



TRI STATE
COMMERCIAL
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

1,000 SF - 2,800 SF Retail Space Available in Clinton Hill

500 Waverly Ave, Brooklyn, NY 11238

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

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Executive Summary



OFFERING SUMMARY

Available SF: 1,000 - 2,800 SF

Lease Rate: Upon Request

Lot Size: 11,923 SF

Building Size: 62,719 SF

PROPERTY OVERVIEW

1,000 SF - 2,800 SF Retail Space Available in Clinton Hill

Highlights:

- Prime Corner Building
- All glass storefront
- 12ft Ceilings

LOCATION OVERVIEW

Located in Clinton Hill near the Clinton-Washington Ave, C train station. In close proximity to the B25, B26, B45 and B69 bus stops! Citi bikes are conveniently located steps away. Nearby national tenants include,

- Duane Reade
- Marshalls
- McDonalds
- Chase
- Target
- Planet Fitness
- TD Bank
- Citi Bank
- & many more!

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

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Additional Photos



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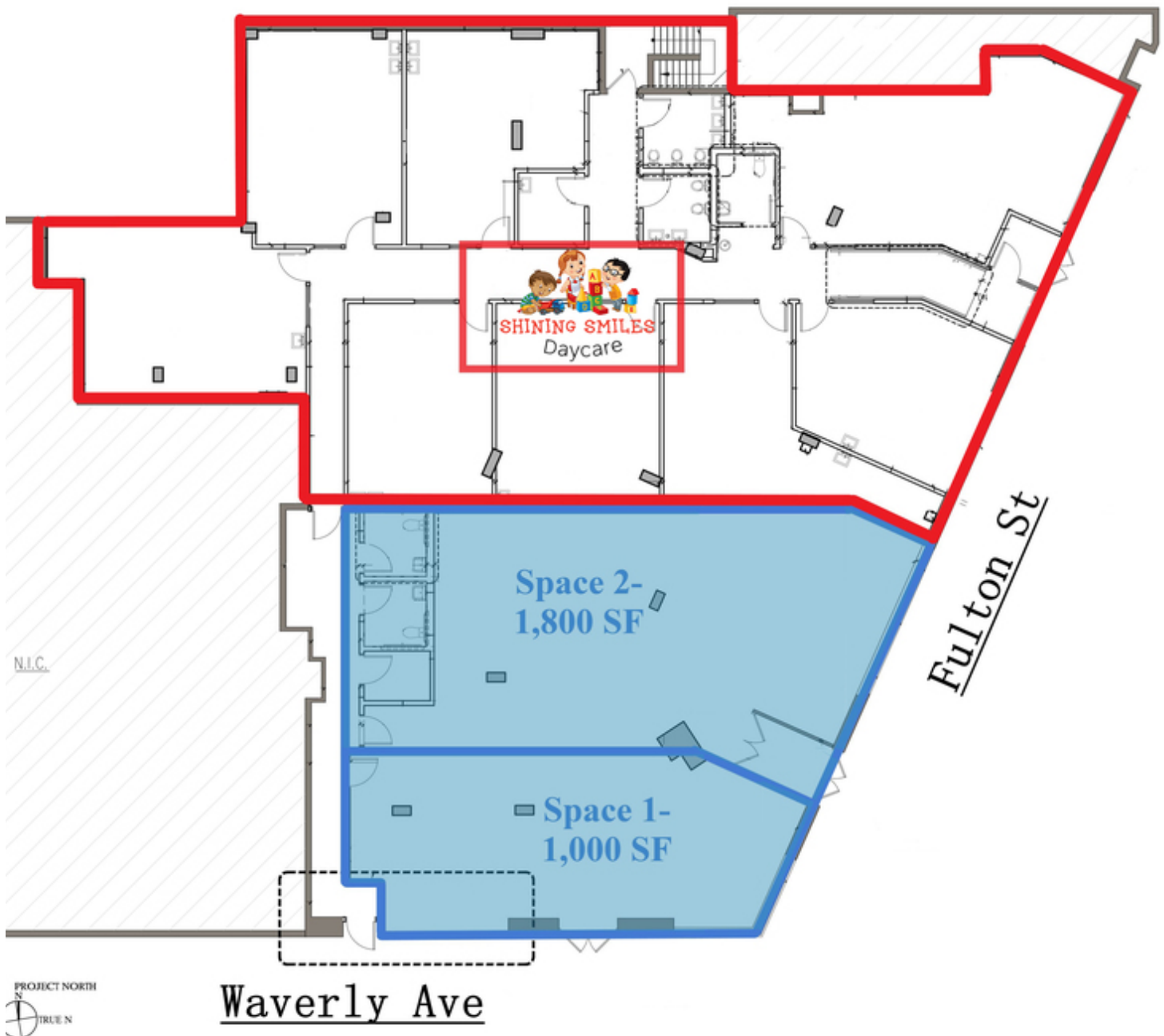
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Floor Plans



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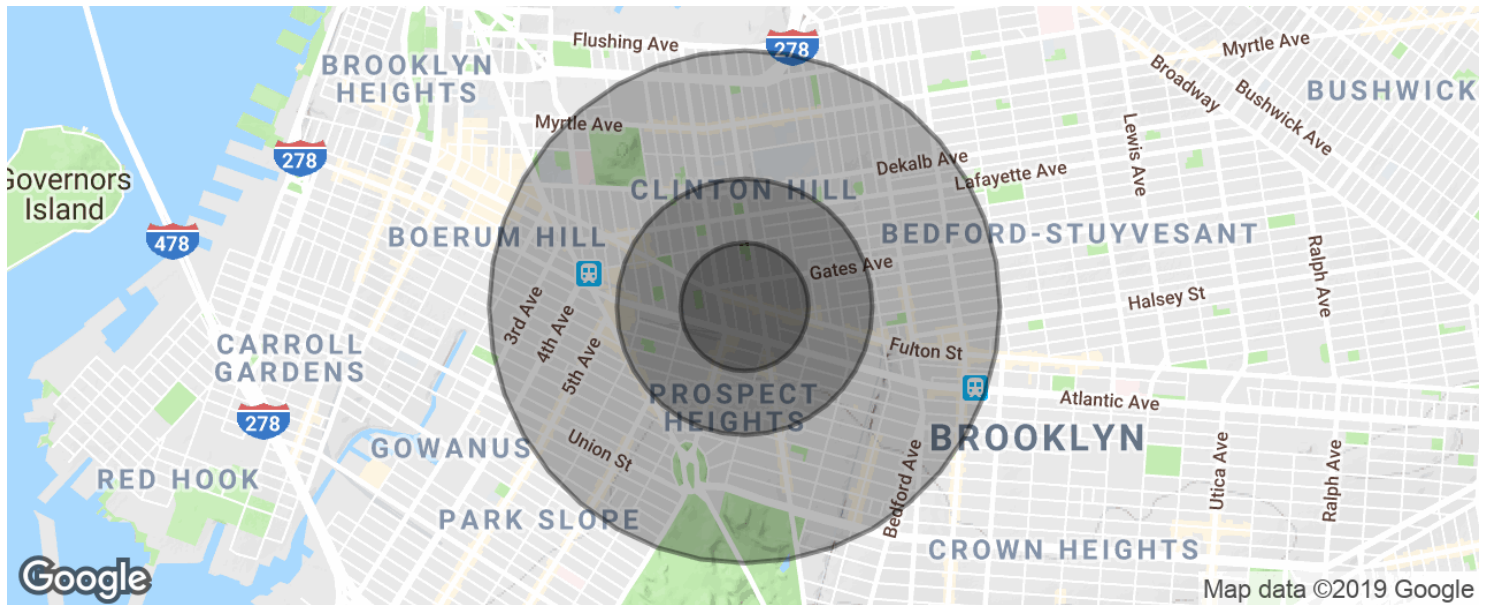
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total population	8,420	37,366	152,396
Median age	33.1	34.8	33.7
Median age (Male)	34.8	36.1	33.8
Median age (Female)	32.6	34.6	33.9

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total households	3,894	17,125	66,783
# of persons per HH	2.2	2.2	2.3
Average HH income	\$78,050	\$85,071	\$85,877
Average house value	\$897,781	\$730,055	\$661,473

* Demographic data derived from 2010 US Census

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Retailer Map



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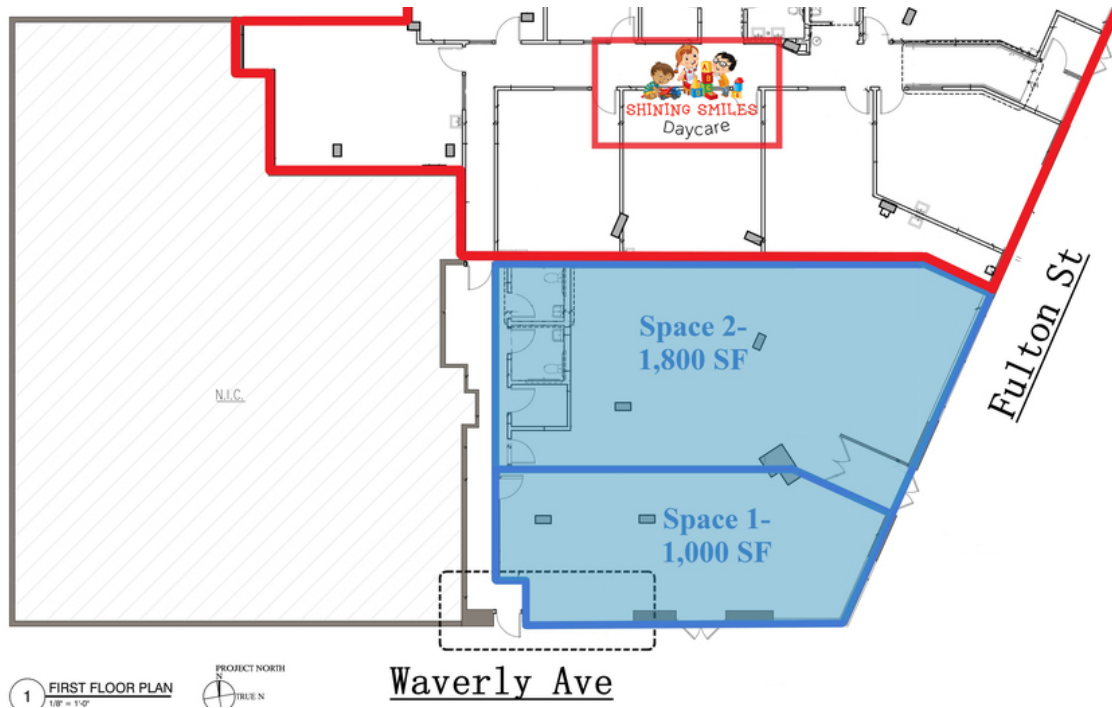
Available Spaces

LEASE TYPE | Upon Request

TOTAL SPACE | 1,000 - 2,800 SF

LEASE TERM | Negotiable

LEASE RATE | Upon Request



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Space 1 (Corner)	Available	1,000 SF	Upon Request	Upon Request	-
Space 2	Available	1,800 SF	Upon Request	Upon Request	-
Space 1 + Space 2	Available	2,800 SF	Upon Request	Upon Request	-

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Neighborhood Info

Clinton Hill

One of Brooklyn's smaller neighborhoods, Clinton Hill is a popular destination for its diverse bar and restaurants scene as well as charming residential community. The area host Pratt Institute, giving Clinton Hill a vibrant college-town feel.

Over the years, many millennials and young families have moved to the neighborhood--shifting the culture. Clinton Hill features a multitude of activities that have attracted more and more people over time. For instance, the Brooklyn Pop-Up Market, which provides a variety of vendors from jewelry to bakers. Not to mention, Brooklyn Tap House and Green in BKLYN, both retailers have become staples of the area.



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