



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



Vanilla Boxed Industrial Space For Lease

4,000 SF

523 Sutter Avenue • Brooklyn • NY

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

Shlomi Bagdadi
📞 718.437.6100
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Fredy Halabi
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Location Overview

Located in the Brownsville neighborhood of Brooklyn on the corner of Hindsdale St & Sutter Ave near the subway station.

Nearest Transit: L train at Sutter Ave and the 3 & 4 at Pennsylvania Ave. The B14, B20, & B83 bus lines.

Nearby tenants include Dunkin', Baskin-Robbins, Planet Fitness, Domino's Pizza, Boost Mobile, Taco Bell, McDonald's, Footlocker, GameStop, T-Mobile, Dollar Store, KFC, Extra Space Storage, BK Pizza, Nat Azaro Day Care Center, FOOD BAZAAR, Brownsville Community Culinary Center, The Greg Jackson Center for Brownsville, and more!

Main Highlights

- ▶ Corner location
- ▶ Vanilla box
- ▶ 3 Bay doors
- ▶ 18' Ceilings
- ▶ Busy commercial area



28,700 SF

Total Building Size



17,000 SF

Lot Size

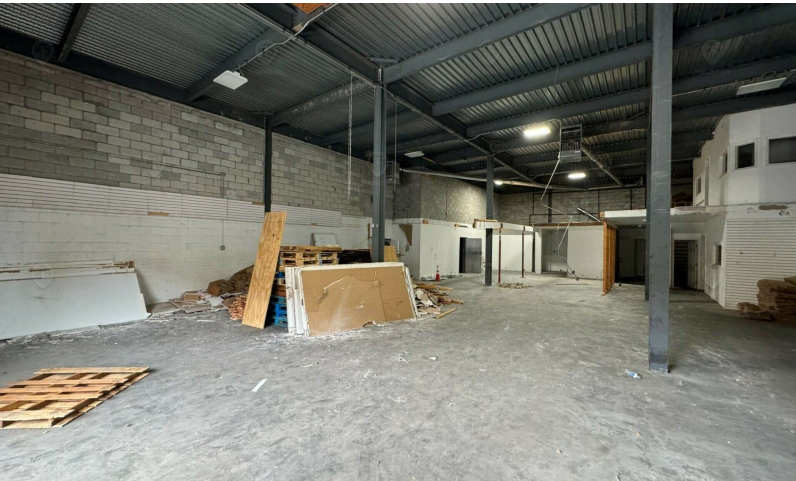
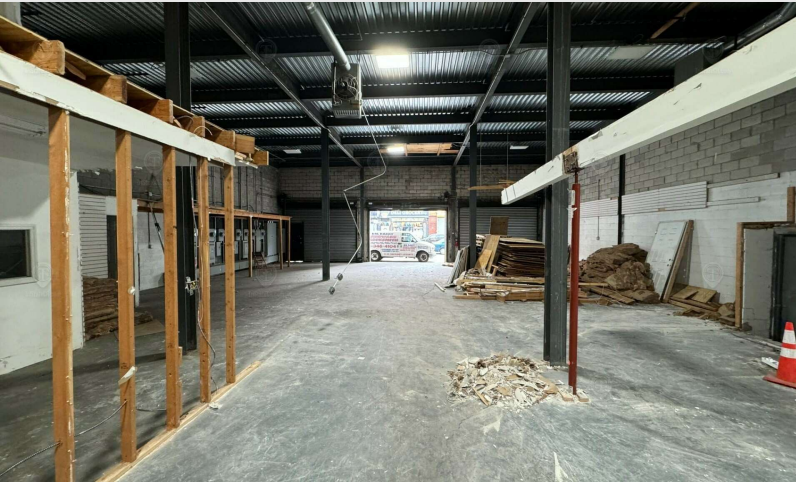
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Map data
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Google

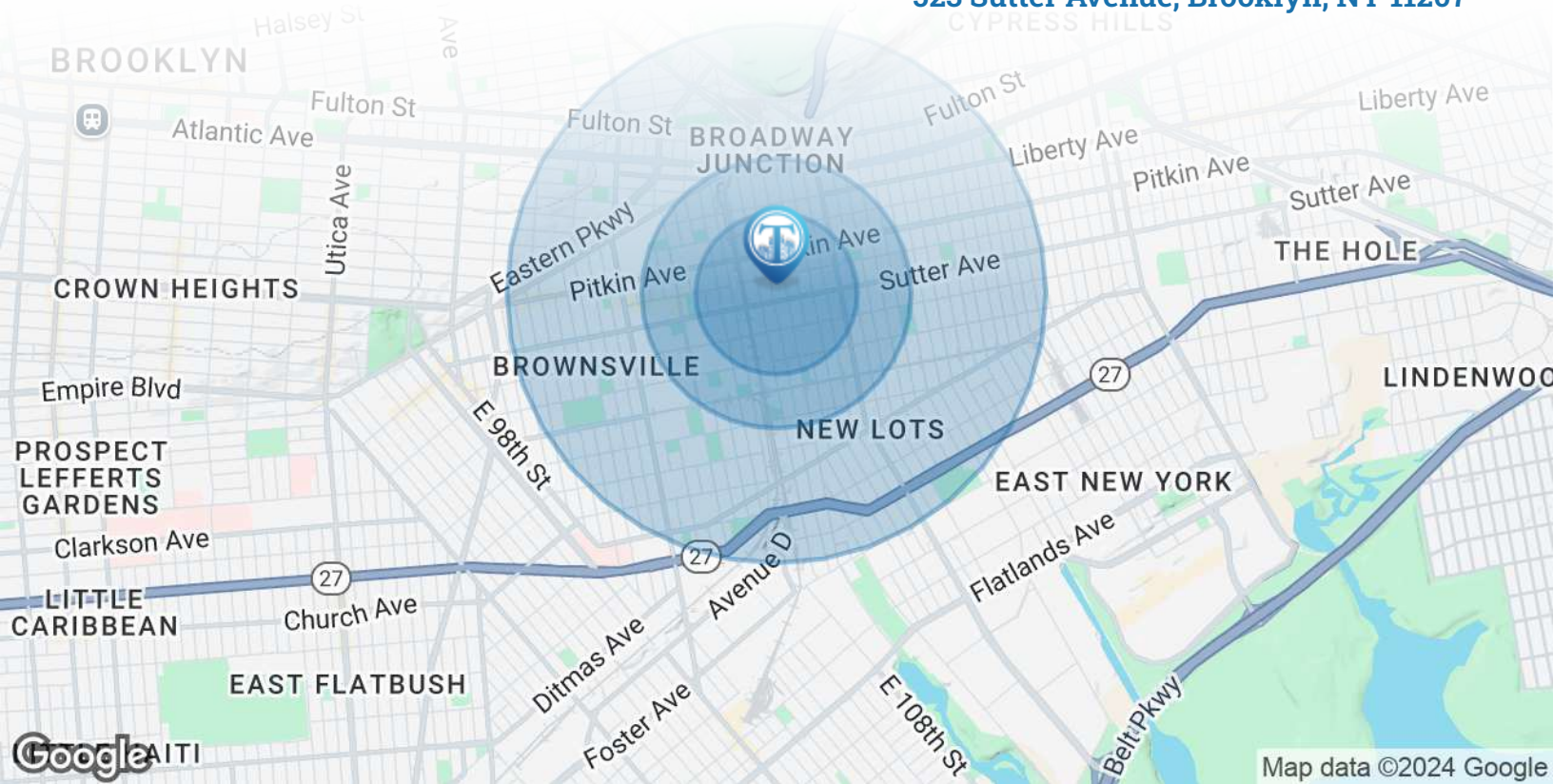
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POPULATION **0.3 MILES** **0.5 MILES** **1 MILE**

Total Population	10,992	36,142	134,991
Average Age	36	36	37
Average Age (Male)	34	34	35
Average Age (Female)	38	38	39



134,991

People within 1 Mile

HOUSEHOLDS & INCOME **0.3 MILES** **0.5 MILES** **1 MILE**

Total Households	3,918	12,271	45,991
# of Persons per HH	2.8	2.9	2.9
Average HH Income	\$40,582	\$51,011	\$62,719
Average House Value	\$707,008	\$676,586	\$702,443



\$62,719

Avg Household Income

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