



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



Brand New Community Facility Space for Lease

3,000 SF

1558 Nostrand Avenue • Brooklyn • NY

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

Shlomi Bagdadi
☎ 718.437.6100
sb@tristatecr.com

Fredy Halabi
☎ 718.437.6100 x114
Fredy.H@TriStateCR.com



Location Overview

Located in the Flatbush neighborhood of Brooklyn between Albermarle Rd & Snyder Ave near the Church Ave subway station.

Nearest Transit: 2 & 5 trains at Church Ave and the B44, B49, & B35 bus lines.

Nearby tenants include Walgreens, Drip Beverage Lounge, Aunts & Uncles, Five Below, Target, Kings Theatre, Blink Fitness, Dunkin', La Baguette Shop, Burlington, Taco Bell, FOOD BAZAAR, Capital One Bank, and more!

Main Highlights

- ▶ 2nd floor
- ▶ High foot traffic
- ▶ New development
- ▶ Built-to-suit



3,000 SF

Total Building Size



1,850 SF

Lot Size

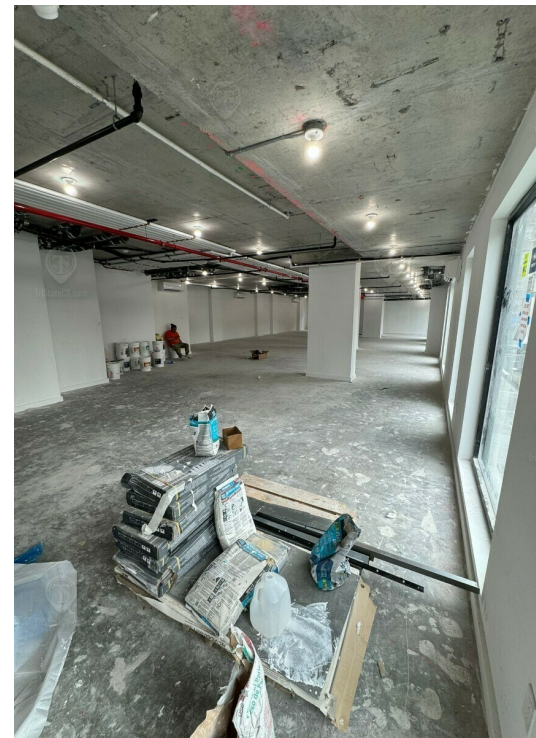
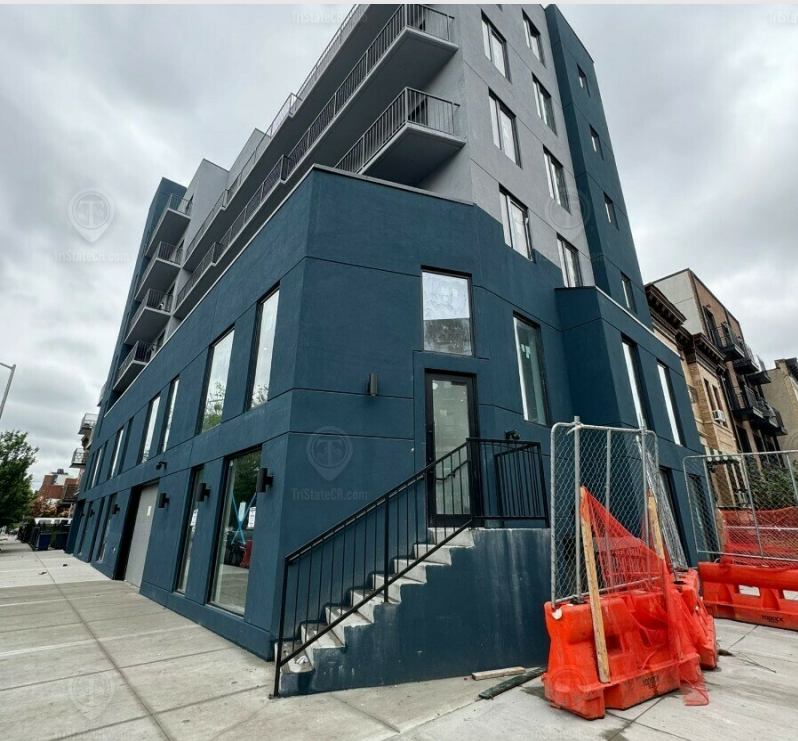
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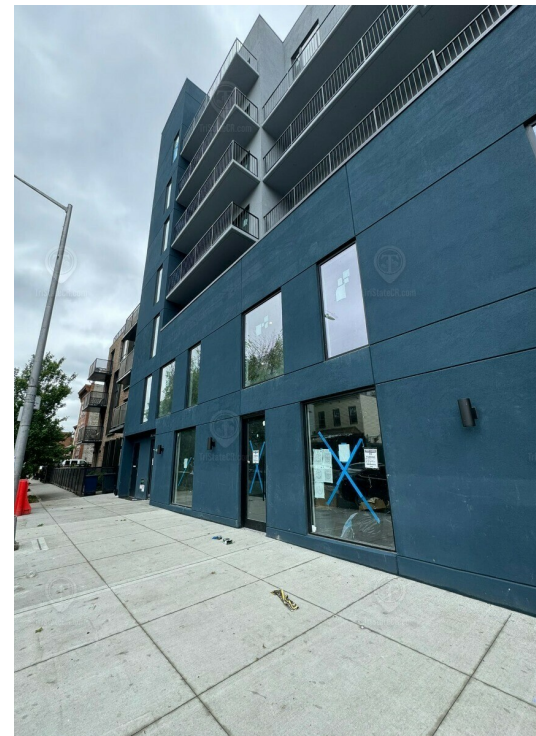
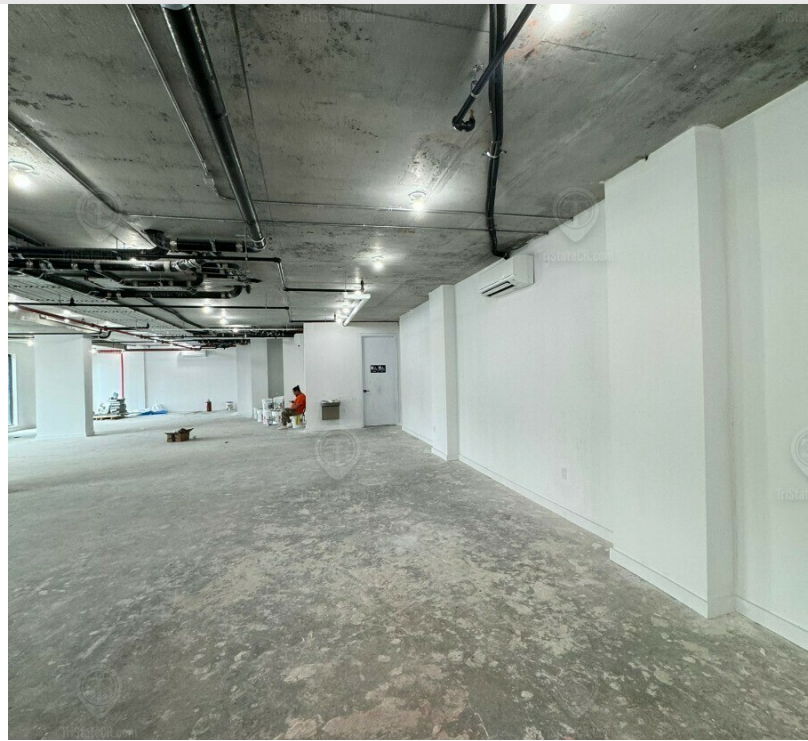
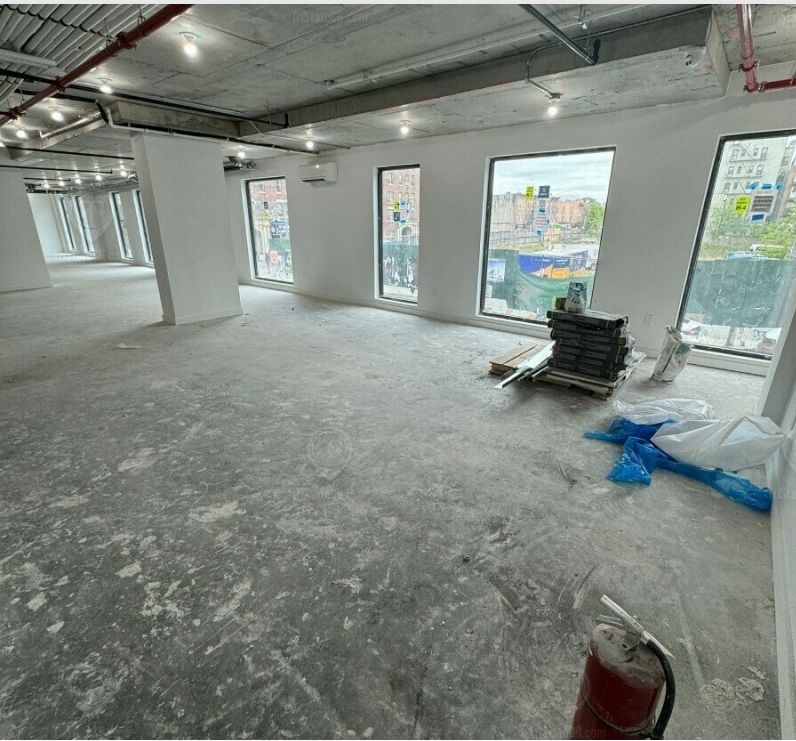
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Additional Photos

1558 Nostrand Avenue, Brooklyn, NY 11226



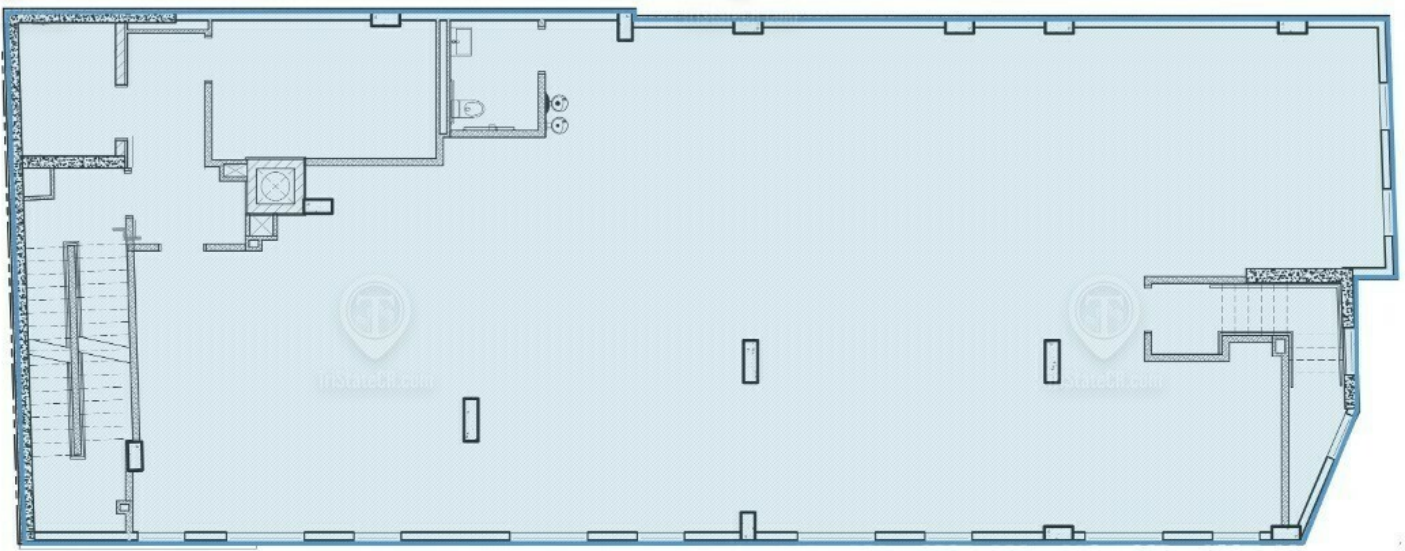
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1558 NOSTRAND AVENUE
TOTAL AVAILABLE SPACE: 3,000 SF

ALL SQUARE FOOTAGES
ARE APPROXIMATE

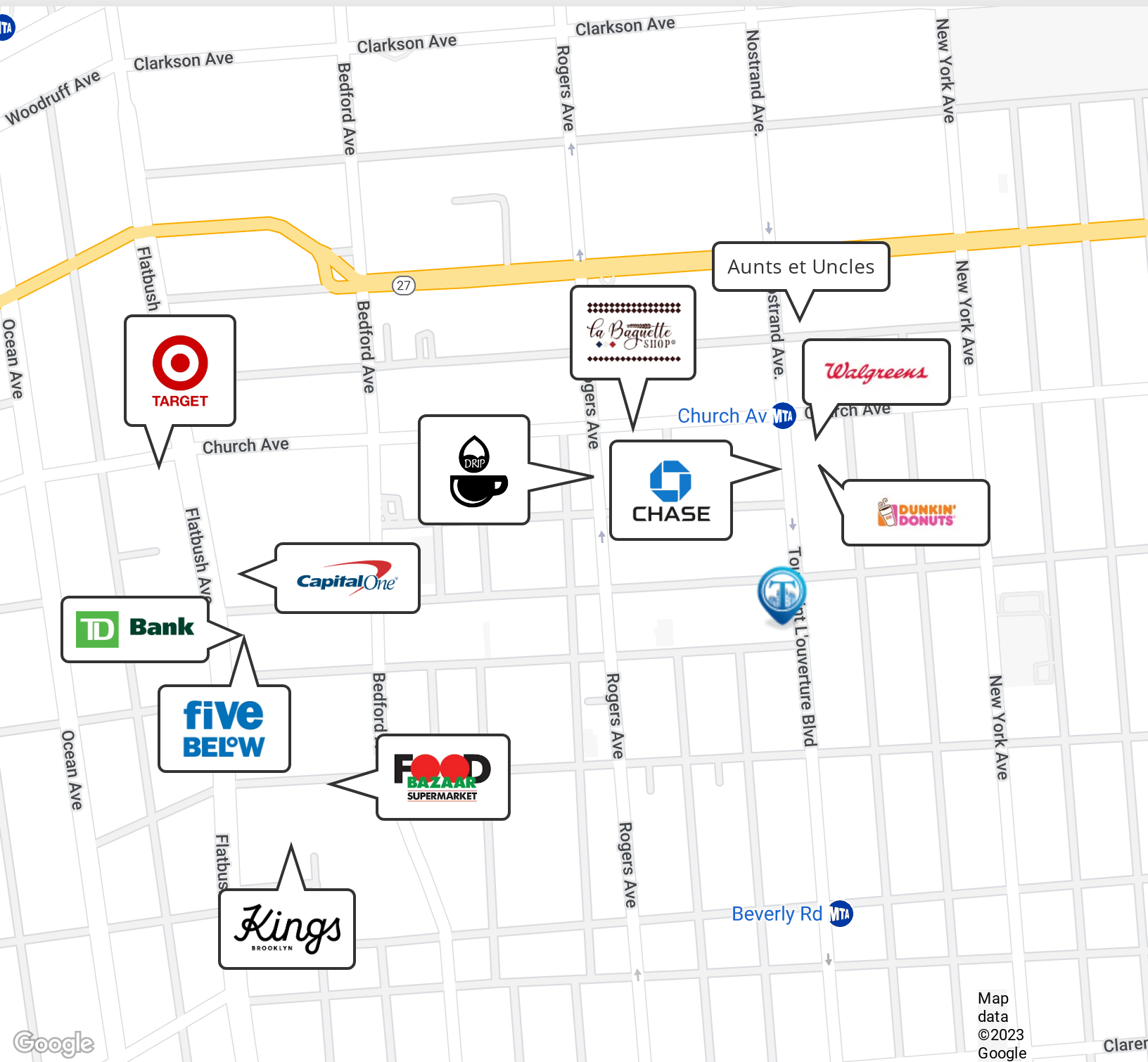
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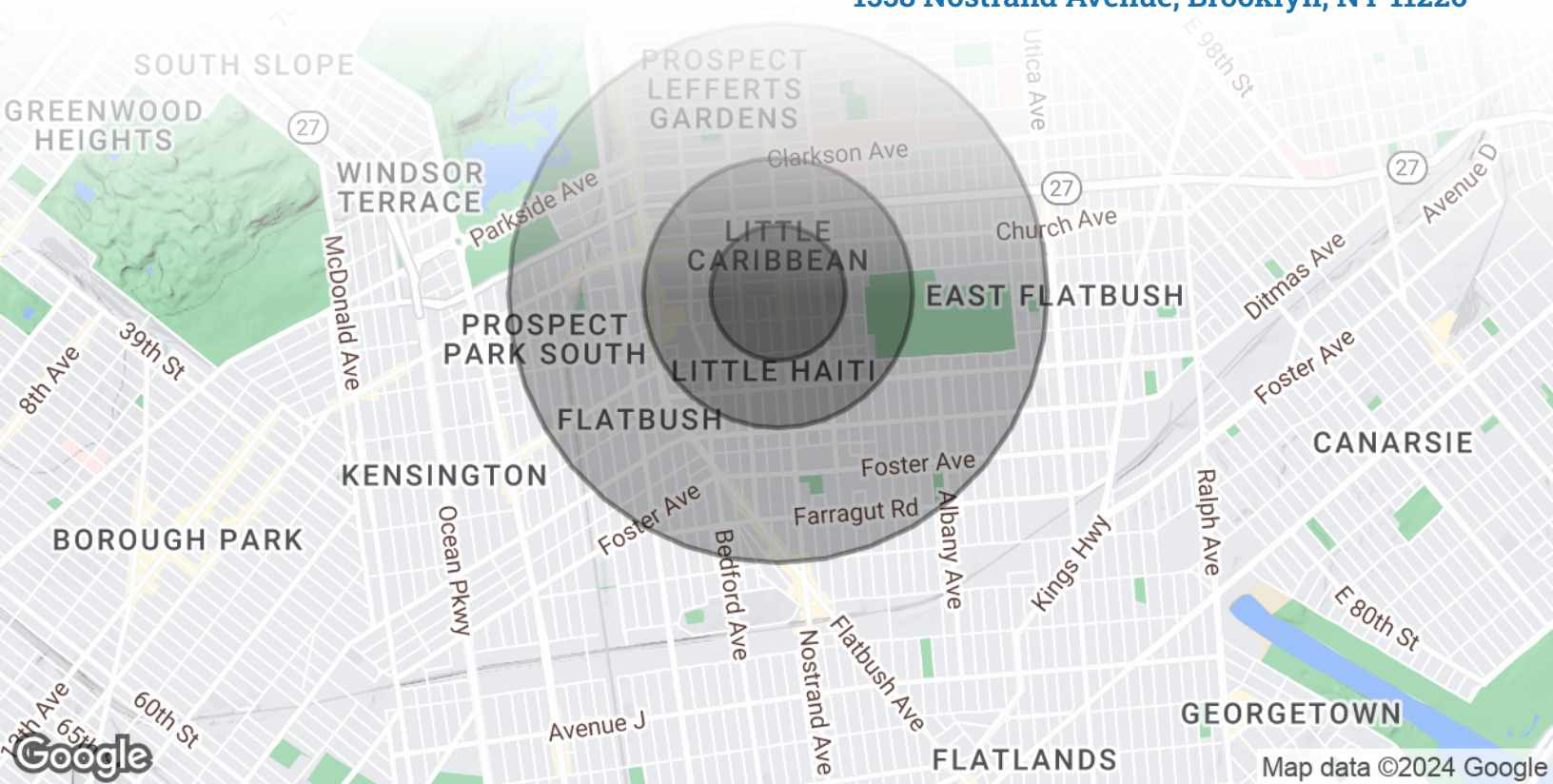
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	10,697	43,373	176,905
Average Age	37.0	35.4	36.6
Average Age (Male)	33.9	33.3	34.9
Average Age (Female)	38.5	37.7	39.2
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	4,745	18,845	75,145
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$64,695	\$67,307	\$75,237
Average House Value	\$504,815	\$357,702	\$437,247



176,905

People within 1 Mile



\$75,237

Avg Household Income

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