hoyt St, A, C, & G trains at Hoyt-Schermerhorn, and the 2, 3, 4, & 5 trains at Nevins St.

Nearby tenants include Planet Fitness, Trader Joe's, Primark, Target, Chipotle, Champs Sports, Burlington, H&M, Old Navy, Adidas, Journeys, ALDO, American Eagle, Macy's, DIG, Soft Swerve, Starbucks, Foot Locker, Pandora, Walgreens, and more!



161,262 SF

Total Building Size



11,943 SF

Lot Size

Main Highlights

- ▶ 3rd floor is finished with a beautiful patio, & an elevator
- ▶ The lower level has 14 feet ceilings & private street entrance
- ▶ Across from City Point, includes co-tenants such as Court 16, Target, Trader Joe's & so much more!
- ▶ 7 Schools within a 10 Min walk
- ▶ NYU & LIU campuses nearby
- ▶ Off the Fulton Mall
- ▶ 3rd Floor: 3,800 SF + 4,300 SF in outdoor space
- ▶ Lower Level: 6,500 SF
- ▶ Total Space: 10,300 SF

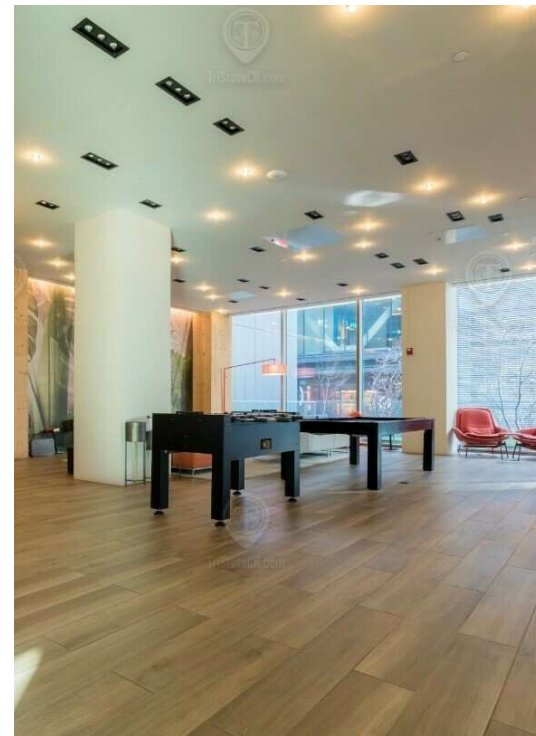
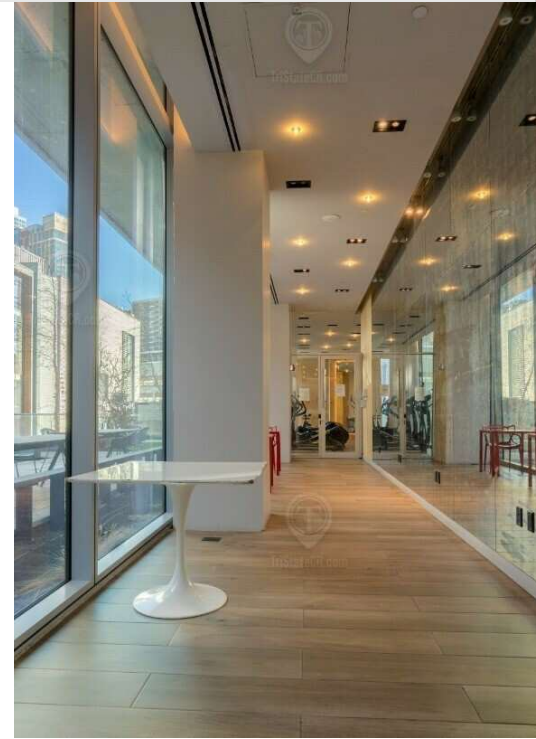
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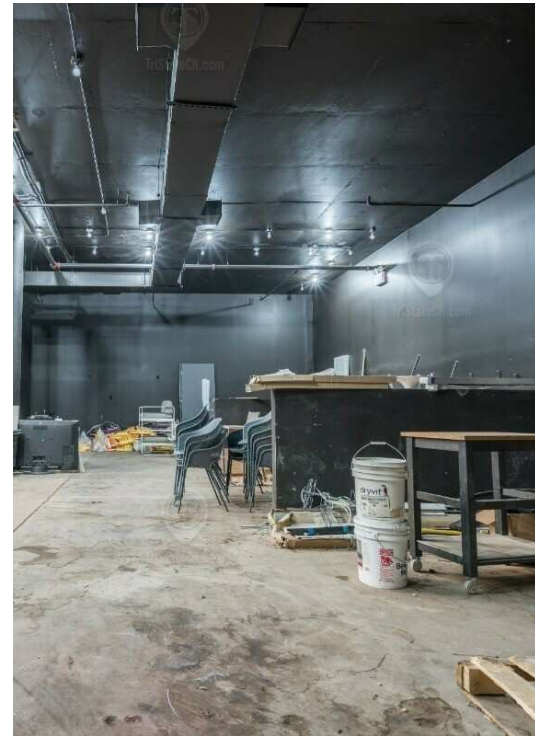
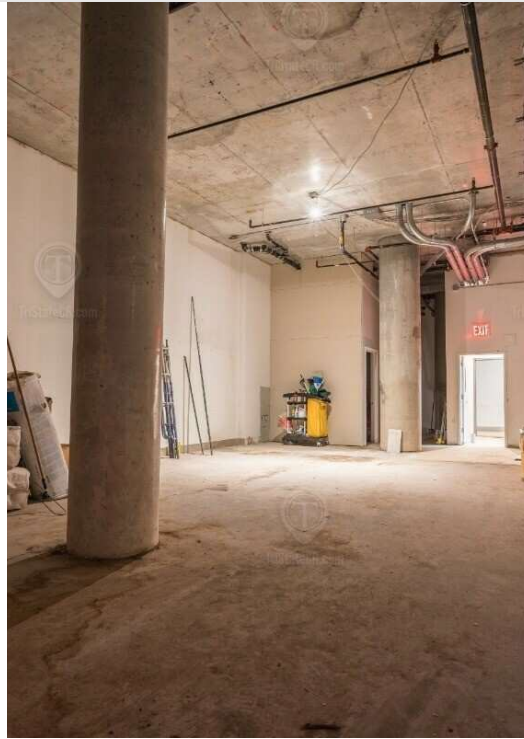
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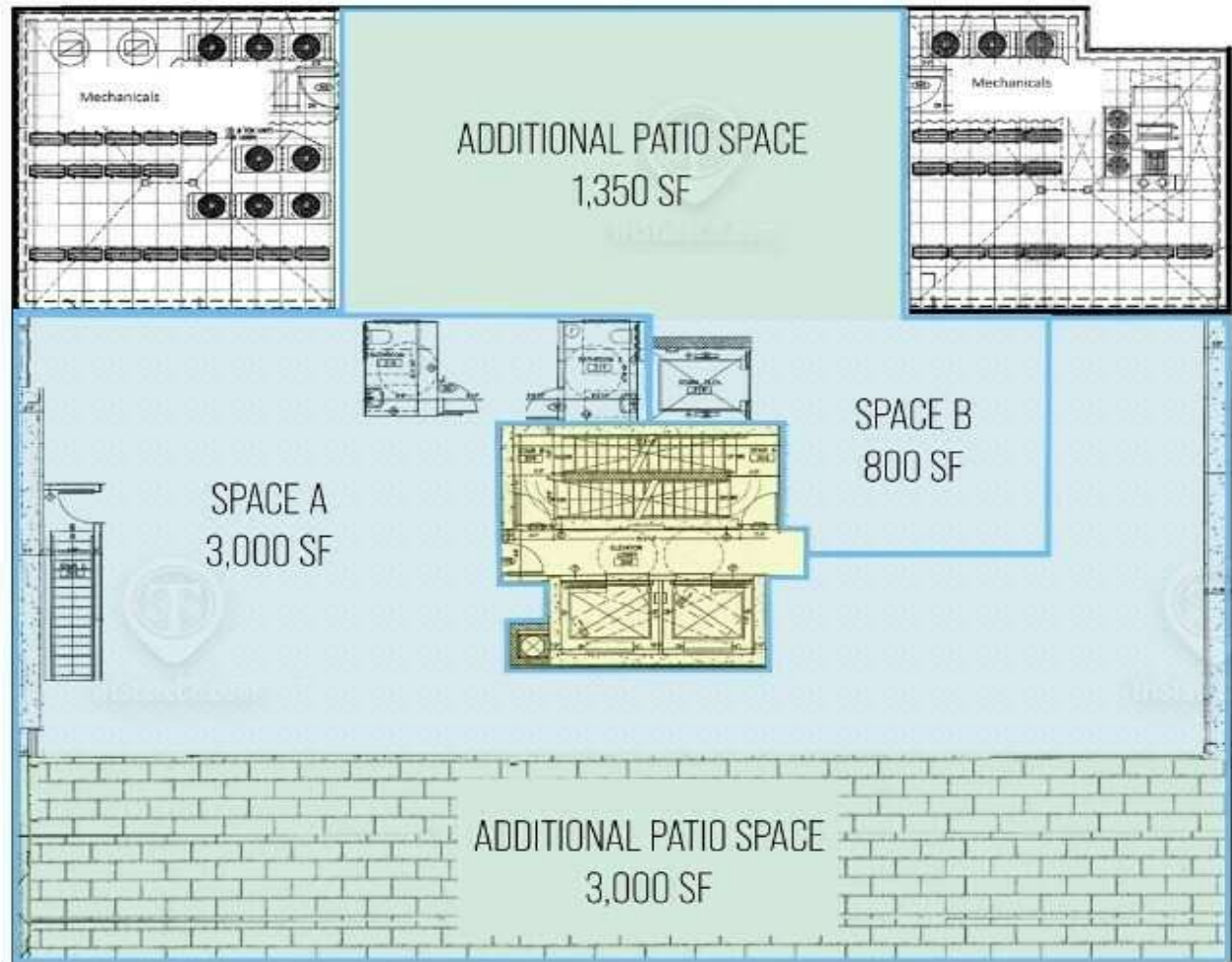
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ALBEE SQUARE

436 ALBEE SQUARE

3RD FLOOR

TOTAL AVAILABLE SPACE: 3,800 SF

PLUS UP TO 4,350 SF IN OUTDOOR PATIO SPACE

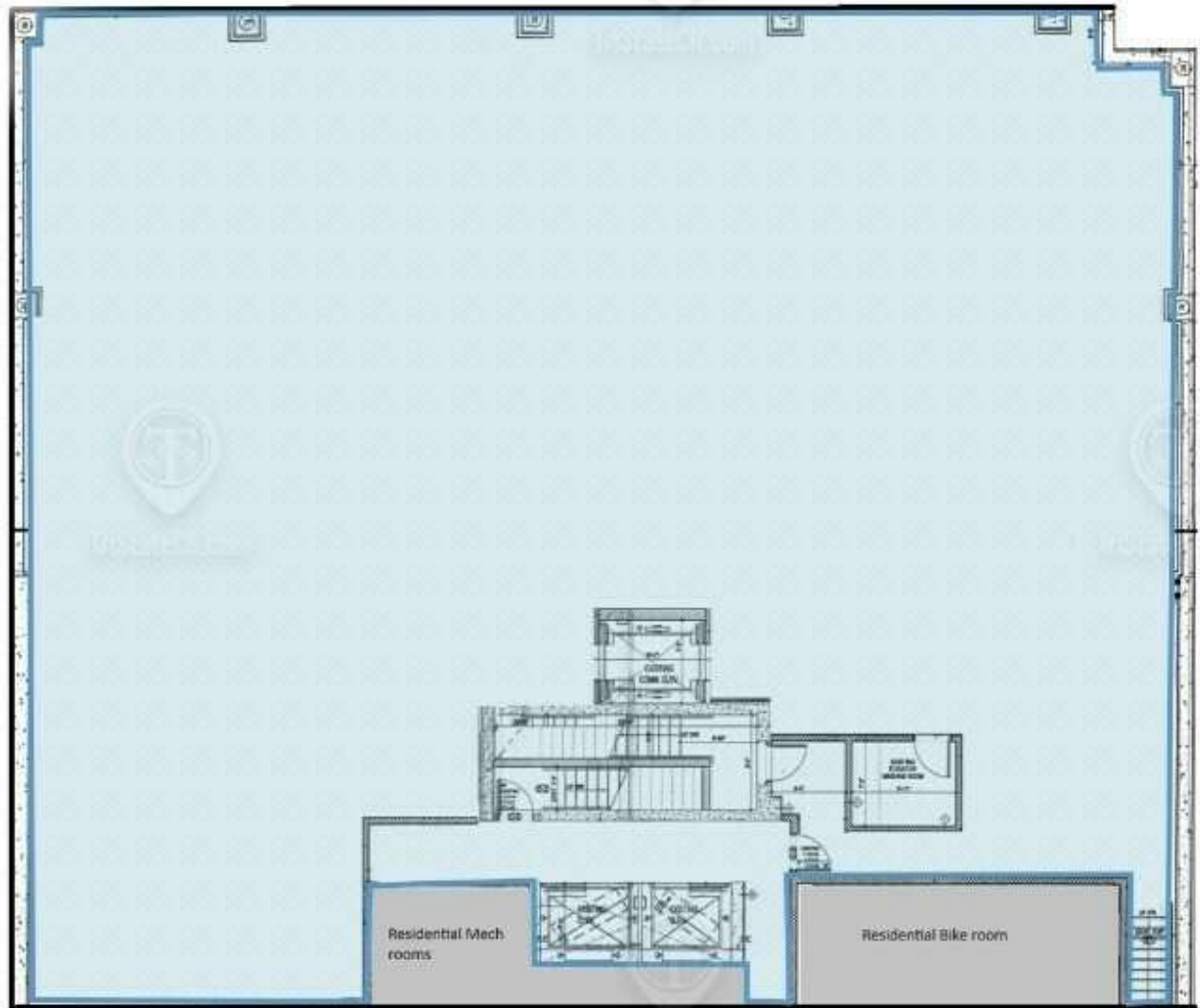
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ALBEE SQUARE

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LOWER LEVEL
TOTAL AVAILABLE SPACE: 6,500 SF

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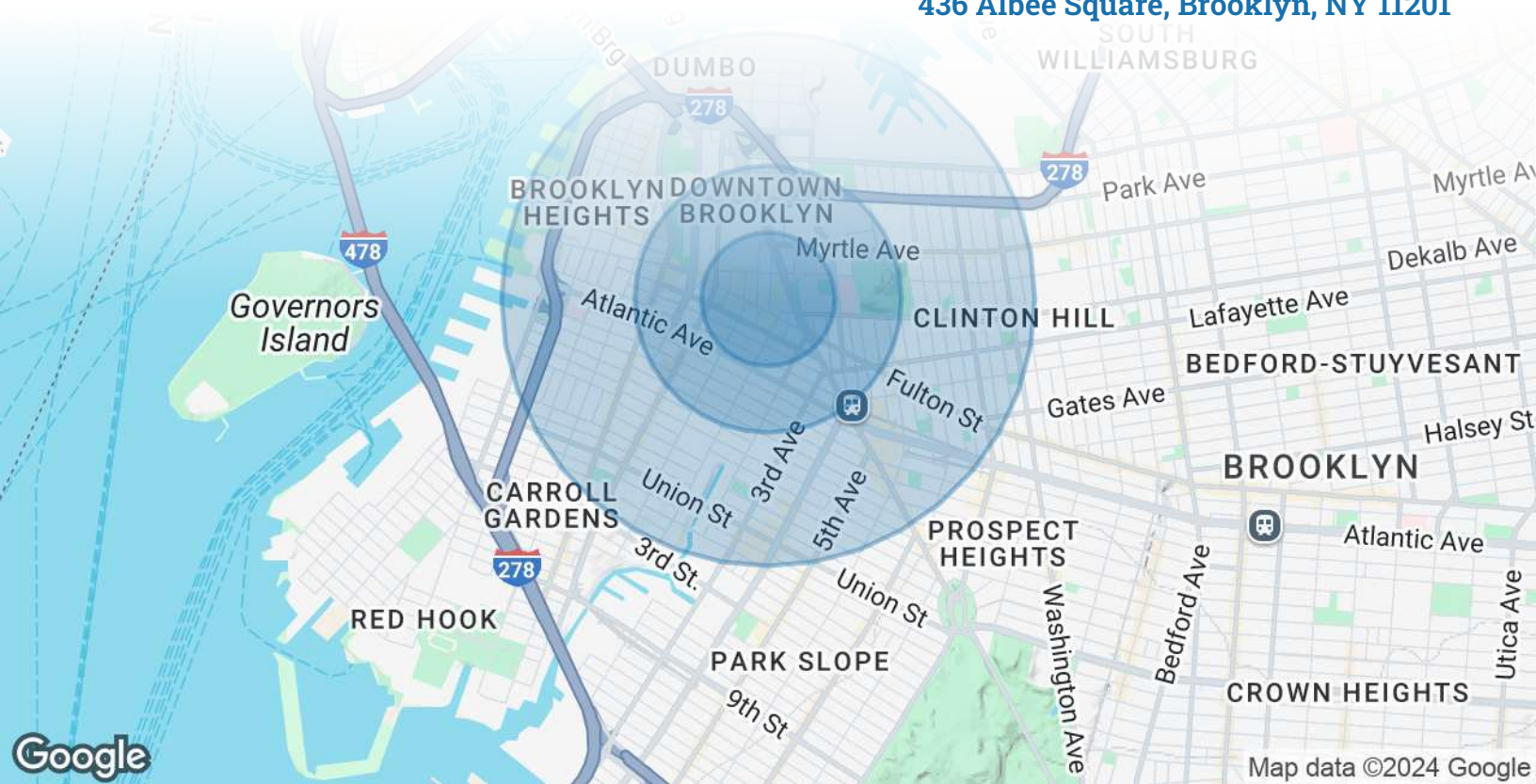
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Area Demographics

436 Albee Square, Brooklyn, NY 11201



POPULATION	0.25 MILES	0.5 MILES	1 MILE
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Total Population	11,397	43,119	146,304
Average Age	31.8	33.2	35.8
Average Age (Male)	31.3	32.0	35.1
Average Age (Female)	32.9	34.6	36.6



146,304

People within 1 Mile

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
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Total Households	5,858	21,238	70,648
# of Persons per HH	1.9	2.0	2.1
Average HH Income	\$154,510	\$157,308	\$162,624
Average House Value	\$1,008,934	\$928,062	\$1,111,575



\$162,624

Avg Household Income

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