



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



Newly Renovated Corner Retail Space For Lease

900 SF

7601 New Utrecht Ave • Brooklyn • NY

For Pricing Call: 718-437-6100

Shlomi Bagdadi
☎ 718.437.6100
sb@tristatecr.com

Kirill Galperin
☎ 718.437.6100 x122
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Location Overview

Located in the Bensonhurst neighborhood of Brooklyn between 76th St. and 77th St.

Nearest Transit: The D train at 78th St. and the B4 & B8 bus lines.

Nearby tenants include New Forest Cafe, Papa John's Pizza, CVS Pharmacy, Benjamin Moore, Rite Aid, Jmart, Marshalls, Mattress Firm, Starbucks, Planet Fitness, Dunkin', TD Bank, Target, Walgreens, Gamestop, and more!

Main Highlights

- ▶ Corner location with wrap-around frontage
- ▶ Large storage basement
- ▶ Brand new renovation
- ▶ No divisions



3,577 SF
Total Building Size



2,081 SF
Lot Size



R5
Zoning

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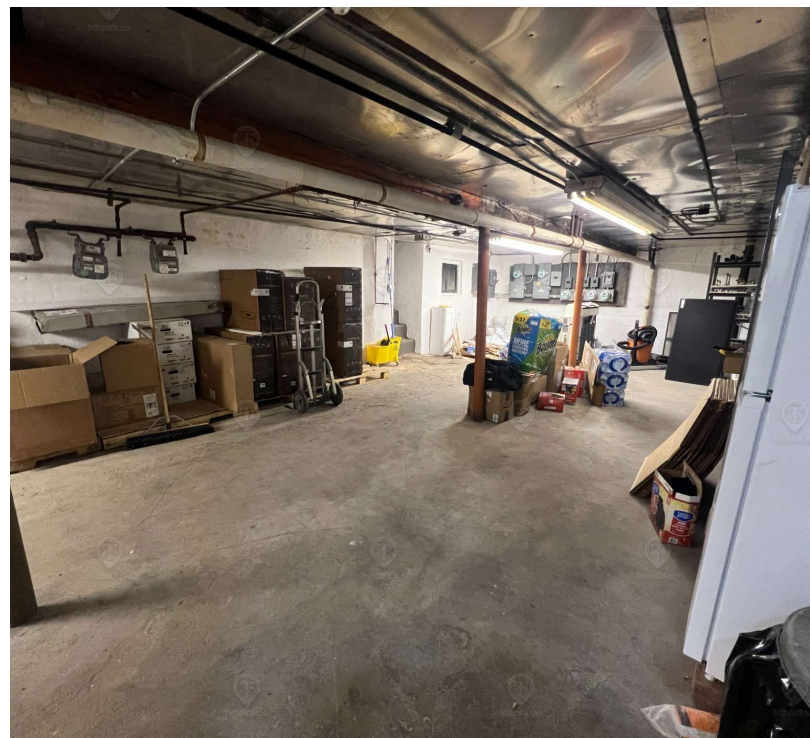
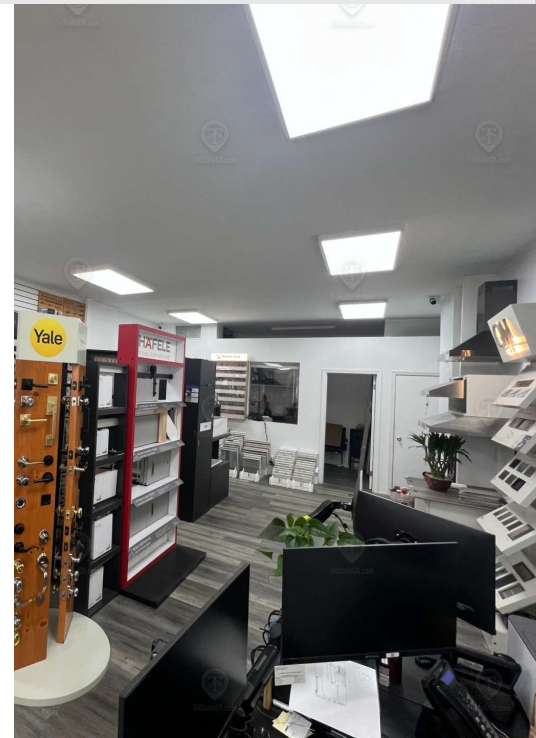
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Additional Photos

7601 New Utrecht Ave, Brooklyn, NY 11214



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Retailer Map

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Map data
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Google

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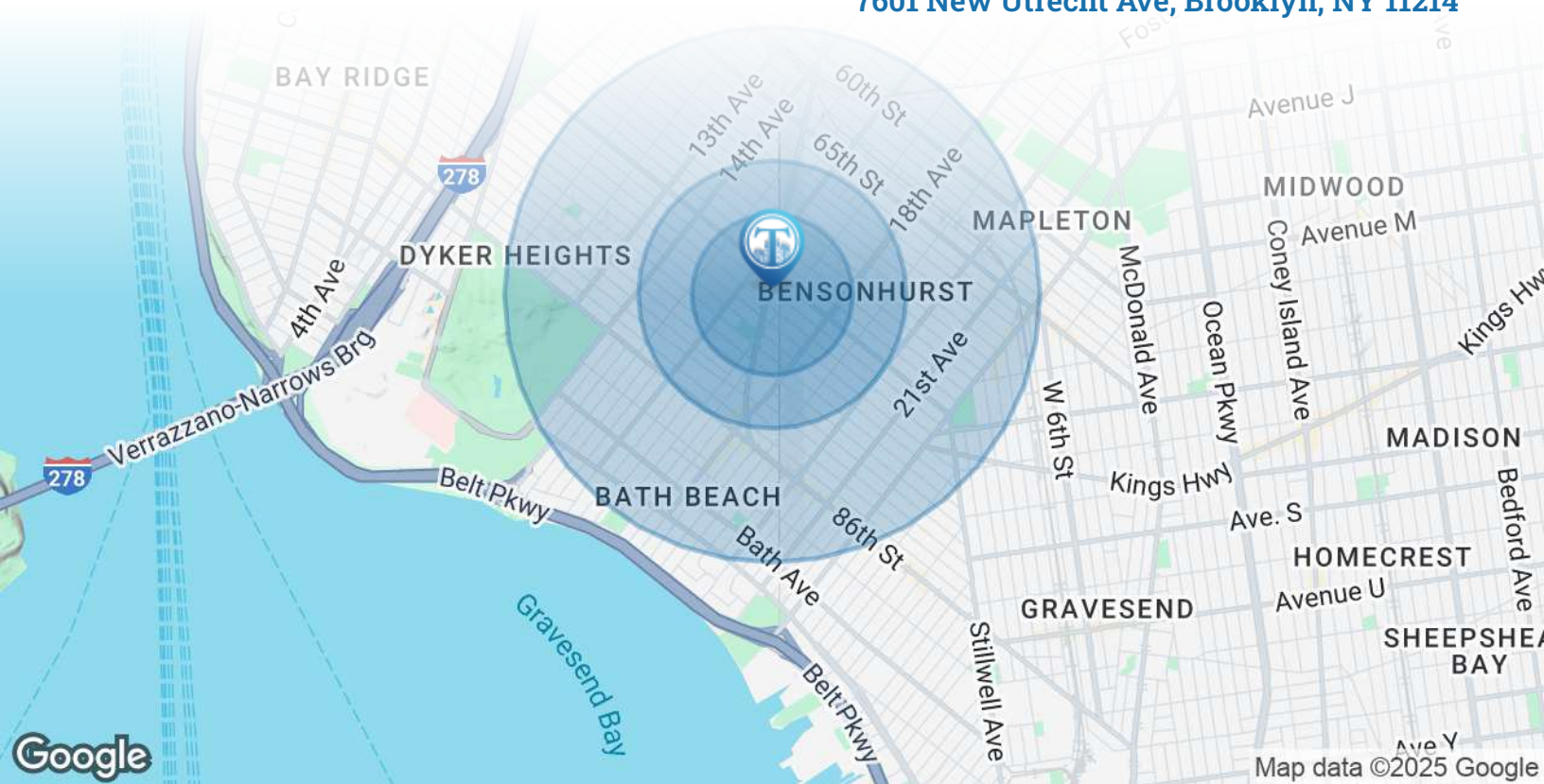
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Area Demographics

7601 New Utrecht Ave, Brooklyn, NY 11214



POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	15,698	39,689	155,581
Average Age	40	40	40
Average Age (Male)	39	39	38
Average Age (Female)	41	41	41



155,581

People within 1 Mile

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	5,016	13,012	50,926
# of Persons per HH	3.1	3.1	3.1
Average HH Income	\$92,053	\$96,364	\$99,161
Average House Value	\$1,256,983	\$1,234,563	\$1,203,762



\$99,161

Avg Household Income

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