



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

2,000 SF - 4,000 SF | 597 Marcy Ave | Retail Space for Lease

597 Marcy Ave, Brooklyn, NY 11206

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Avi Akiva
718.437.6100 x110
Avi.A@TriStateCR.com



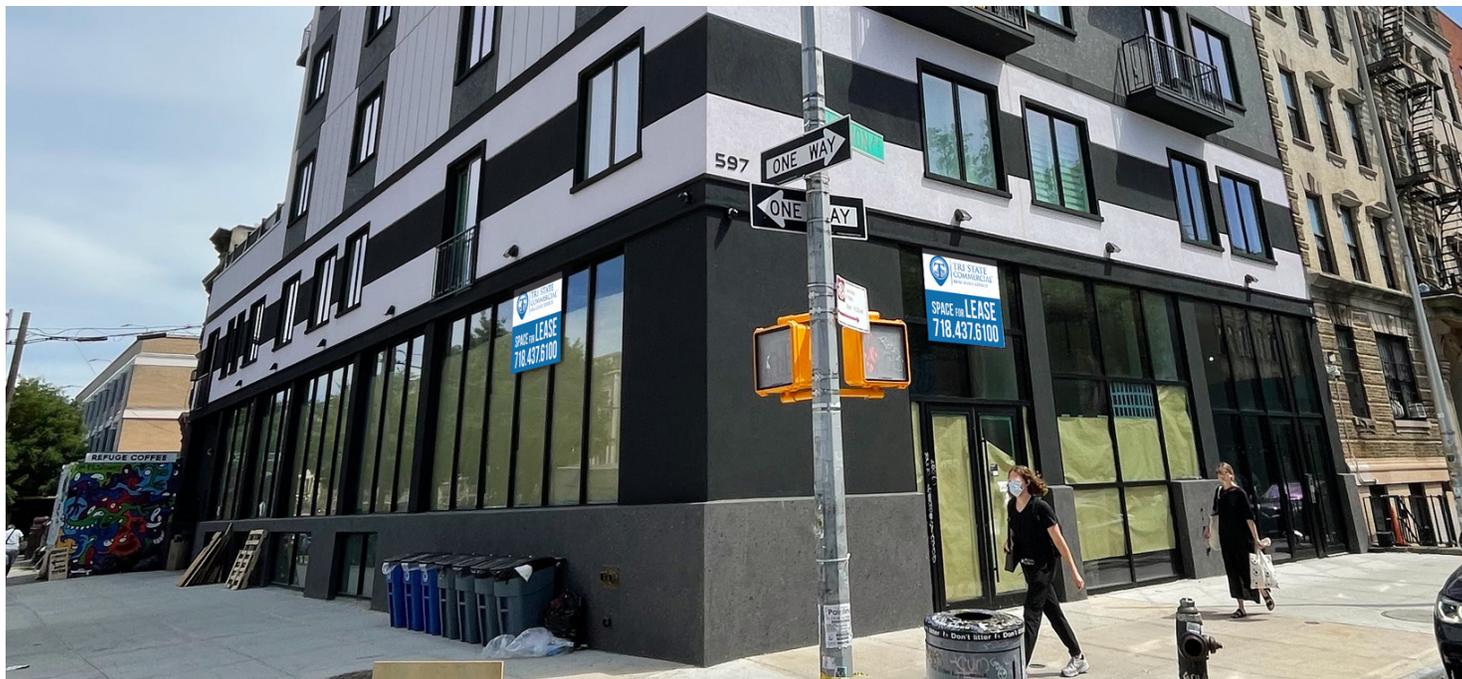
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Executive Summary



OFFERING SUMMARY

Lease Rate:	Call to: 718-437-6100
Available SF:	2,000 SF - 4,000 SF
Building Size:	20,933 SF
Lot Size:	5,000 SF
Zoning:	R7A

PROPERTY OVERVIEW

Corner space
Space is divisible
ADA compliant
Retail
Vanilla box

LOCATION OVERVIEW

Located in the Bed-Stuy neighborhood of Brooklyn between Vernon Ave & Willoughby Ave near the Myrtle - Willoughby Ave train station.

Nearest Transit: G train at Myrtle - Willoughby Ave, J & M trains at Flushing Ave, and the B54 & B43 bus lines.

Nearby tenants include Lincoln Market, Duane Reade, BKLYN Blend, Ice Cream House, Family Dollar, Shell, Chase Bank, Marcy & Myrtle, Willoughby General, The Home Depot, and 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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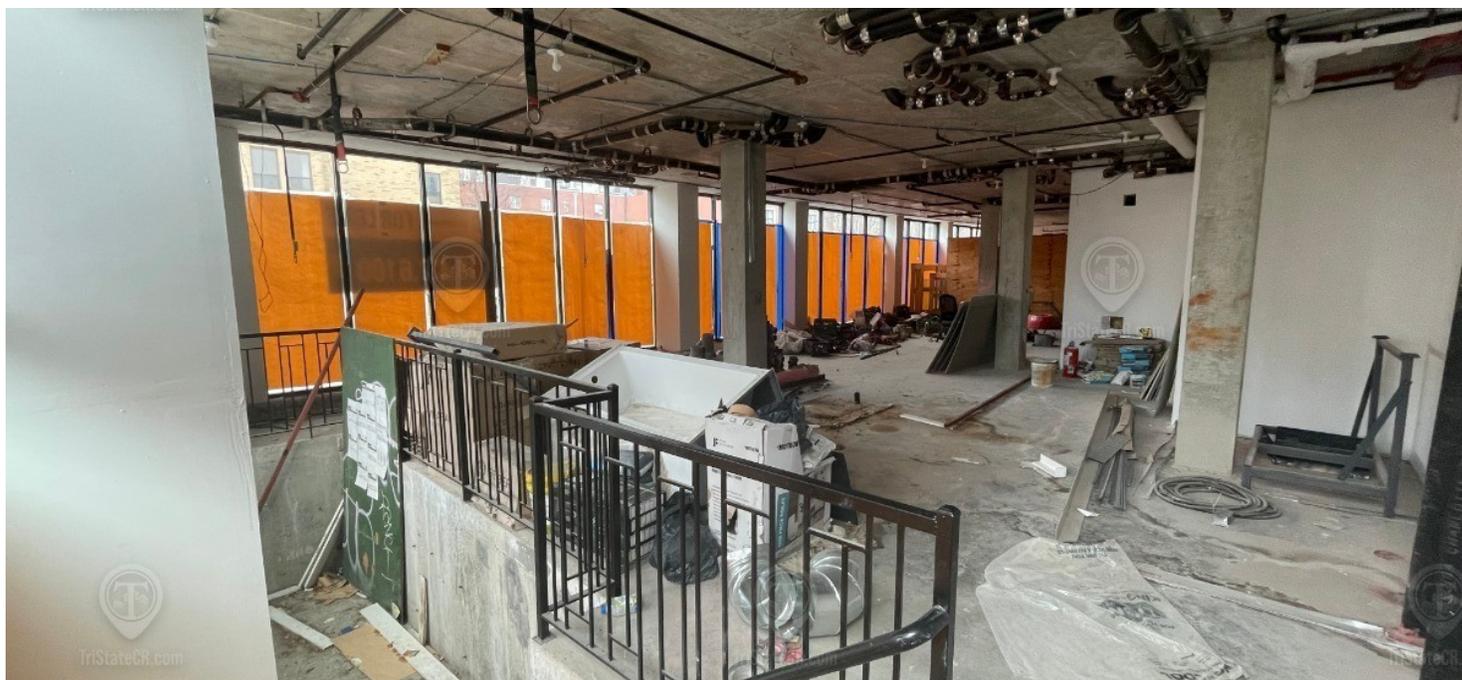
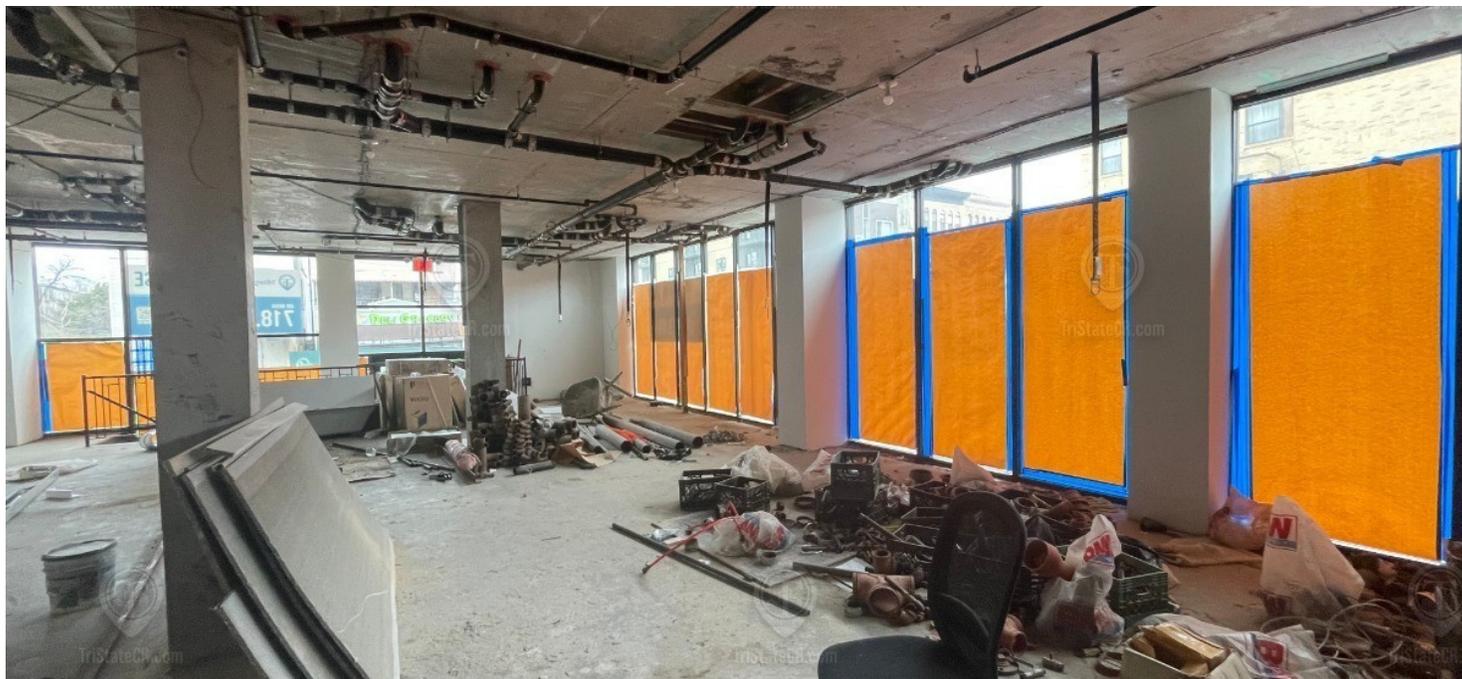
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Additional Photos



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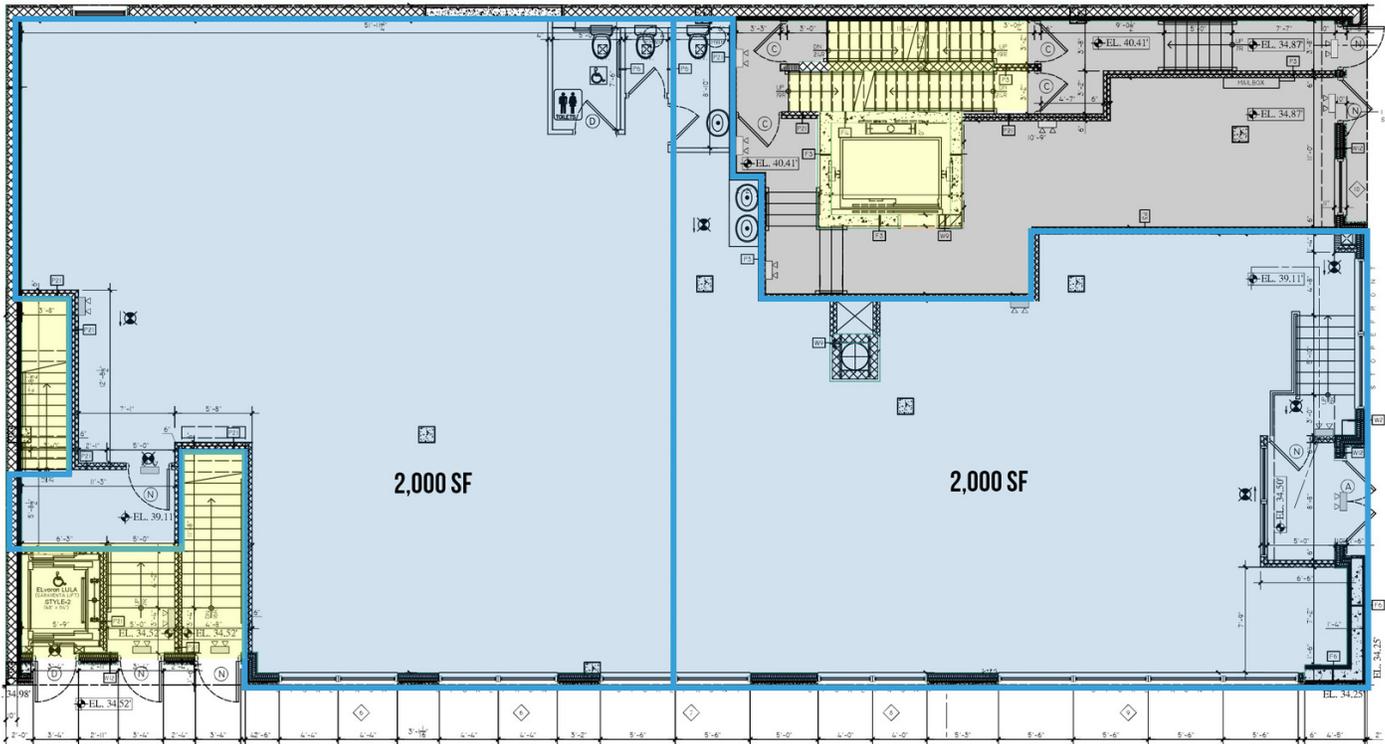
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Floor Plans



597 MARCY AVE

1ST FLOOR

TOTAL AVAILABLE SPACE: 4,000 SF

All square footage
are approximate.

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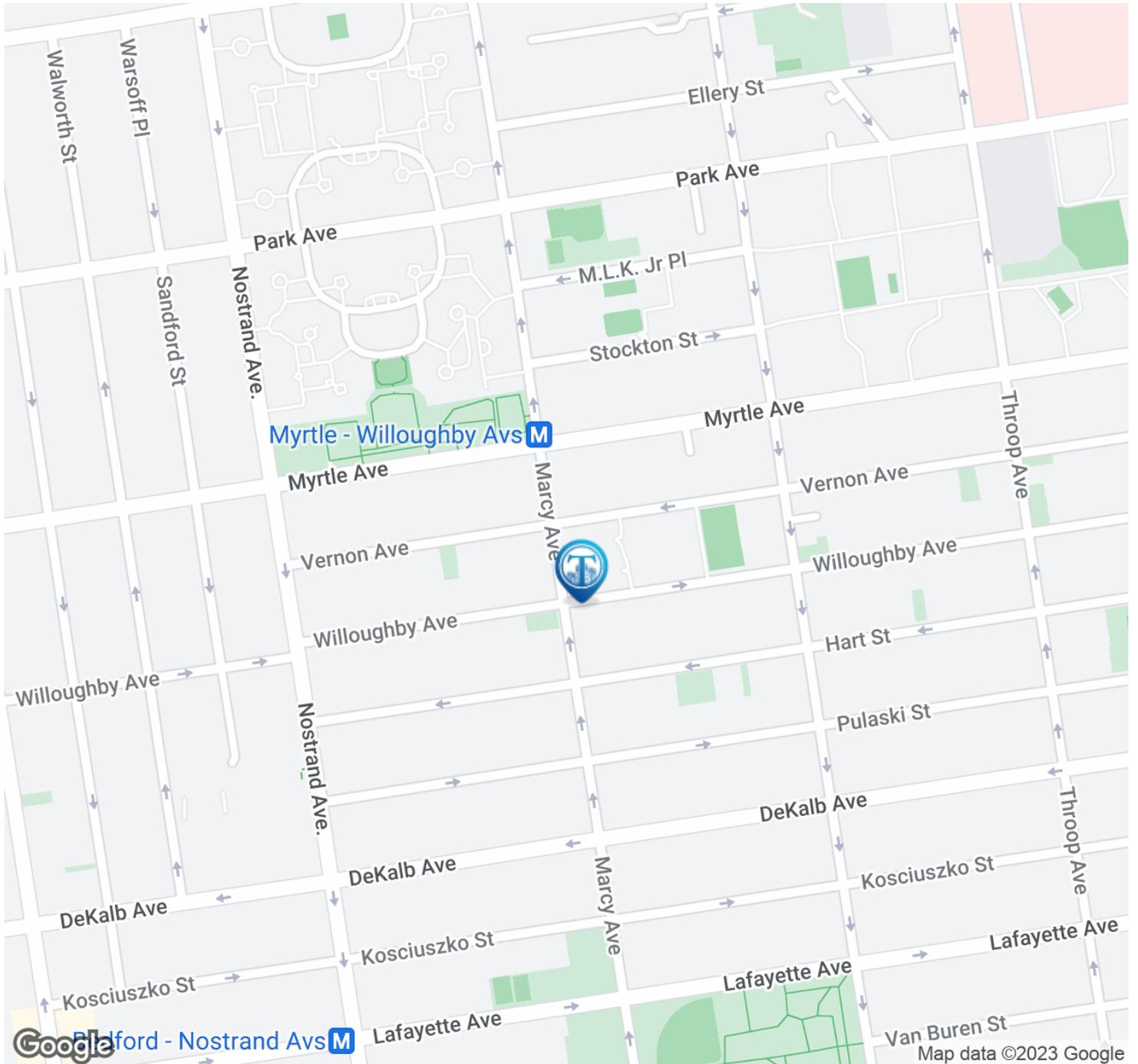
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Location Map



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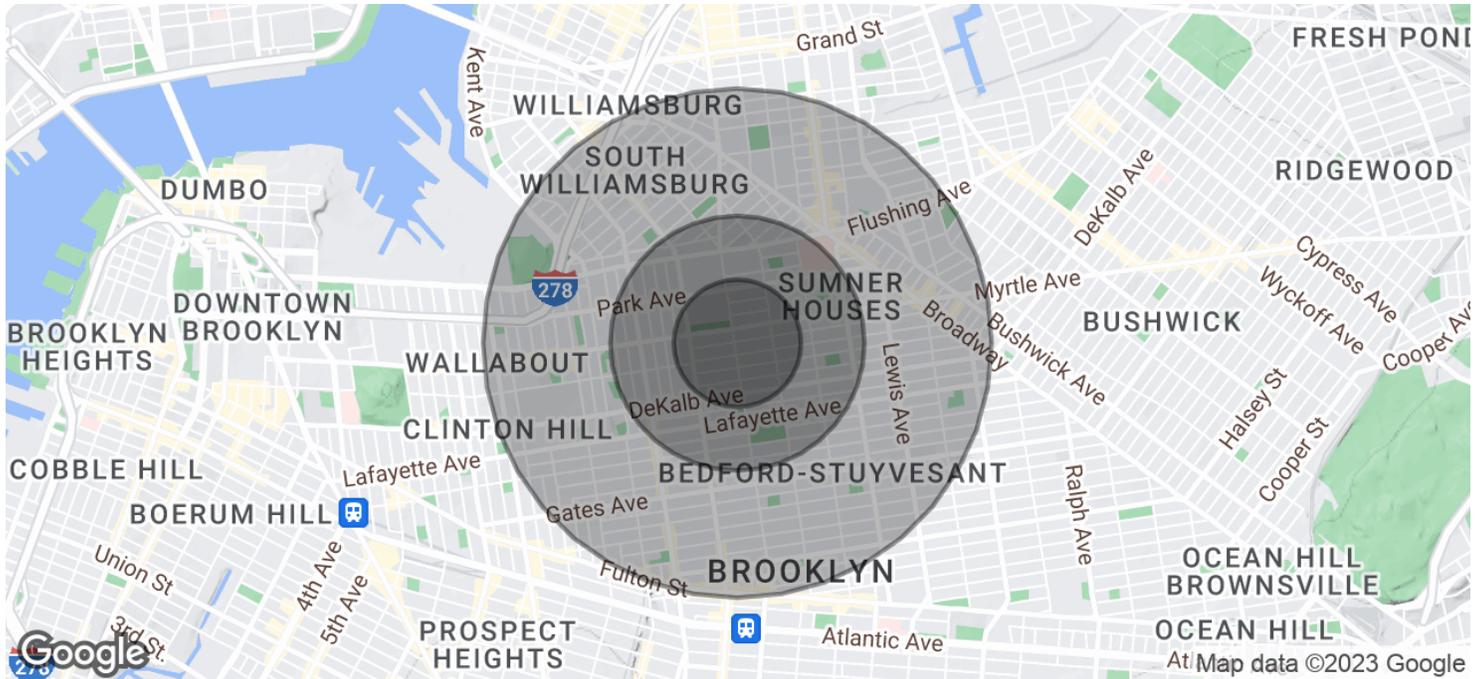
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	13,247	51,760	198,265
Average Age	31.7	27.9	30.0
Average Age (Male)	27.6	25.7	28.3
Average Age (Female)	32.7	29.1	31.6

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	5,477	19,184	77,577
# of Persons per HH	2.4	2.7	2.6
Average HH Income	\$63,250	\$67,790	\$79,898
Average House Value	\$392,530	\$500,122	\$663,293

* Demographic data derived from 2020 ACS - US Census

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Retailer Map



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