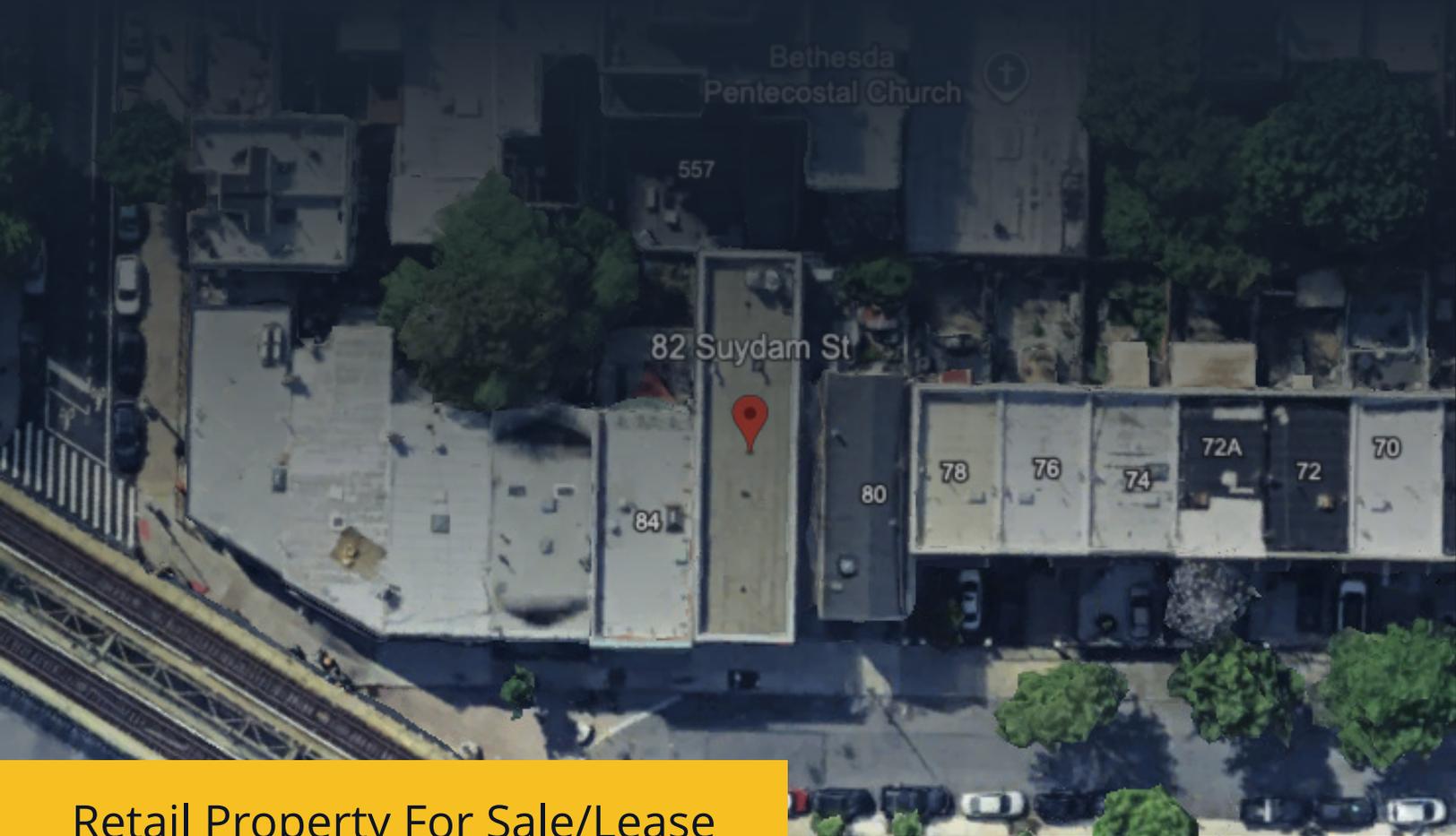


**BUSHWICK, NY 11221**

# 82 Suydam Street



## Retail Property For Sale/Lease

### PROPERTY DESCRIPTION

Prime +/-3,116 SF Retail Building Available For Sale or Lease in Bushwick, Brooklyn. This building features a +/-2,434 SF ground floor with +/-682 SF mezzanine, 22' Ceiling Height, Two restrooms and a full basement with 10' ceiling height. Equipped with 400 Amp electrical service and C2-3 Zoning. Will be delivered vacant July 2026.

Asking Rent: \$50 PSF x 3,116 SF = \$155,800 / 12 = \$12,983 CAM: \$381 Taxes: \$1,241  
Total: \$14,605 per month

### PROPERTY HIGHLIGHTS

- 22' Ceilings
- C2-3 Zoning
- Full Basement with 10' Ceilings
- 400 Amp Electrical Service
- Built 2020



**HedgeStone**  
COMMERCIAL  
REAL ESTATE

### STEVEN BEZMEN

Licensed Associate Real Estate Broker

516.419.2752

steven.bezmen@hedgestone.com

HedgeStone Commercial Real Estate  
164 Main Street, Huntington, NY 11743  
<http://www.hedgestonecre.com>

# Property Summary

**BUSHWICK, NY 11221**

**82 SUYDAM STREET | RETAIL PROPERTY FOR SALE/LEASE**



## PROPERTY DESCRIPTION

Prime +/-3,116 SF Retail Building Available For Sale or Lease in Bushwick, Brooklyn. This building features a +/-2,434 SF ground floor with +/-682 SF mezzanine, 22' Ceiling Height, Two restrooms and a full basement with 10' ceiling height. Equipped with 400 Amp electrical service and C2-3 Zoning. Will be delivered vacant July 2026.

Asking Rent: \$50 PSF x 3,116 SF = \$155,800 / 12 = \$12,983 CAM:  
\$381 Taxes: \$1,241 Total: \$14,605 per month

## PROPERTY HIGHLIGHTS

- 22' Ceilings
- C2-3 Zoning
- Full Basement with 10' Ceilings
- 400 Amp Electrical Service
- Built 2020

## OFFERING SUMMARY

Sale Price:	\$2,100,000
Lease Rate:	\$50.00 SF/yr (MG)
Available SF:	3,116 SF
Lot Size:	0.064 Acres
Building Size:	3,116 SF
NOI:	\$154,285.00
Cap Rate:	7.35%

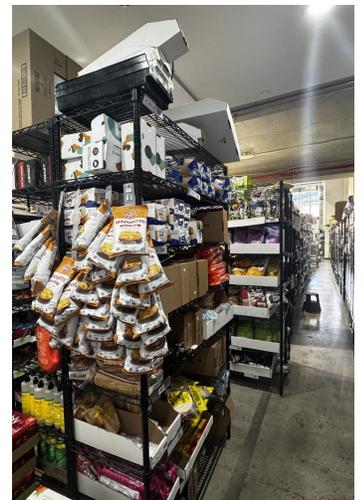
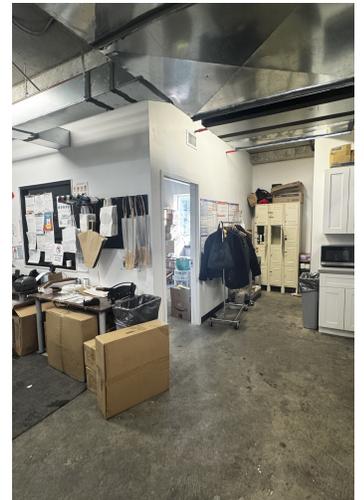
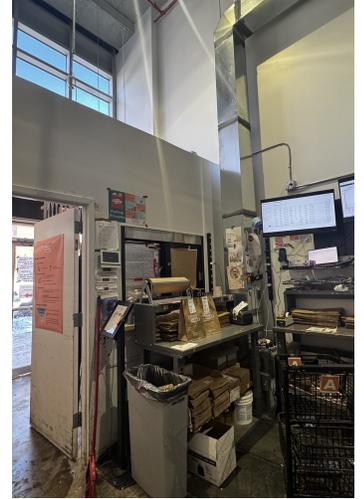
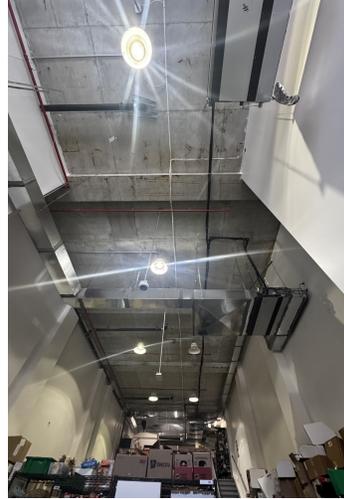
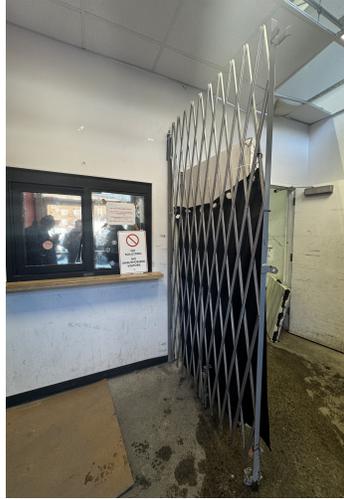
## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	65,752	436,402	1,326,275
Total Population	173,390	1,116,495	3,269,160
Average HH Income	\$97,450	\$112,746	\$126,942

# Additional Photos

BUSHWICK, NY 11221

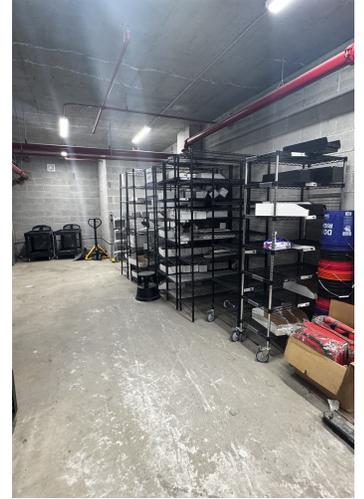
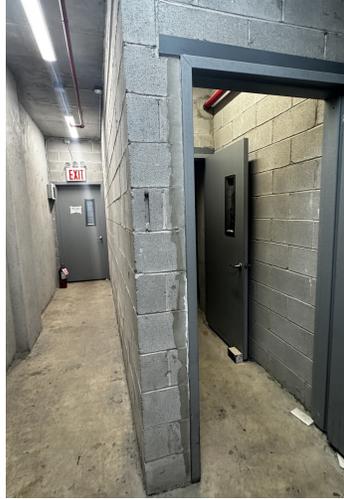
82 SUYDAM STREET | RETAIL PROPERTY FOR SALE/LEASE



# Additional Photos

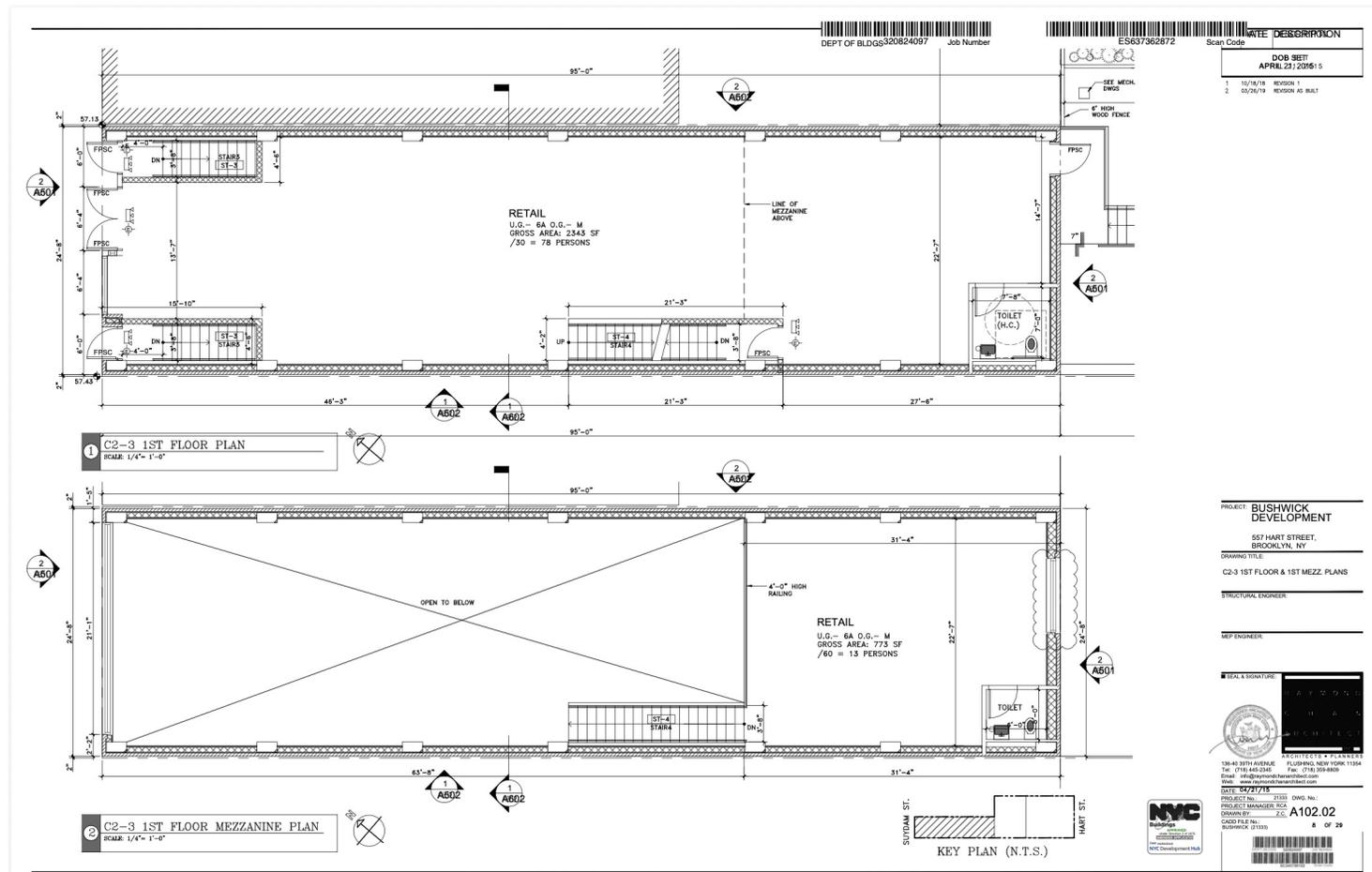
**BUSHWICK, NY 11221**

**82 SUYDAM STREET | RETAIL PROPERTY FOR SALE/LEASE**



# Floor Plan

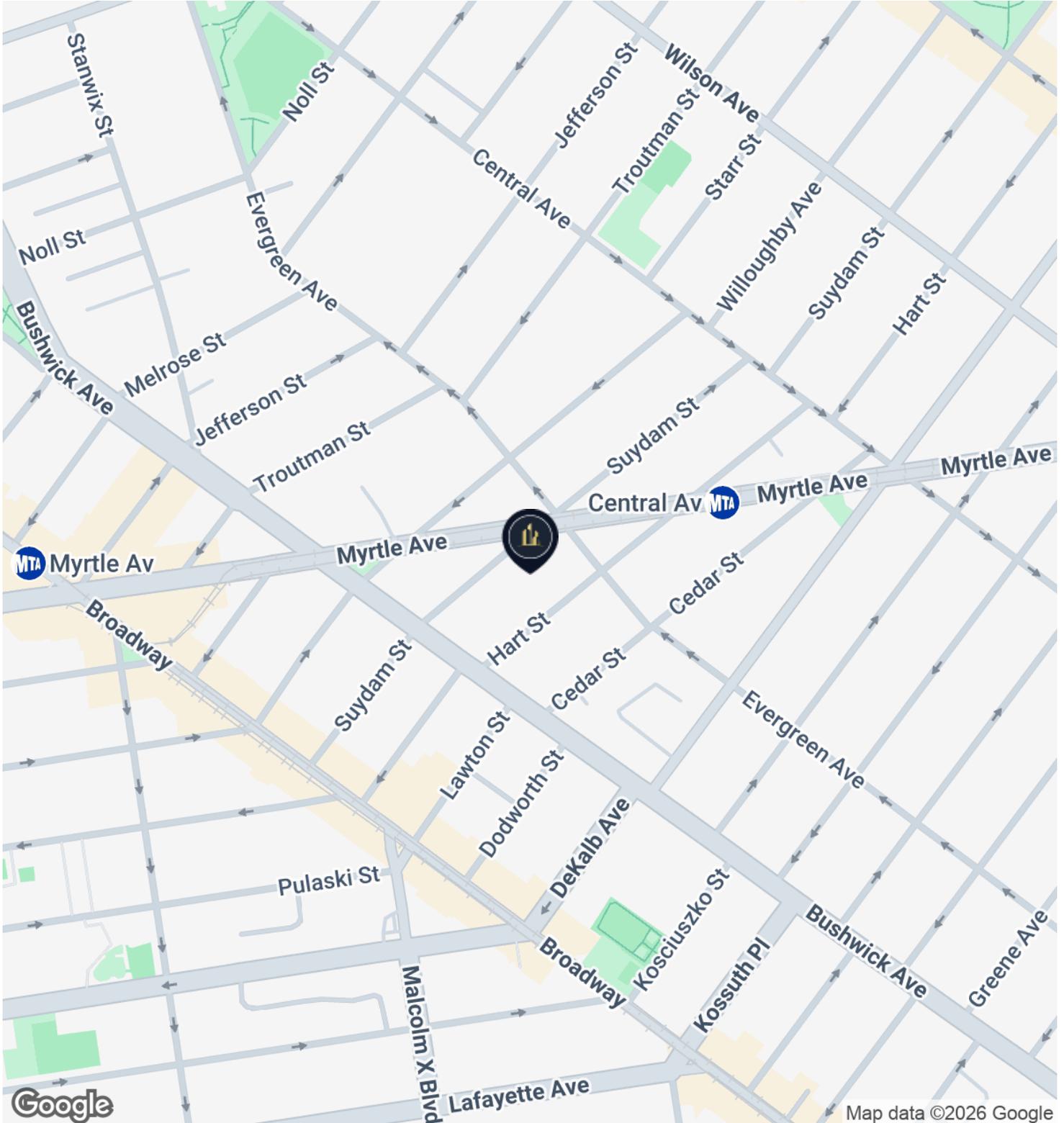
**BUSHWICK, NY 11221**  
**82 SUYDAM STREET | RETAIL PROPERTY FOR SALE/LEASE**



# Location Map

BUSHWICK, NY 11221

82 SUYDAM STREET | RETAIL PROPERTY FOR SALE/LEASE



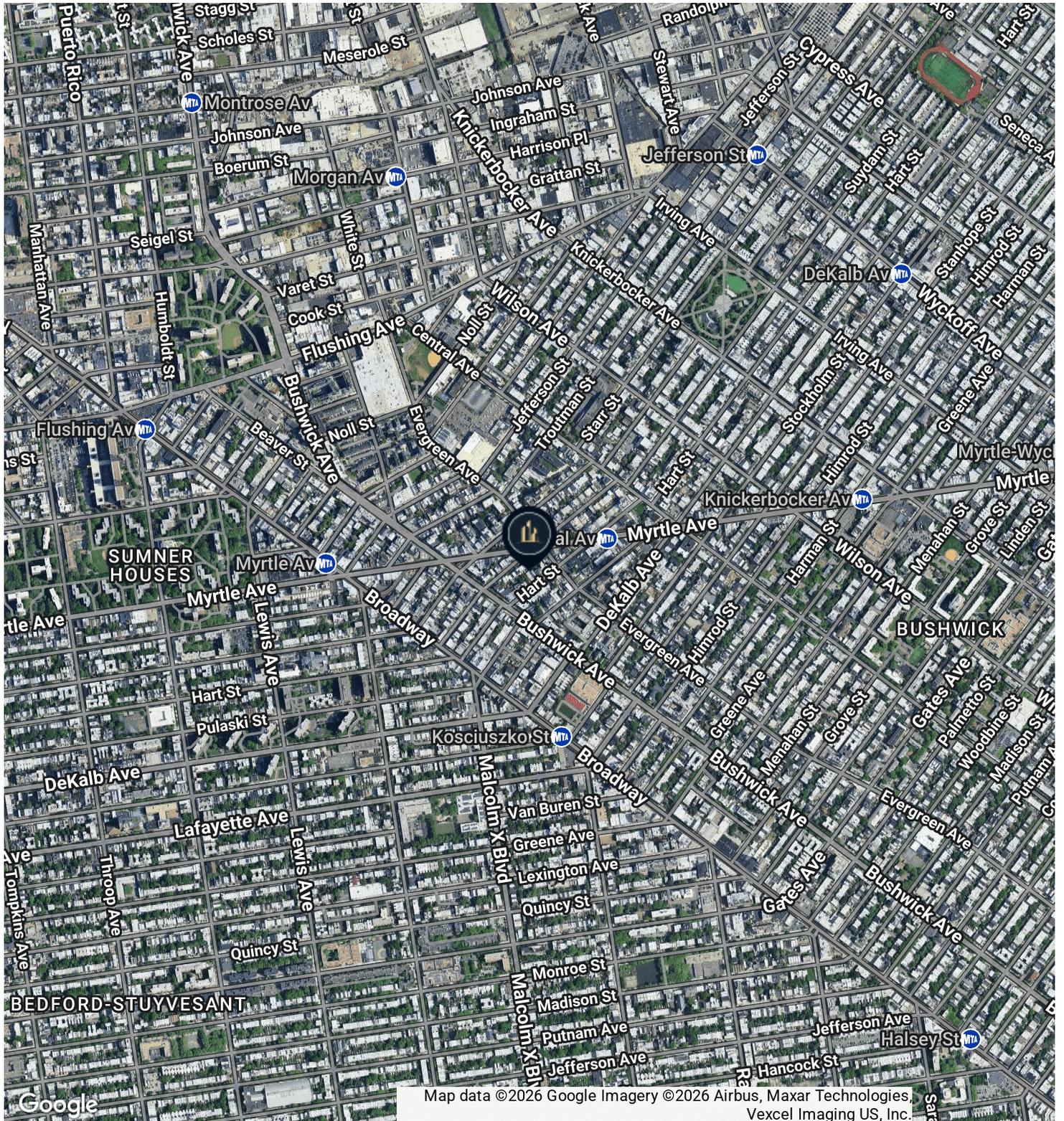
STEVEN BEZMEN

516.419.2752 steven.bezmen@hedgestone.com

# Location Map

**BUSHWICK, NY 11221**

**82 SUYDAM STREET | RETAIL PROPERTY FOR SALE/LEASE**

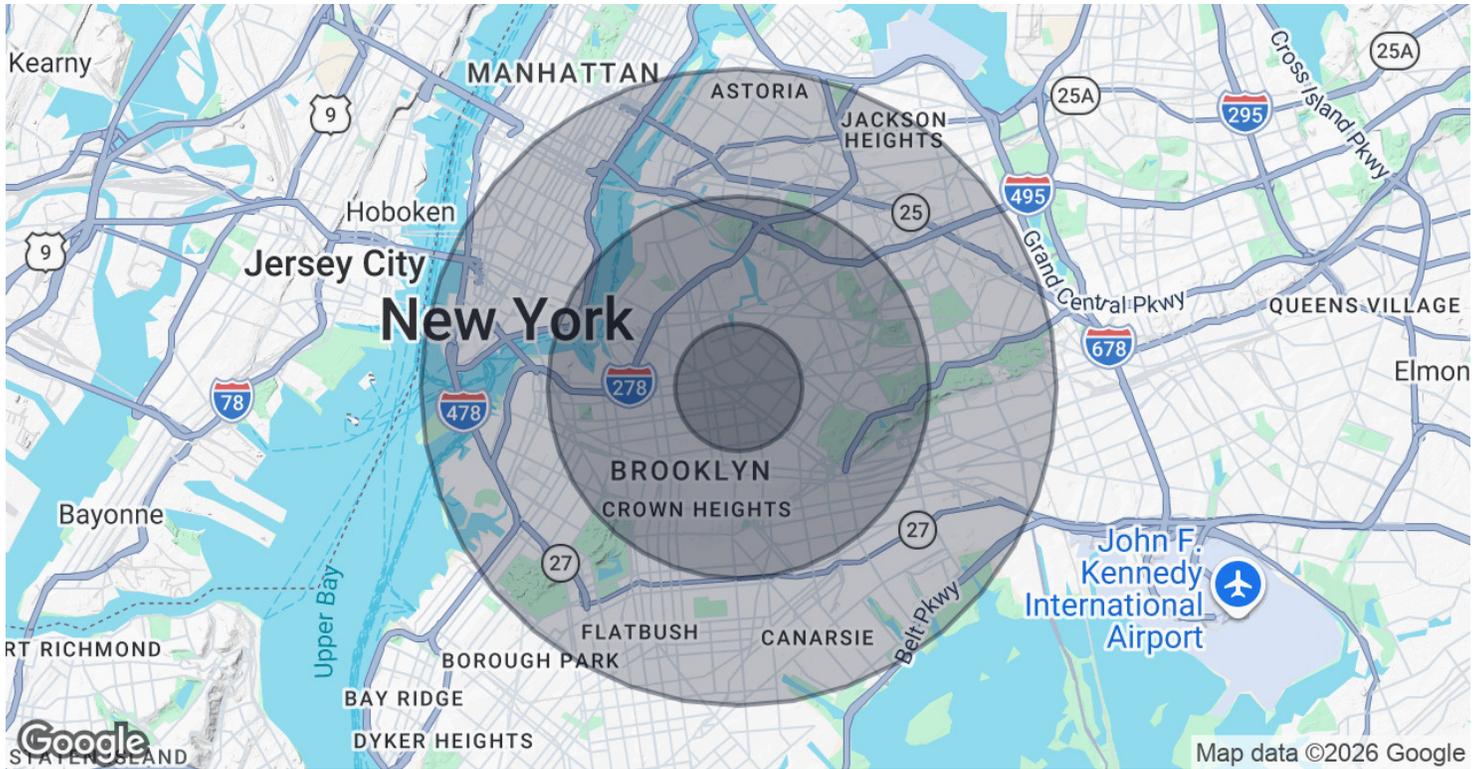


**STEVEN BEZMEN**

516.419.2752 steven.bezmen@hedgestone.com

# Demographics Map & Report

**BUSHWICK, NY 11221**  
**82 SUYDAM STREET | RETAIL PROPERTY FOR SALE/LEASE**



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	173,390	1,116,495	3,269,160
Average Age	36	37	39
Average Age (Male)	35	36	38
Average Age (Female)	37	38	40

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	65,752	436,402	1,326,275
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$97,450	\$112,746	\$126,942
Average House Value	\$1,073,410	\$1,125,709	\$1,057,746

*Demographics data derived from AlphaMap*

# CONTACT



## **STEVEN BEZMEN**

Licensed Associate Real Estate Broker

516.419.2752

[steven.bezmen@hedgestone.com](mailto:steven.bezmen@hedgestone.com)

THE INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM SOURCES DEEMED RELIABLE; HOWEVER, NO GUARANTEE, WARRANTY, OR REPRESENTATION IS