



**TRI STATE
COMMERCIAL®**
REAL ESTATE EXPERTS

For Lease



Double Frontage Retail Space

2,500 SF

784-786 Rogers Ave • Brooklyn • NY

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

Shlomi Bagdadi
📞 718.437.6100
sb@tristatecr.com

Moshe Akiva
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Moshe.A@TriStateCR.com



Location Overview

Located in the Prospect Lefferts Garden neighborhood of Brooklyn between Linden Blvd & Martense St near the Church Ave subway station,

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

Nearby tenants include Drip Beverage Lounge, Walgreens, CTown Supermarket, Planet Fitness, The Rogers Garden, Ciao Bella Coffee, Subway, Chase Bank, Lips Cafe, Aunts et Uncles, Target, Blink Fitness, McDonald's, and more!

Main Highlights

- ▶ 60 feet of glass frontage
- ▶ Reception area
- ▶ Built-out offices
- ▶ HVAC
- ▶ ADA bathrooms



3,196 SF

Total Building Size



1,520 SF

Lot Size



R6

Zoning

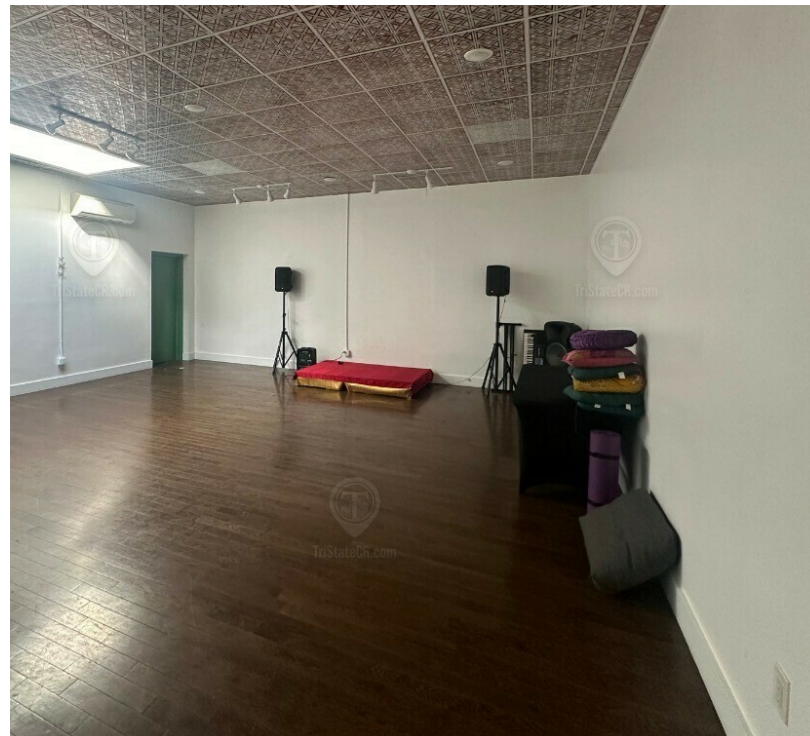
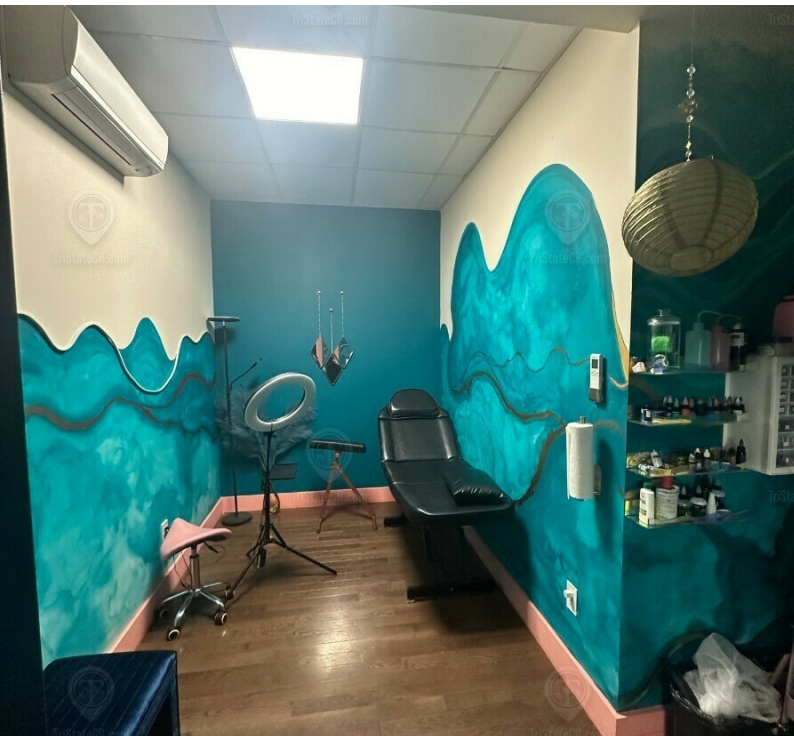
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Retailer Map

784-786 Rogers Ave, Brooklyn, NY 11226



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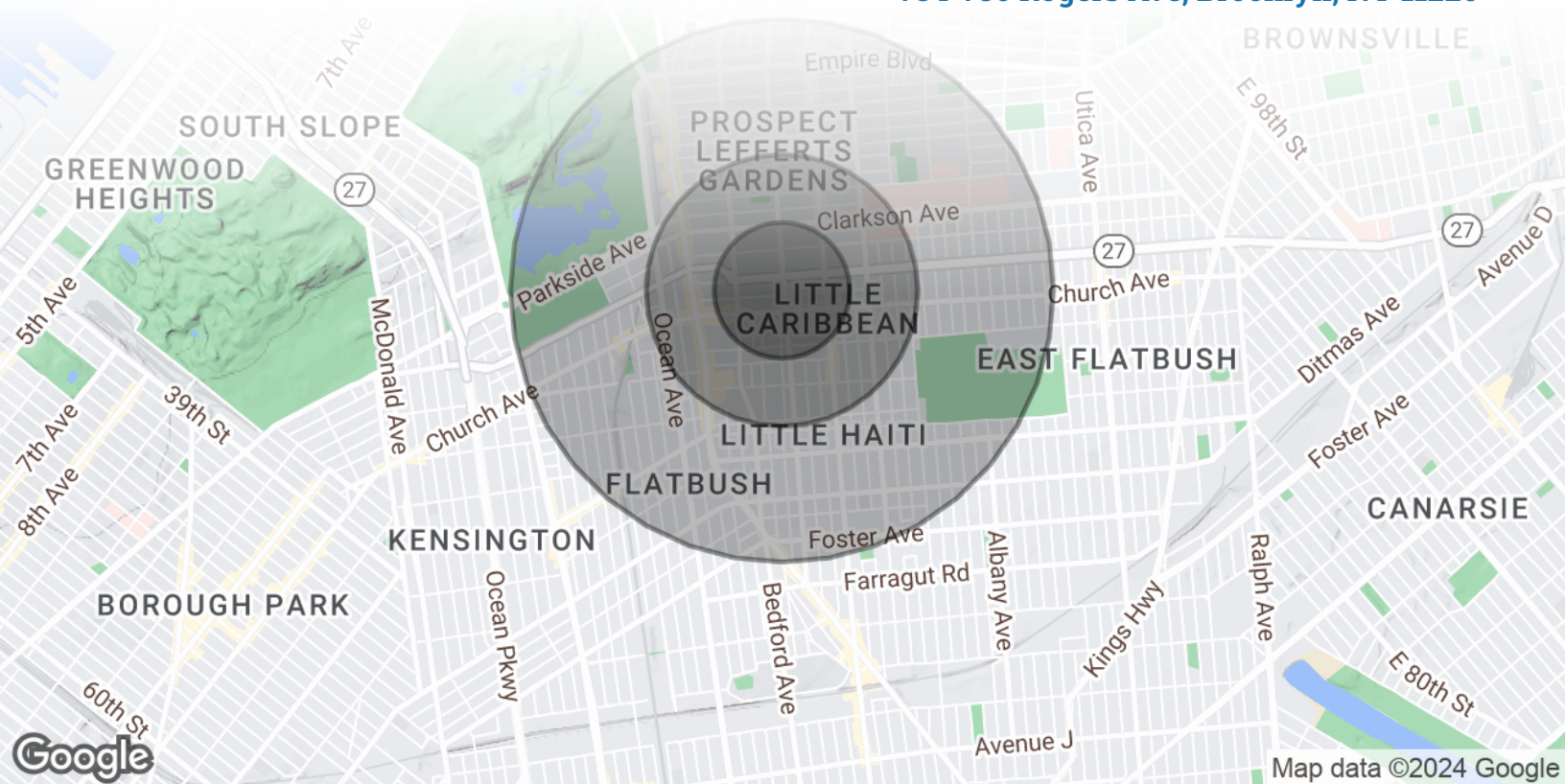
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Area Demographics

784-786 Rogers Ave, Brooklyn, NY 11226



POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	14,264	53,596	173,716
Average Age	33.9	35.0	36.2
Average Age (Male)	33.3	33.2	34.6
Average Age (Female)	37.6	37.9	39.0



173,716

People within 1 Mile

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	6,362	23,256	74,905
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$65,365	\$73,069	\$75,260
Average House Value	\$189,952	\$303,374	\$438,755



\$75,260

Avg Household Income

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