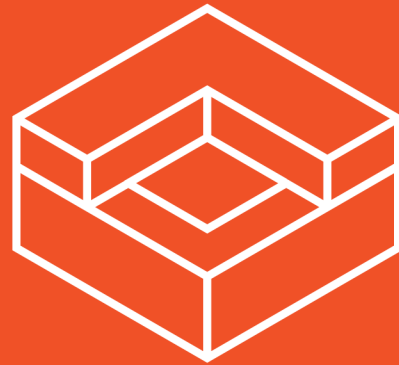


164 20TH ST  
SOUTH SLOPE

COMMERCIAL  
LEASE



COUNTER

REAL ESTATE

**164 20TH ST**  
**SOUTH SLOPE**

**JUSTIN LOSH**  
(347) 388-4649  
JUSTIN@COUNTRYNY.COM

**OFFICE**  
250 MOORE ST, #302  
BROOKLYN, NY 11206



## PROPERTY DETAILS

 **\$37 PSF**

 **1,400 SF OFFICE**

 **NEGOTIABLE TERM**

TURN KEY OFFICE SPACE

IMMEDIATE AVAILABILITY

KITCHENETTE IN PLACE

POTENTIAL PRIVATE OFFICE AND  
RESTROOM WITH SEPARATE ACCESS

PARKING SPACE INCLUDED

SEPARATE PRIVATE RESTROOM WITH  
SHOWER

GREAT NATURAL LIGHT

LANDLORD WILLING TO ADD  
PARTITIONS

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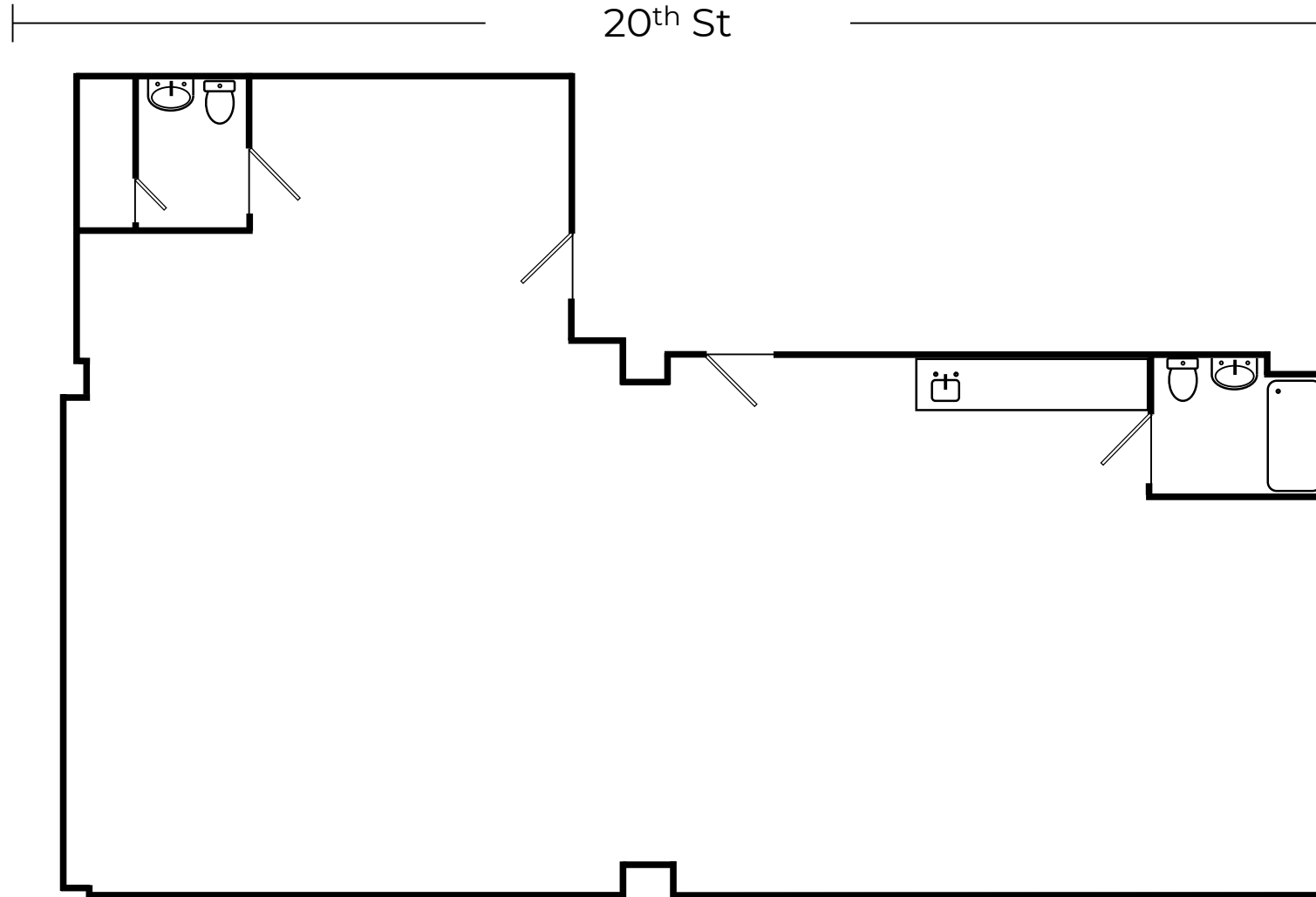
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Disclaimer: Please note this floor plan is for marketing purposes and is only to be used as a guide. All efforts have been made to ensure its accuracy at time of print. Approximate measurements listed in this floor plan are reflective of the interior space dimensions only.

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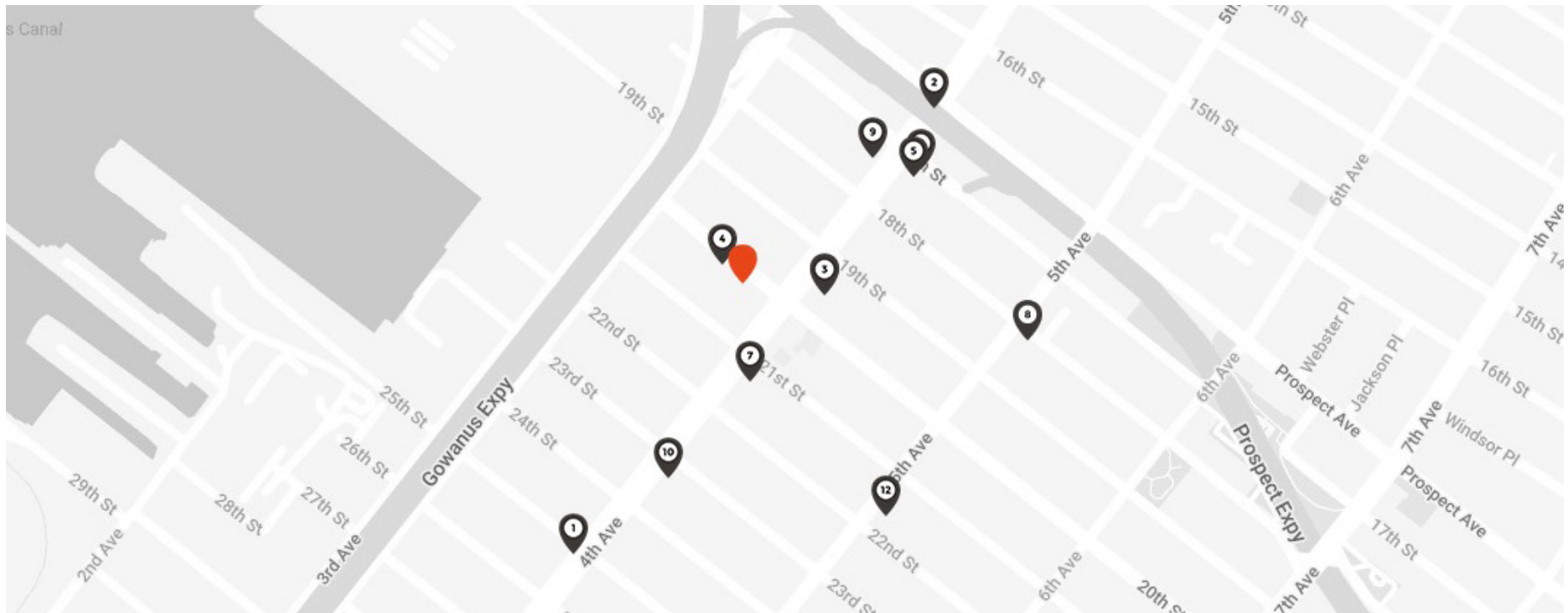
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## NEIGHBORS

1 - R TRAIN - 25TH ST

2 - R TRAIN - PROSPECT AVE

3 - BROTHERS PIZZA

4 - COMFORT INN PROSPECT PARK

5 - PEP BAKEHOUSE & COFFEE SHOP

6 - EARTH'S BASKET

7 - GODOG (DOG WALKING/SITTER)

8 - ROOTS CAFE

9 - BREAD & JOE

10 - TIN CUP CAFE

11 - ONE STOP DELI & GRILL

12 - SEA WITCH SOUTH SLOPE

## DEMOGRAPHICS

(1MI/3MI)

POPULATION - 62,530 / 982,966

AVERAGE AGE - 38.3 / 37.6

AVERAGE HH INCOME -

\$136,331 / \$116,499

## TRANSPORT

R TRAIN: 25TH ST

R TRAIN: PROSPECT AVE

AVERAGE DAILY RIDERS

WEEKDAY - 3,738

WEEKEND - 3,703