



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

For Lease



# Turn-Key Medical Office for Lease

1,200 SF

3680 Bedford Avenue • Brooklyn • NY

For Pricing Call: 718-437-6100

**Shlomi Bagdadi**  
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**Samuel Shouela**  
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## Location Overview

Located in the Midwood neighborhood of Brooklyn between Kings Highway & Avenue P near the Flatbush Ave - Brooklyn College subway station.

Nearest Transit: B & Q trains at Flatbush Ave - Brooklyn College and the B7, B100, B82, BM3, B49, & B44 bus lines.

Nearby tenants include Plaza Honda, Burger King, T.J. Maxx, KFC, IHOP, Subway, The UPS Store, Gong Cha, Kung Fu Tea, Staples, Verizon, Pizza Nosh, Harbor Fitness Go, Raising Cane's, Planet Fitness, Original Brooklyn Bagel My Favorite Bagel, Brooklyn Carbon Bike Co., Sushi Tokyo, Cinnabon, Starbucks, CVS, Coffee Redefined, Domino Supermarket and much more!



**1,497,795 SF**

Total Building Size

## Main Highlights

- ▶ Turnkey space
- ▶ Former pediatric office
- ▶ ADA ramp installation available upon request
- ▶ Private entrance
- ▶ 5 medical offices, 1 back office, & a reception area
- ▶ Zones for Use: Group 4 - Along with UG 3, comprises the community facility use groups



**GROUP 4 & UG 3**

Zoning

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# Additional Photos

3680 Bedford Avenue, Brooklyn, NY 11229



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# Retailer Map

3680 Bedford Avenue, Brooklyn, NY 11229



Map  
data  
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Google

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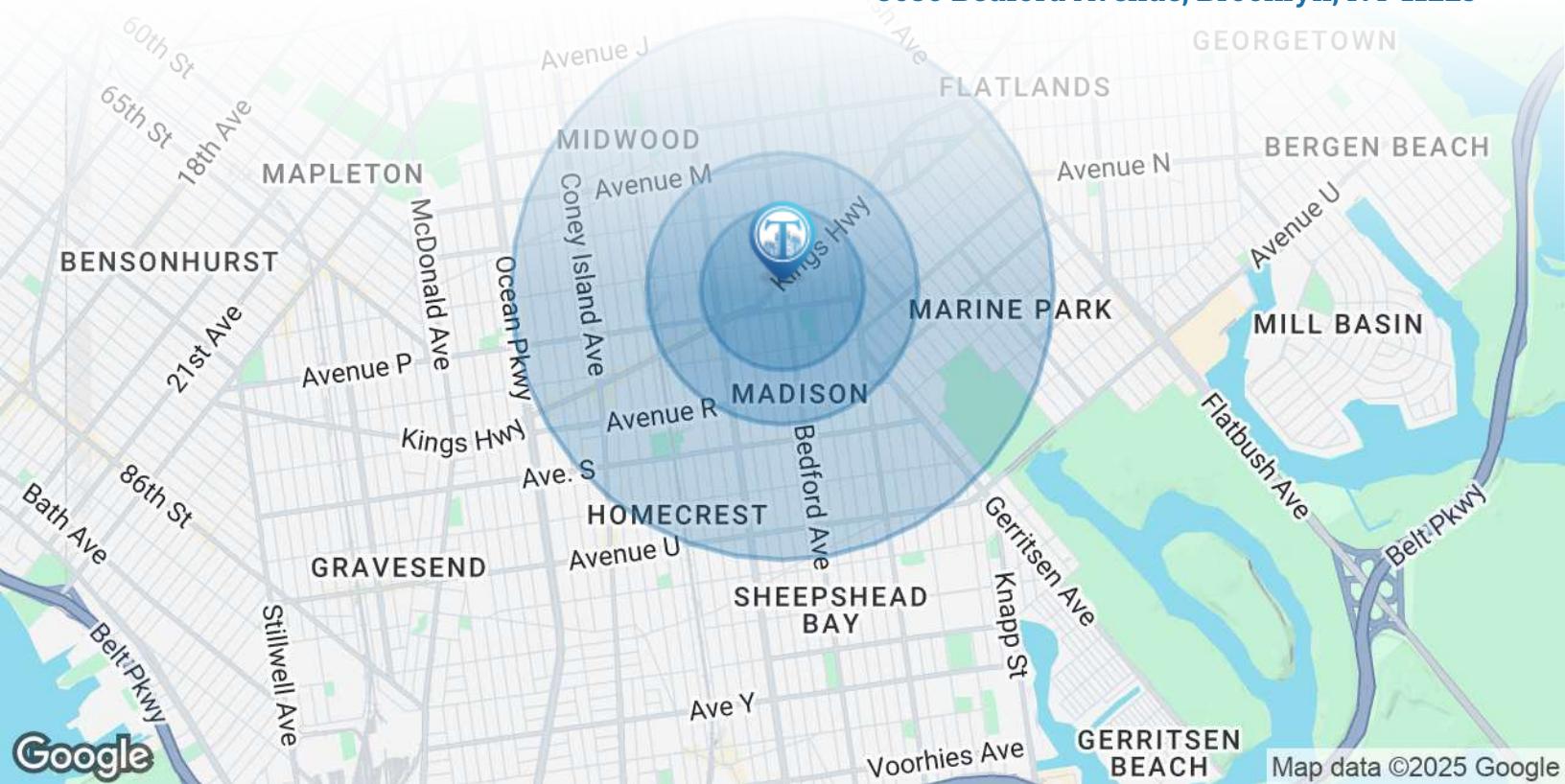




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# Area Demographics

3680 Bedford Avenue, Brooklyn, NY 11229



## POPULATION

### 0.3 MILES

### 0.5 MILES

### 1 MILE

Total Population	6,782	29,587	115,647
Average Age	40	39	39
Average Age (Male)	39	38	37
Average Age (Female)	42	41	40



**115,647**

People within 1 Mile

## HOUSEHOLDS & INCOME

### 0.3 MILES

### 0.5 MILES

### 1 MILE

Total Households	2,496	10,670	39,968
# of Persons per HH	2.7	2.8	2.9
Average HH Income	\$104,384	\$107,814	\$113,347
Average House Value	\$1,087,160	\$1,036,477	\$1,044,151



**\$113,347**

Avg Household Income

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