



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



Brand New Retail Space

1,100 - 6,160 SF

2777 Atlantic Ave • Brooklyn • NY

For Pricing Call: 718-437-6100

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Avrum Deutsch
718.437.6100 x164
avrum.d@tristatecr.com

2777 Atlantic Ave, Brooklyn, NY 11207



Location Overview

Located in the Cypress Hills neighborhood of Brooklyn between Miller Ave & Van Siclen Ave near the Van Siclen Ave subway station.

Nearest Transit: J train at Van Siclen Ave and the Q24 bus line.

Nearby tenants include McDonald's, Dunkin', Kennedy Fried Chicken, Burger King, Fulton Pharmacy, M&T Bank, Bravo Supermarkets, Brolick Gym, Mobil, and more!

Main Highlights

- ▶ Ground: 1,100 SF
- ▶ Lower level: 3,700 SF
- ▶ Brand new development
- ▶ Can be made ADA accessible
- ▶ Glass frontage
- ▶ Windows in the lower level
- ▶ Lower level can be combined with 2767 Atlantic Ave for 6,160 SF



290,584 SF

Total Building Size



6,384 SF

Lot Size

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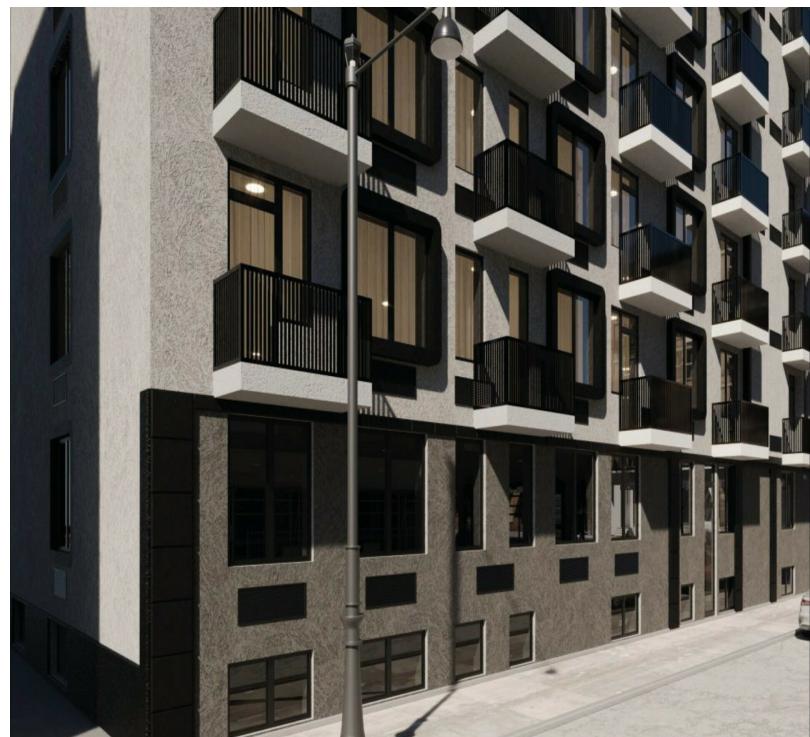
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Additional Photos

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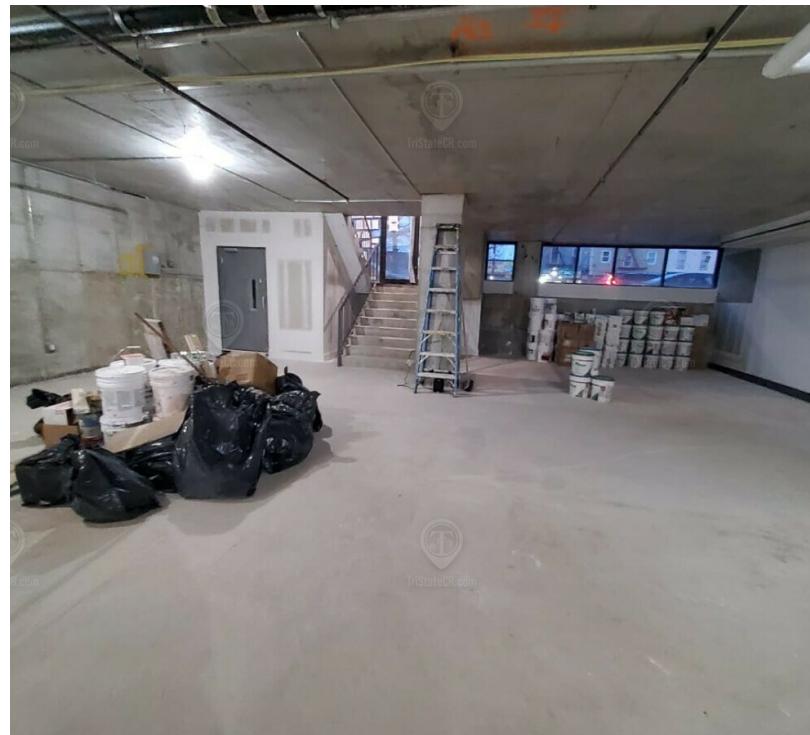
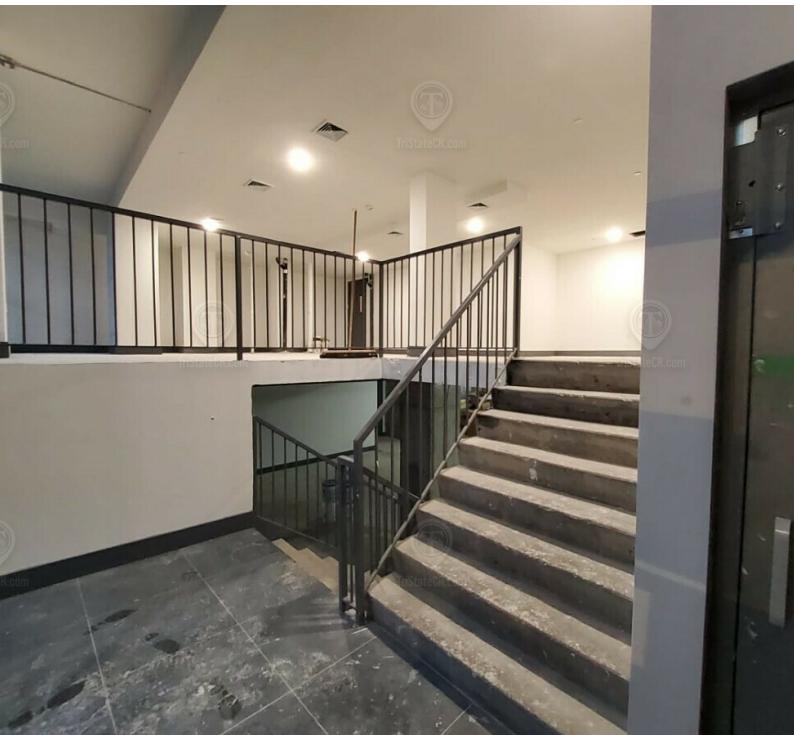
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2777 ATLANTIC AVE
GROUND LEVEL



2777 ATLANTIC AVE
LOWER LEVEL

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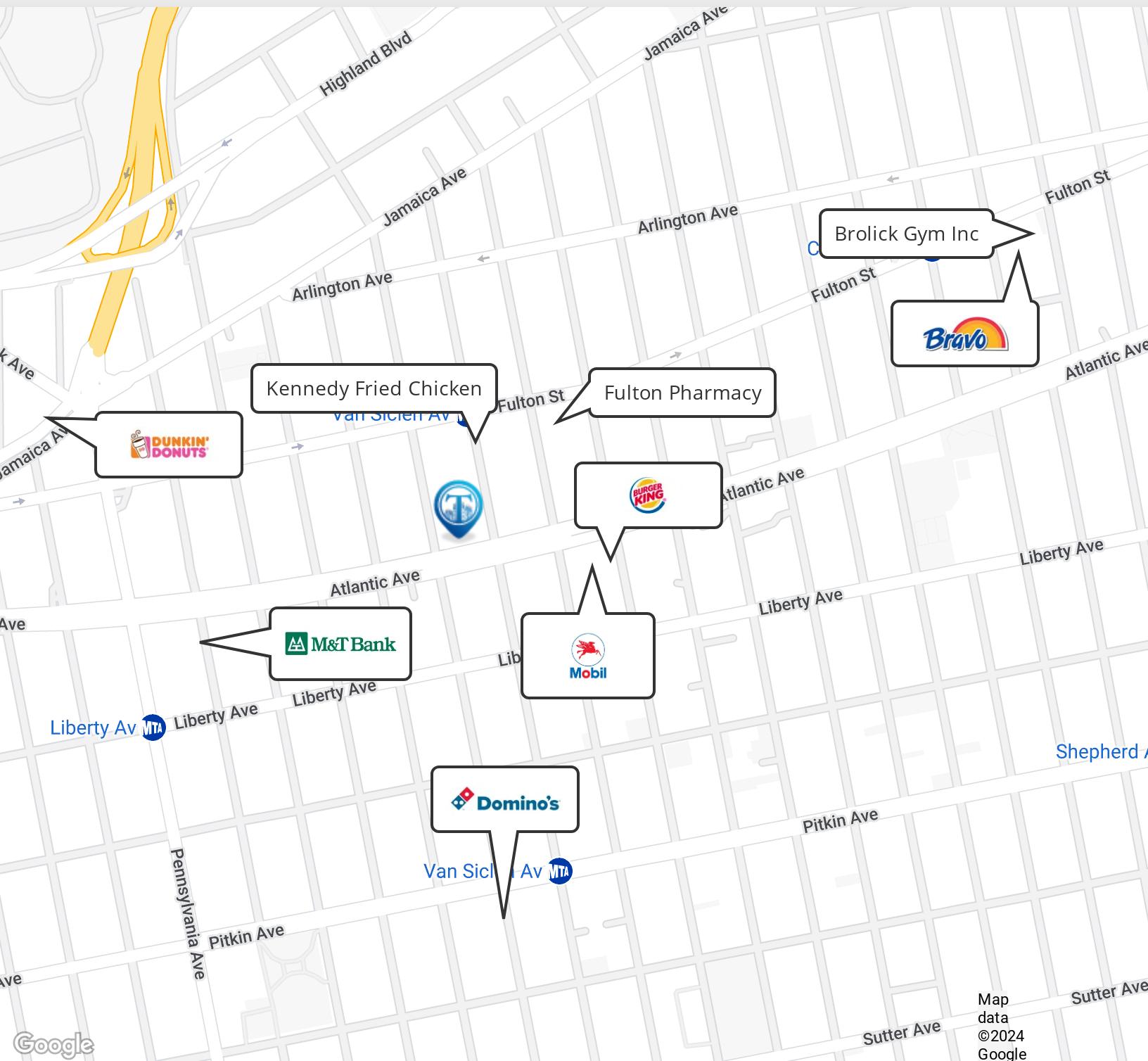
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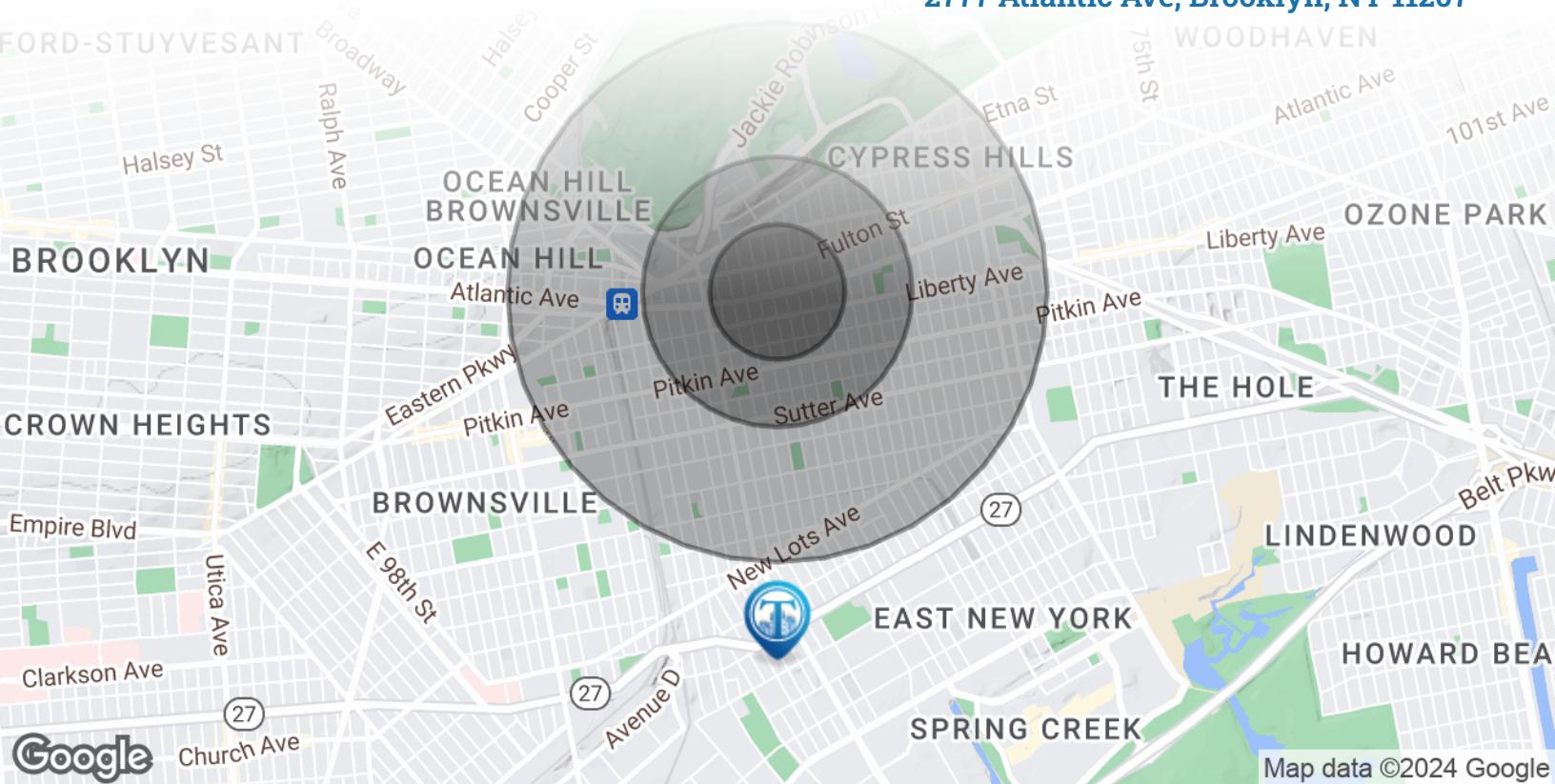
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Area Demographics

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
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Total Population	7,386	26,896	106,965
Average Age	31.5	34.2	34.5
Average Age (Male)	31.3	32.9	32.9
Average Age (Female)	31.2	34.5	35.9



106,965

People within 1 Mile

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
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Total Households	2,611	9,985	42,706
# of Persons per HH	2.8	2.7	2.5
Average HH Income	\$58,168	\$58,300	\$52,825
Average House Value	\$566,752	\$478,164	\$435,793



\$52,825

Avg Household Income

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