



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



Build to Suit Office Space for Lease

1,400 SF

1658 76th Street • Brooklyn • NY

For Pricing Call: 718 437 6100

Shlomi Bagdadi
☎ 718.437.6100
sb@tristatecr.com

Avi Akiva
☎ 718.437.6100 x110
Avi.A@TriStateCR.com



Location Overview

Located in the Bensonhurst neighborhood of Brooklyn between New Utrecht Avenue and 17th Avenue, close to multiple commuting options.

Nearest Transit: D line at 78th St. and the B4 & B8 bus lines

Nearby tenants include New Forest Cafe, Papa John's Pizza, CVS Pharmacy, Benjamin Moore, Rite Aid, Jmart, Marshalls, Mattress Firm, Starbucks, Planet Fitness, Dunkin', TD Bank, Target, Walgreens, Gamestop, and more!

Main Highlights

- ▶ Landlord will build to suit
- ▶ Private entrance



3,577 SF

Total Building Size



1,888 SF

Lot Size



C1-2

Zoning

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Additional Photos

1658 76th Street, Brooklyn, NY 11214



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Retailer Map

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Map data
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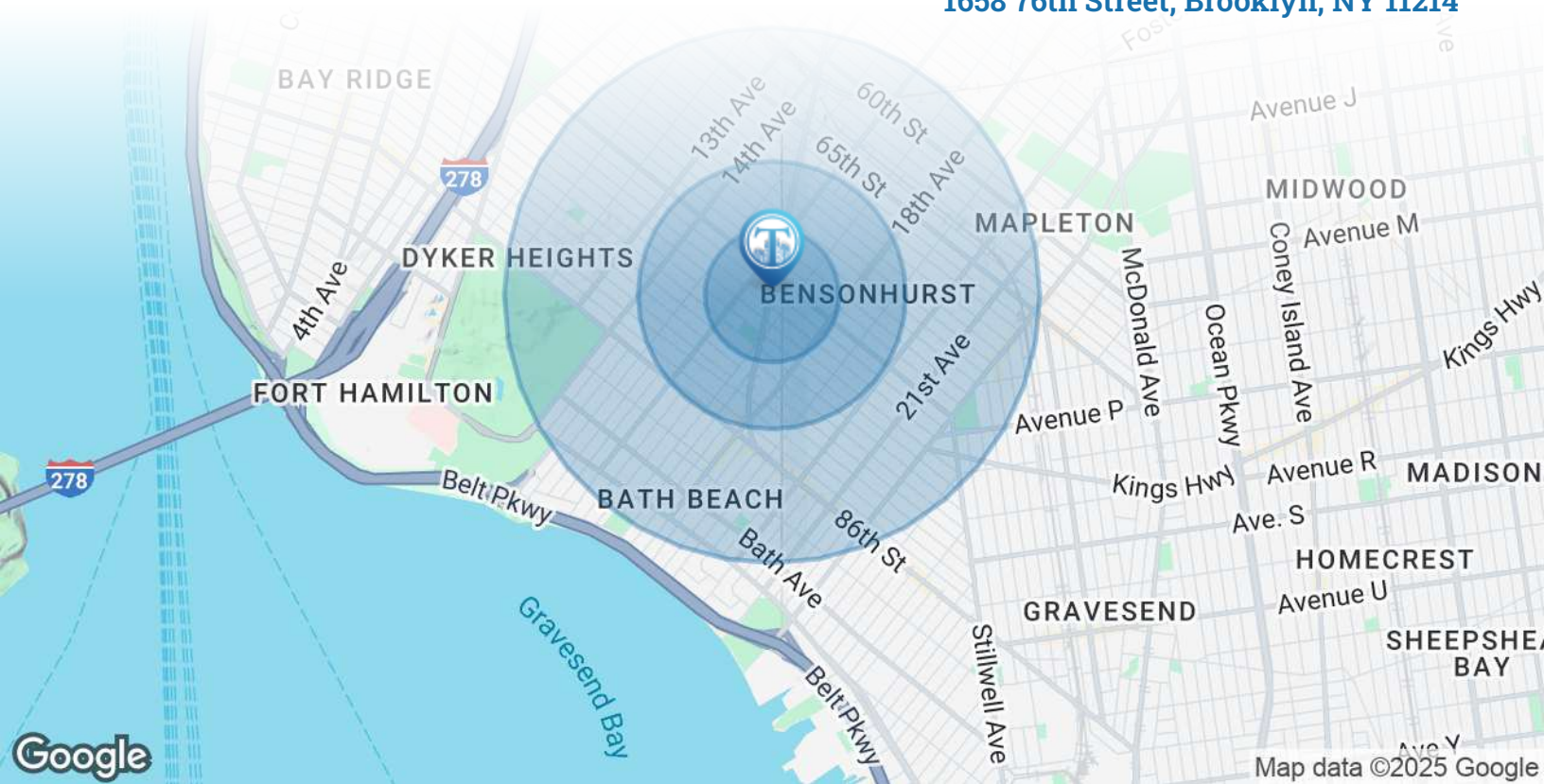
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Area Demographics

1658 76th Street, Brooklyn, NY 11214



POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	11,250	39,882	144,019
Average Age	37.4	39.6	39.1
Average Age (Male)	37.2	38.1	37.5
Average Age (Female)	38.5	41.6	40.8



144,019

People within 1 Mile

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	3,797	14,083	51,829
# of Persons per HH	3.0	2.8	2.8
Average HH Income	\$79,049	\$81,963	\$79,070
Average House Value	\$1,016,592	\$969,695	\$875,258



\$79,070

Avg Household Income

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