



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease

Your sign here

Renovated Retail/Office Space Available For Lease

2,000 SF

2692 Gerritsen Ave • Brooklyn • NY

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

Shlomi Bagdadi
☎ 718.437.6100
sb@tristatecr.com

Moshe Akiva
☎ 718.437.6100 x116
Moshe.A@TriStateCR.com



Location Overview

Located in the Sheepshead Bay neighborhood of Brooklyn between Devon Ave & Everett Ave. Close to Marine Park, with easy access to local schools, parks, and small businesses. The area offers a suburban feel within the city, making it ideal for businesses serving the local community.

Neatest Transit: B31, BM4, B4, & BM3 bus lines.

Nearby tenants include Tim Hortons, Dollar Tree, Walgreens, Burger King, Key Food Supermarkets, IHOP, The UPS Store, Cinnabon, ALDI, Public Storage, Rite Aid, Party City, Blink Fitness, Advance Auto Parts, Citizens, Popeyes Louisiana Kitchen, H&R Block, Sherwin-Williams Paint Store, Family Dollar, McDonald's, Victoria Pizzeria, Appliance Trends, Fali Beauty Bar, Knapp Street Pizza, Move U Fitness, and more!

Main Highlights

- ▶ Renovated space
- ▶ New HVAC system
- ▶ 2 bathrooms
- ▶ 4 private offices
- ▶ 40 Ft frontage



2,100 SF
Total Building Size



1,174 SF
Lot Size



R4
Zoning

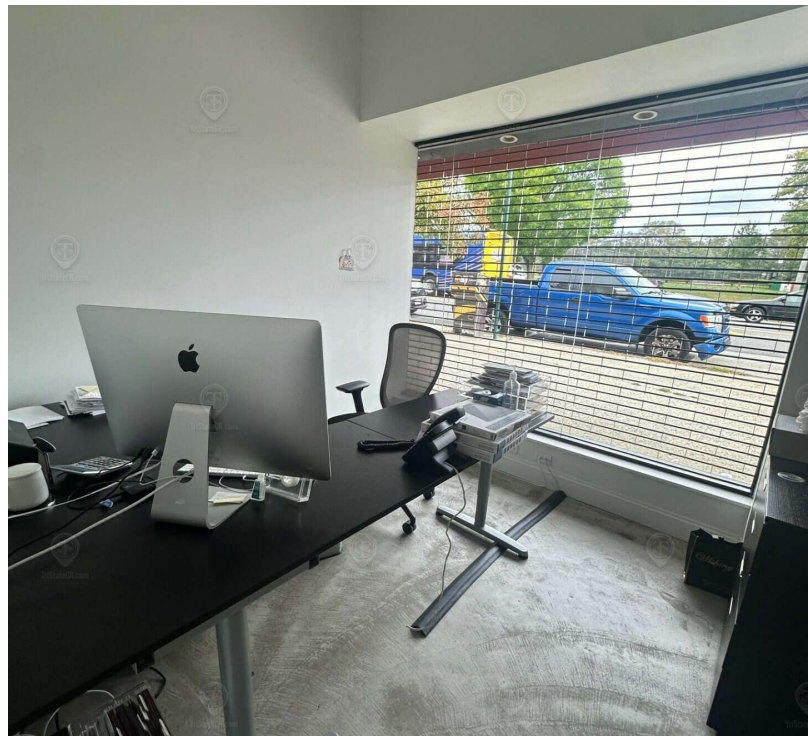
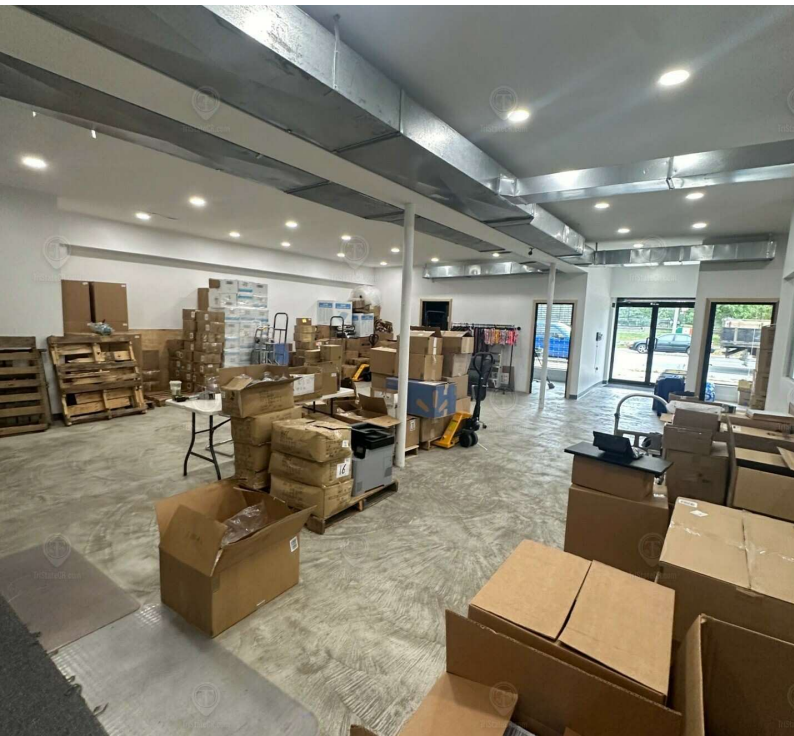
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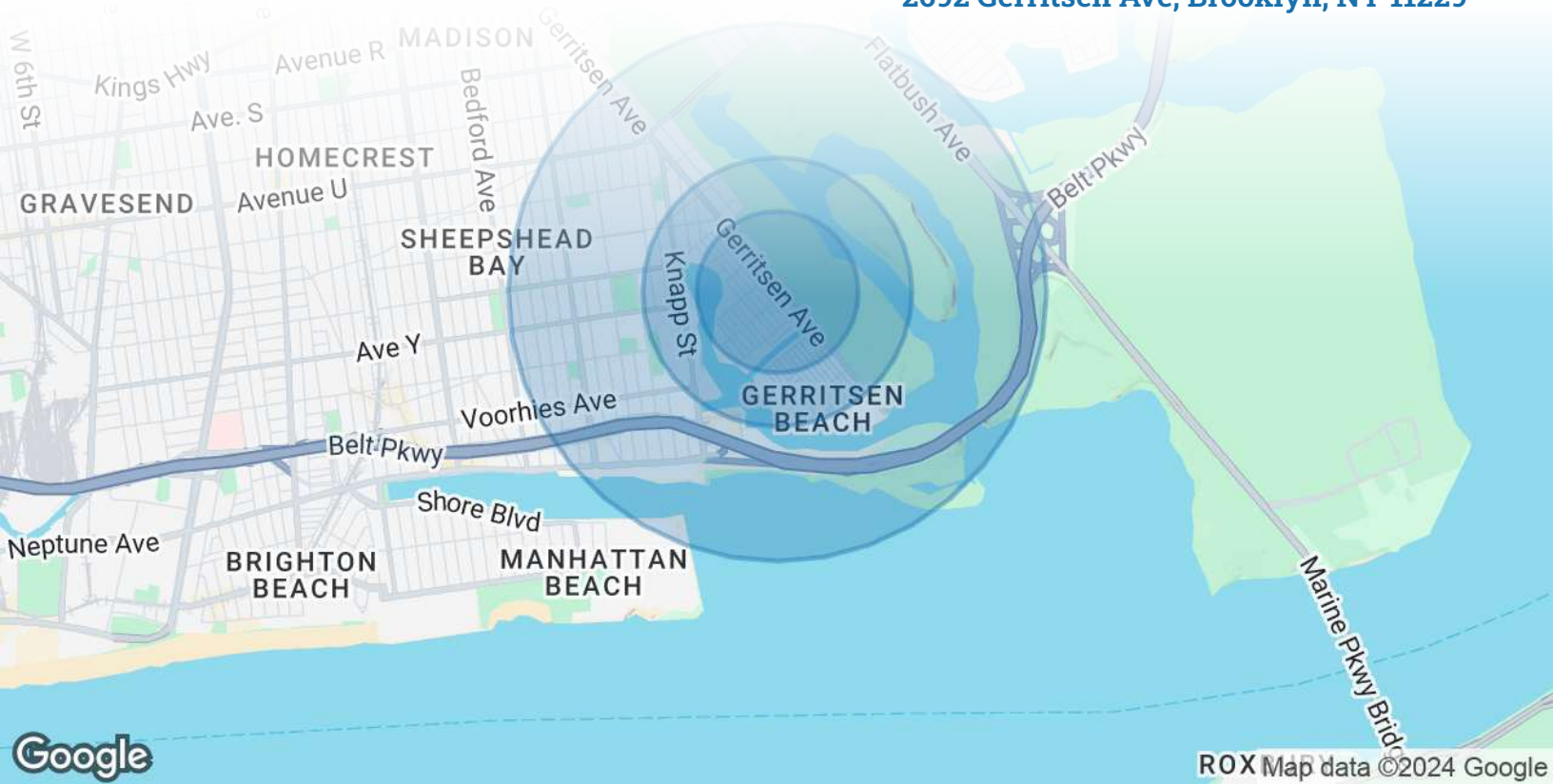
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2692 Gerritsen Ave, Brooklyn, NY 11229



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,509	8,557	35,074
Average Age	42	44	44
Average Age (Male)	41	42	42
Average Age (Female)	44	45	46
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	869	3,300	13,889
# of Persons per HH	2.9	2.6	2.5
Average HH Income	\$134,692	\$109,420	\$103,777
Average House Value	\$688,661	\$586,204	\$649,725



35,074

People within 1 Mile



\$103,777

Avg Household Income

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