



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



Turn-Key Catering Hall in Free Standing Corner Building For Lease

10,000 SF

2090 W Eleventh Street • Brooklyn • NY

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

Shlomi Bagdadi
📞 718.437.6100
sb@tristatecr.com

Avi Akiva
📞 718.437.6100 x110
Avi.A@TriStateCR.com



Location Overview

Located in the Gravesend/Sheepshead Bay neighborhood of Brooklyn between W 11th St & W 12th St near the Avenue U subway station.

Nearest Transit: N train at Avenue U and the B3, B4, & B1 bus lines.

Nearby tenants include Verizon, Dunkin', Petco, Walgreens, McDonald's, Dolphin Fitness Clubs, Foodtown, Garage Clothing, Subway, Rite Aid Pharmacy, Cholitos plakasitos, Bank of America Financial Center, Planet Fitness, Chipotle Mexican Grill, Dunkin', Gap Factory, Carter's, Flushing Bank, Capital One Bank, GameStop, Burger King, CVS, Rainbow Shops, ViVi Bubble Tea, and more!

Main Highlights

- ▶ Fully built out catering hall
- ▶ Free standing corner building
- ▶ 14 Ft ceilings
- ▶ 300 Person occupancy



10,000 SF

Total Building Size



7,902 SF

Lot Size



R5B

Zoning

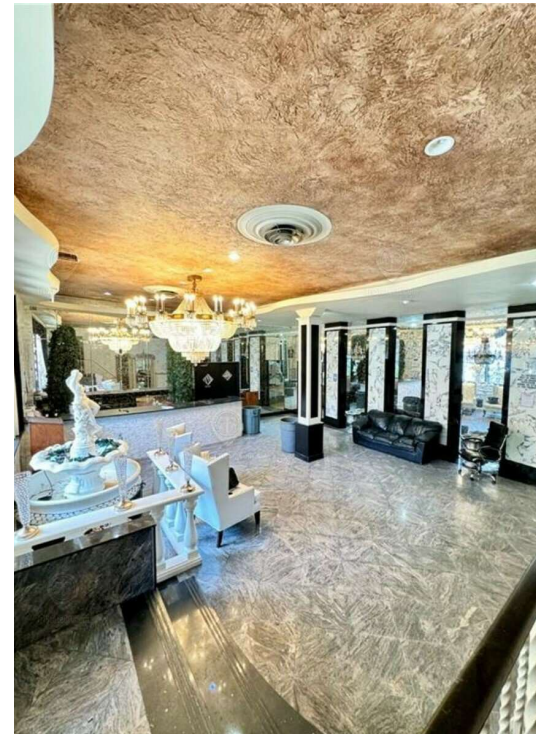
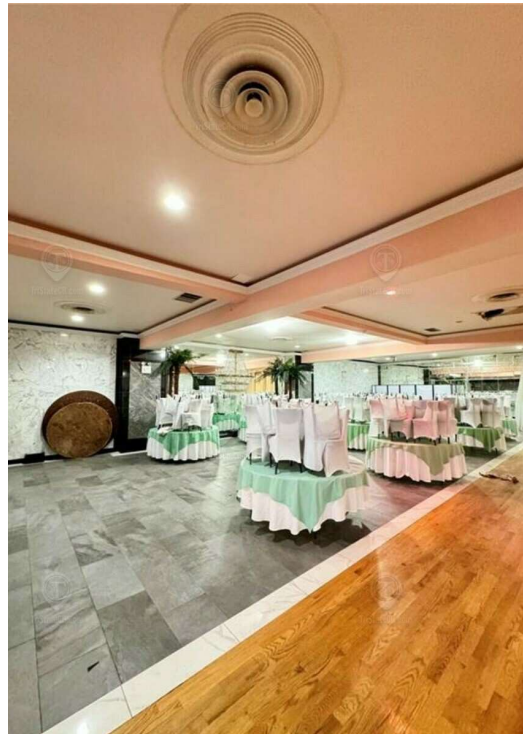
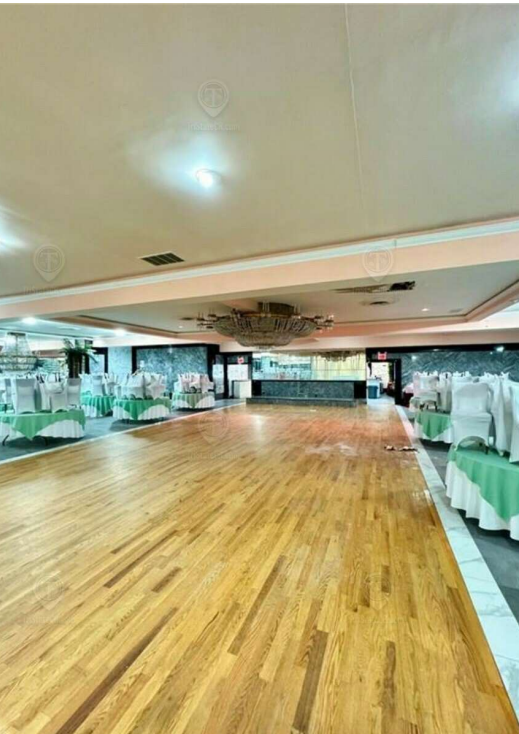
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§ Form 24 (Rev. 6/90)

THE CITY OF NEW YORK



DEPARTMENT OF BUILDINGS

CERTIFICATE OF OCCUPANCY

242192

BOROUGH **BROOKLYN** DATE: **NOV 19 2003** NO. _____

This certificate supersedes C.O. NO **157277** ZONING DISTRICT **C2-3**

THIS CERTIFIES that the ~~new~~ ~~existing~~ existing building premises located at
51/59 AVENUE U Block **7094** Lot **42**

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN.

PERMISSIBLE USE AND OCCUPANCY

| STORY | LIVE LOAD LBS PER SQ FT | MAXIMUM NO OF PERSONS PERMITTED | ZONING DOWNGRADING OR REZONING UNITS | BUILDING CODE HABITABLE ROOMS | ZONING USE GROUP | BUILDING CODE OCCUPANCY GROUP | DESCRIPTION OF USE |
|--------|-------------------------------|--|---|--|---------------------|--|-----------------------------|
| CELLAR | O.G. | 15 | | | | | STORAGE, BOILER, TOILET |
| FIRST | 100 | 298 | | | COMM (F-4) | 6 & 9 | RESTAURANT AND BANQUET HALL |

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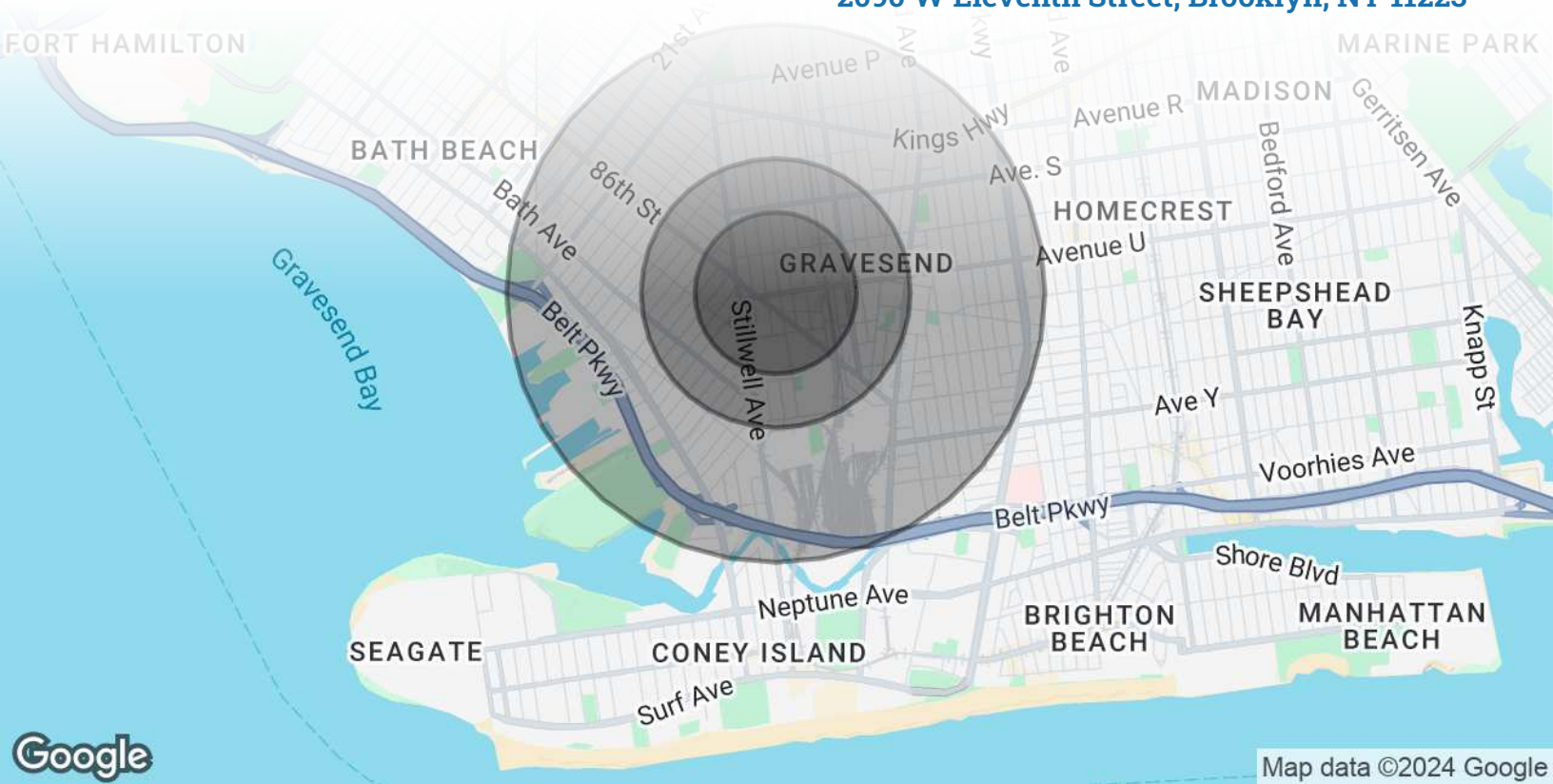
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Area Demographics

2090 W Eleventh Street, Brooklyn, NY 11223



| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|------------|-----------|-----------|--------|
|------------|-----------|-----------|--------|

| | | | |
|----------------------|--------|--------|---------|
| Total Population | 12,464 | 34,353 | 123,767 |
| Average Age | 41 | 41 | 41 |
| Average Age (Male) | 39 | 40 | 39 |
| Average Age (Female) | 42 | 42 | 42 |



123,767

People within 1 Mile

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|--------|
|---------------------|-----------|-----------|--------|

| | | | |
|---------------------|-------------|-------------|-------------|
| Total Households | 4,185 | 11,513 | 42,861 |
| # of Persons per HH | 3 | 3 | 2.9 |
| Average HH Income | \$83,507 | \$92,575 | \$94,988 |
| Average House Value | \$1,019,549 | \$1,059,610 | \$1,099,010 |



\$94,988

Avg Household Income

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SITE SOURCE
RETAIL BROKER NETWORK