

3779–3861 NOSTRAND AVENUE, BROOKLYN, NY 11235

FOR LEASE

2,000 – 14,500 SF NOSTRAND PLAZA

Between Avenue Y & Avenue Z



SHLOMI BAGDADI
212.433.3355 x101
sb@tristatecr.com

FREDY BAGDADI
212.433.3355 x1003
freddy.b@tristatecr.com

AVI SAADIA
212.433.3355 x1011
avi.s@tristatecr.com

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PROPERTY SUMMARY

LOCATION

Located in the Sheepshead Bay neighborhood of Brooklyn.

HIGHLIGHTS

- Dedicated on-site parking for ± 200 cars – additional parking lot above Aldi
- All spaces have a basement

SPACE DETAILS

- Space A – Inline Space: 2,000 SF
- Space B – Former Rite Aid | Inline Space: 12,500 SF
- Space C – Former Bank | Parcel Building: 2,900 SF
- Space D – Former Diner | Parcel Building: 3,700 SF
- Space A & B Can Be Leased Together: 14,500 SF
- Space C & D Can Be Leased Together: 6,600 SF

TRANSPORTATION

B36 B44 Bus Lines

STRONG CO-TENANCY

blink
FITNESS



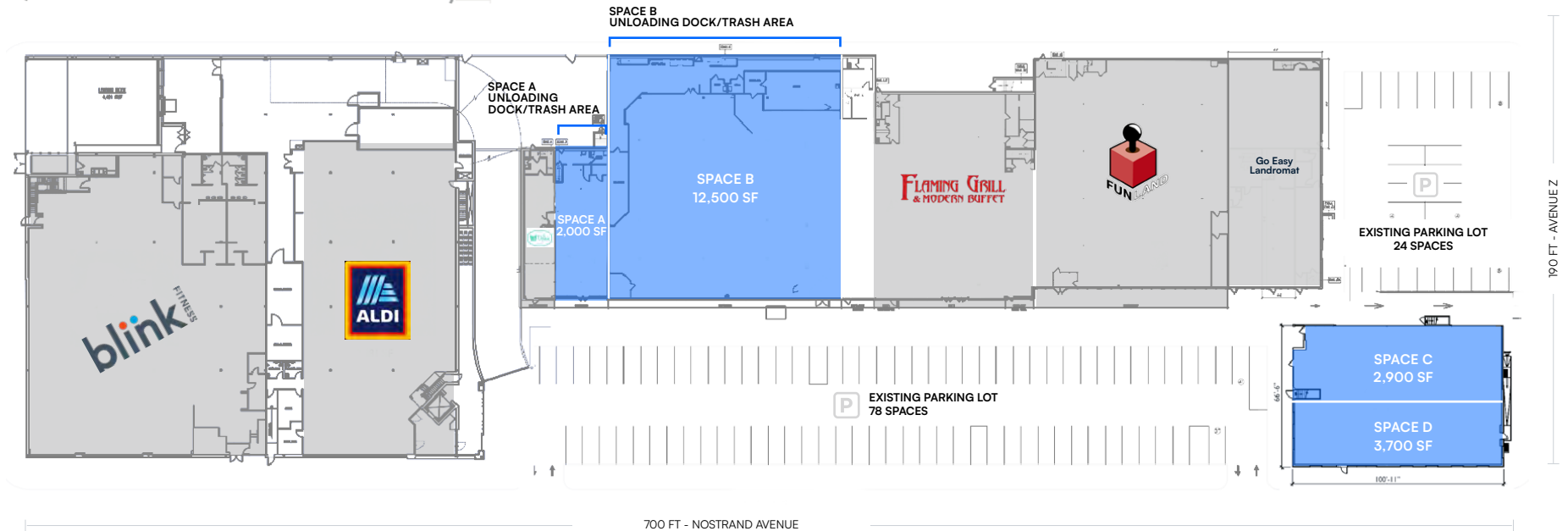
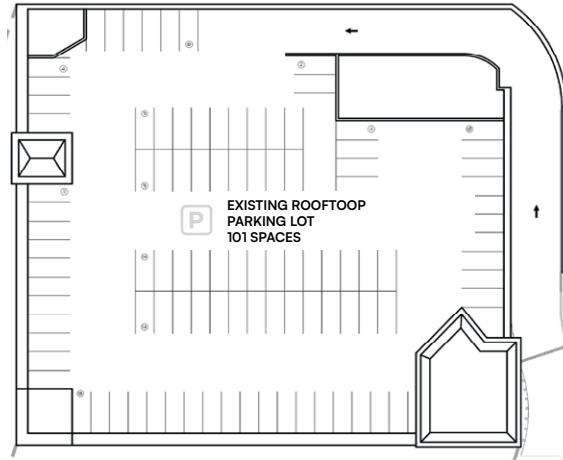
FLAMING GRILL
& MODERN BUFFET



GO EASY
LANDROMAT



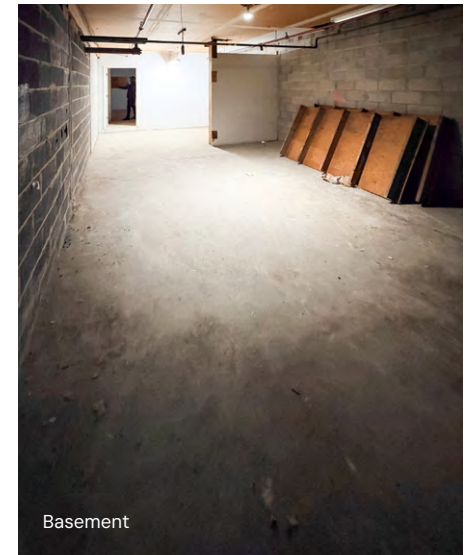
SITEMAP



SPACE A: 2,000 SF

SPACE DETAILS

- Space A & B Can Be Leased Together: 14,500 SF
- Loading and Unloading Zone, and a Garbage Disposal Area
- Basement



SPACE B: 12,500 SF

SPACE DETAILS

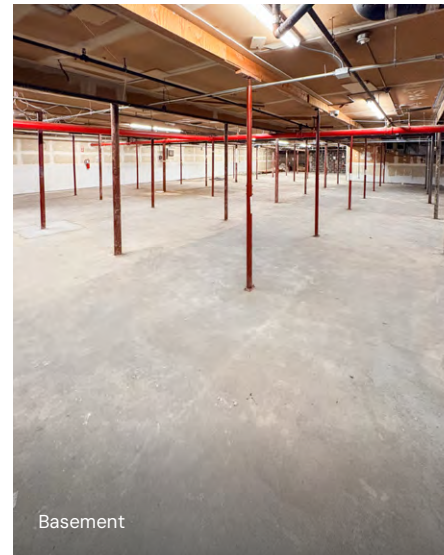
- Space A & B Can Be Leased Together: 14,500 SF
- Loading and Unloading Zone, and a Garbage Disposal Area
- Basement



Interior



Interior



Basement

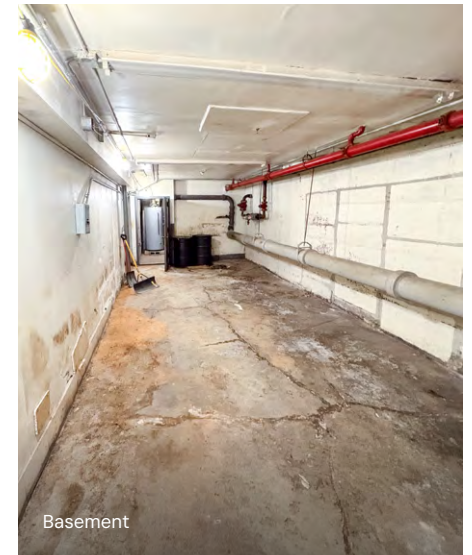


Garbage Disposal Area

SPACE C: 2,900 SF

SPACE DETAILS

- Space C & D Can Be Leased Together: 6,600 SF
- Basement



SPACE D: 3,700 SF

SPACE DETAILS

- Space C & D Can Be Leased Together: 6,600 SF
- Fully Vented
- Basement
- Two 26 FT Hoods on The Ground Floor and Lower Level
- Sprinklers
- Gas, Electric & Power
- Ceiling Heights: Approx 15 FT
- Fire Extinguishers



SPACE D - POTENTIAL DINER

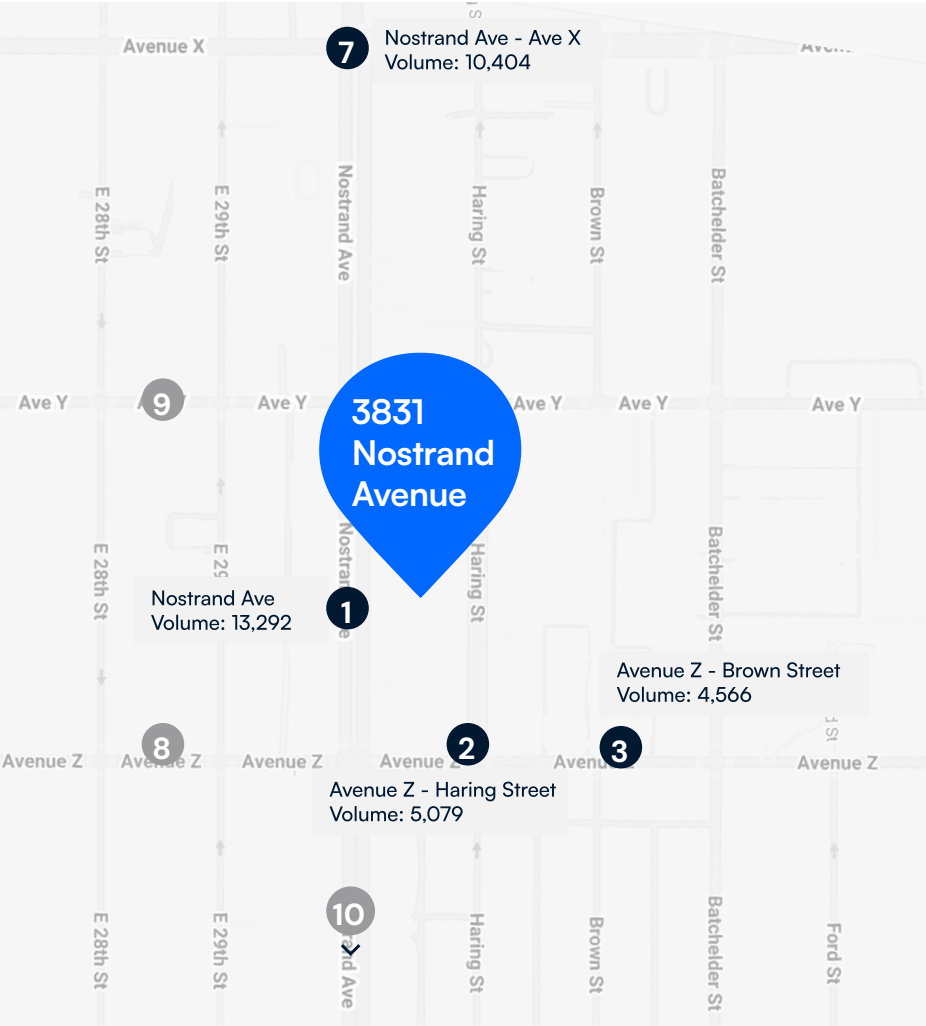


SPACE D - POTENTIAL DINER



DEMOGRAPHICS

TRAFFIC COUNTS - VOLUME



COLLECTION STREET	TRAFFIC VOLUME	DIST FROM SUBJECT
1. Nostrand Ave	13,292	0.04 mi
2. Avenue Z	5,079	0.06 mi
3. Avenue Z	4,566	0.11 mi
4. Avenue Z	7,937	0.11 mi
5. Ave Z	7,824	0.11 mi
6. Ave Z	8,202	0.11 mi
7. Nostrand Avenue	10,404	0.12 mi
8. Ave Z	10,693	0.12 mi
9. Ave Y	9,217	0.13 mi
10. Nostrand Avenue	9,679	0.15 mi

DEMOGRAPHICS

POPULATION

Within a one-mile radius of the property

METRIC	1 MILE
Population	74,297
5 Yr Growth	-7.4%
Median Age	46
5 Yr Forecast (Age)	46
White / Black / Hispanic	59% / 7% / 9%
5 Yr Forecast (Race)	59% / 8% / 9%
Employment	20,832
Buying Power	\$2B
5 Yr Growth (Buying Power)	-10.2%
College Graduates	38.5%

HOUSEHOLDS

METRIC	1 MILE
Households	28,636
5 Yr Growth	-7.7%
Median Household Income	\$71,507
5 Yr Forecast (Median Income)	\$69,589
Average Household Income	\$97,258
5 Yr Forecast (Average Income)	\$95,316
% High Income (>\$75K)	48%

HOUSING

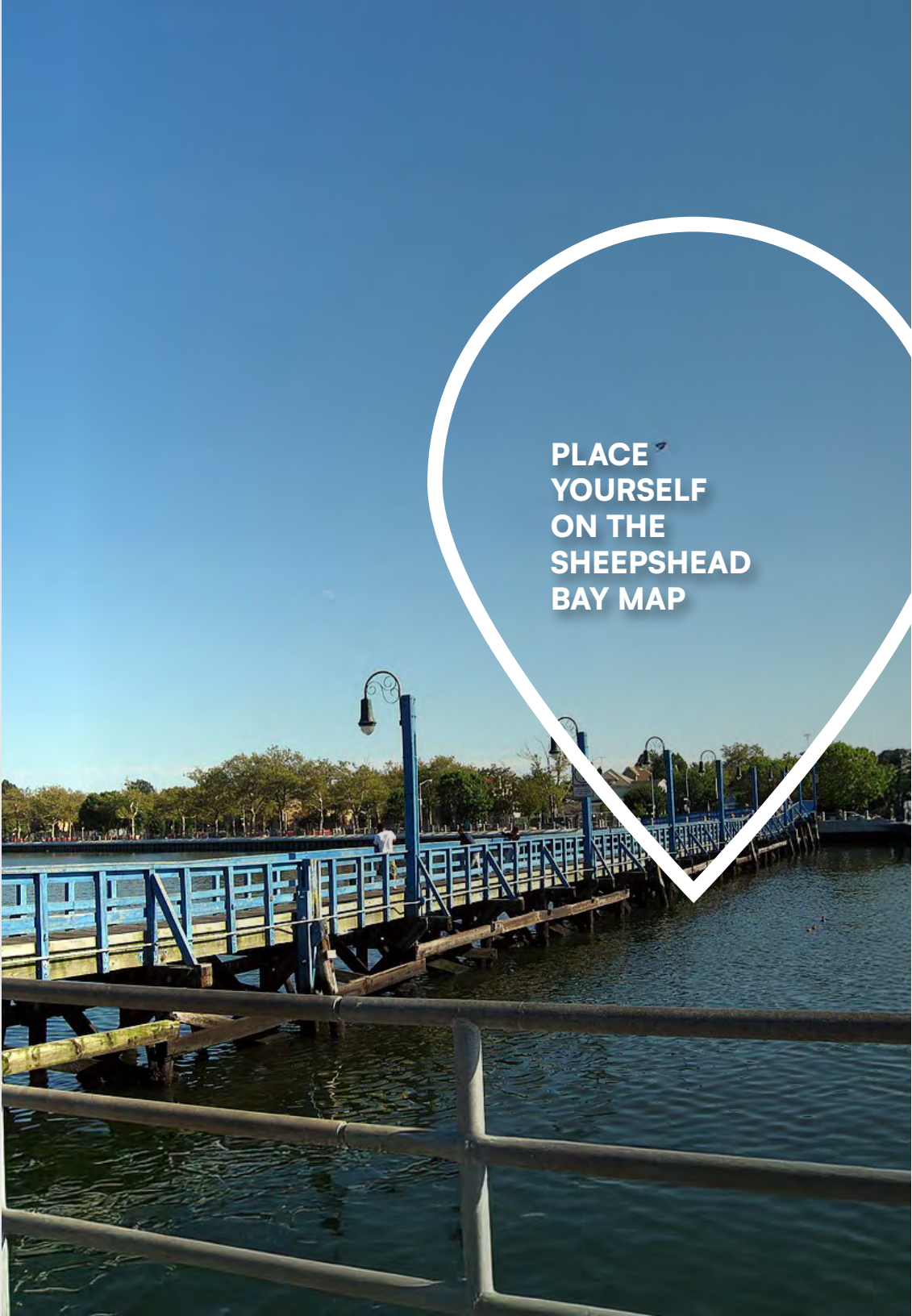
METRIC	1 MILE
Median Home Value	\$673,358
Median Year Built	1950
Owner / Renter Occupied	47% / 53%

INCOME & SPENDING DEMOGRAPHICS

	1 MILE	
INCOME RANGE	28,638	
< \$25,000	5,964	20.83%
\$25,000 - \$50,000	4,497	15.70%
\$50,000 - \$75,000	4,414	15.41%
\$75,000 - \$100,000	3,192	11.15%
\$100,000 - \$125,000	3,291	11.49%
\$125,000 - \$150,000	1,860	6.49%
\$150,000 - \$200,000	2,389	8.34%
\$200,000+	3,031	10.58%
2024 Avg Household Income	\$97,258	
2024 Med Household Income	\$71,507	

	1 MILE	
TOTAL SPECIFIED CONSUMER SPENDING	\$852.5M	
TOTAL APPAREL	\$48.1M	5.64%
Women's Apparel	\$19.1M	2.24%
Men's Apparel	\$9.9M	1.16%
Girl's Apparel	\$3.2M	0.38%
Boy's Apparel	\$2.2M	0.28%
Infant Apparel	\$2.2M	0.25%
Footwear	\$11.3M	1.33%

*Source CoStar



PLACE YOURSELF ON THE SHEEPSHEAD BAY MAP

LOCATION OVERVIEW

SHEEPSHEAD BAY

Located in the heart of Sheepshead Bay, 3831 Nostrand Avenue benefits from a neighborhood that blends residential stability with active commerce. Nostrand Avenue serves as a busy corridor lined with restaurants, shops, and essential services, ensuring steady local foot traffic. With easy access to the Belt Parkway and nearby public transit, the area connects seamlessly to the rest of Brooklyn. This balance of community amenities, strong residential demand, and diverse businesses makes it an ideal setting for small enterprises, healthcare practices, and service providers.

POINTS OF INTEREST

- Kings Plaza Shopping Center
- Marine Park
- Sheepshead Bay Marina
- Brooklyn Public Library – Sheepshead Bay Branch
- Avenue U Dining & Retail Corridor

DEMOGRAPHICS

35-40,000

People Within
1 Square Mile

7-8,000

Residents Within
a 5-Block Radius

\$97,258

Avg Household Income
Within 1 Square Mile

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