

# FOR LEASE

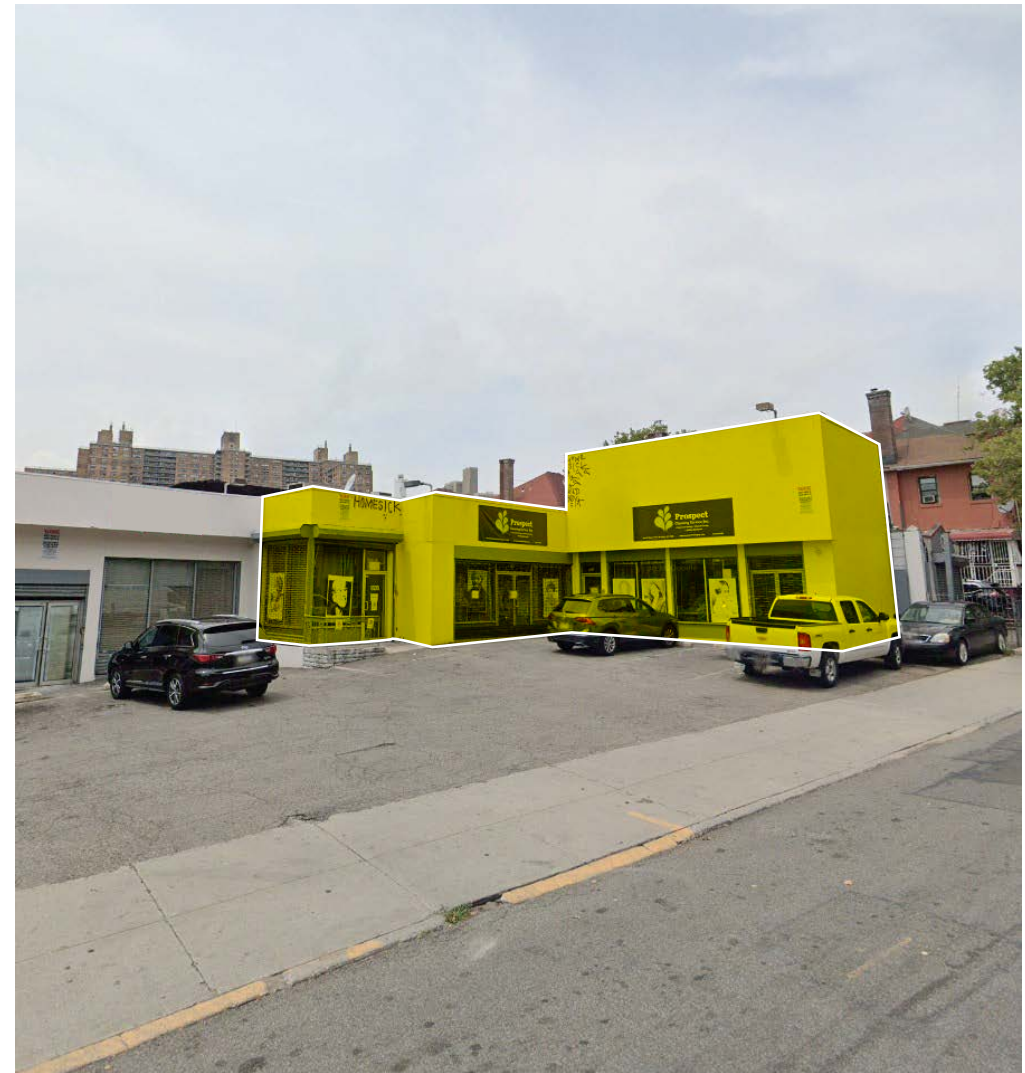
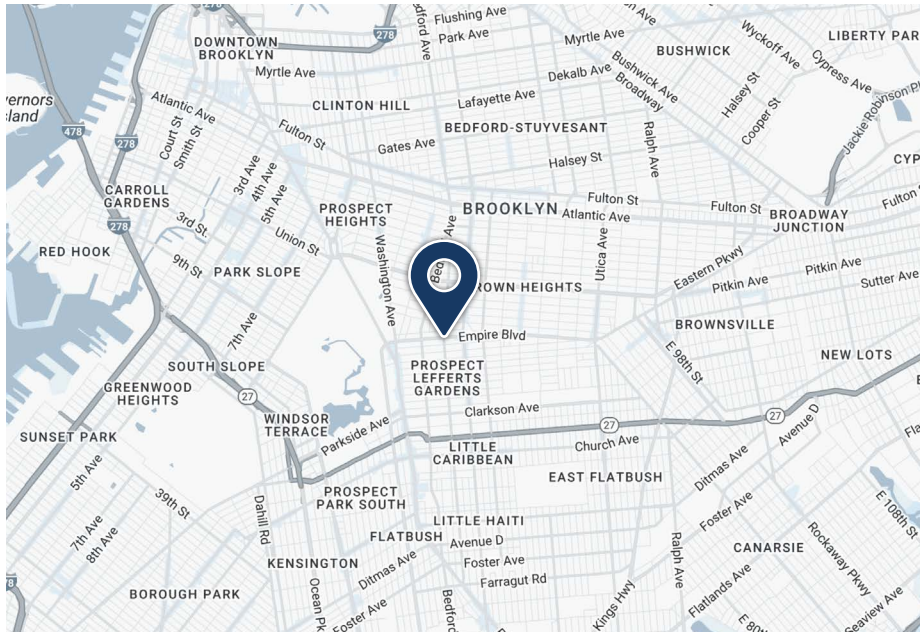
249 Empire Blvd, Crown Heights  
Brooklyn, NY 11225



# PROPERTY DESCRIPTION

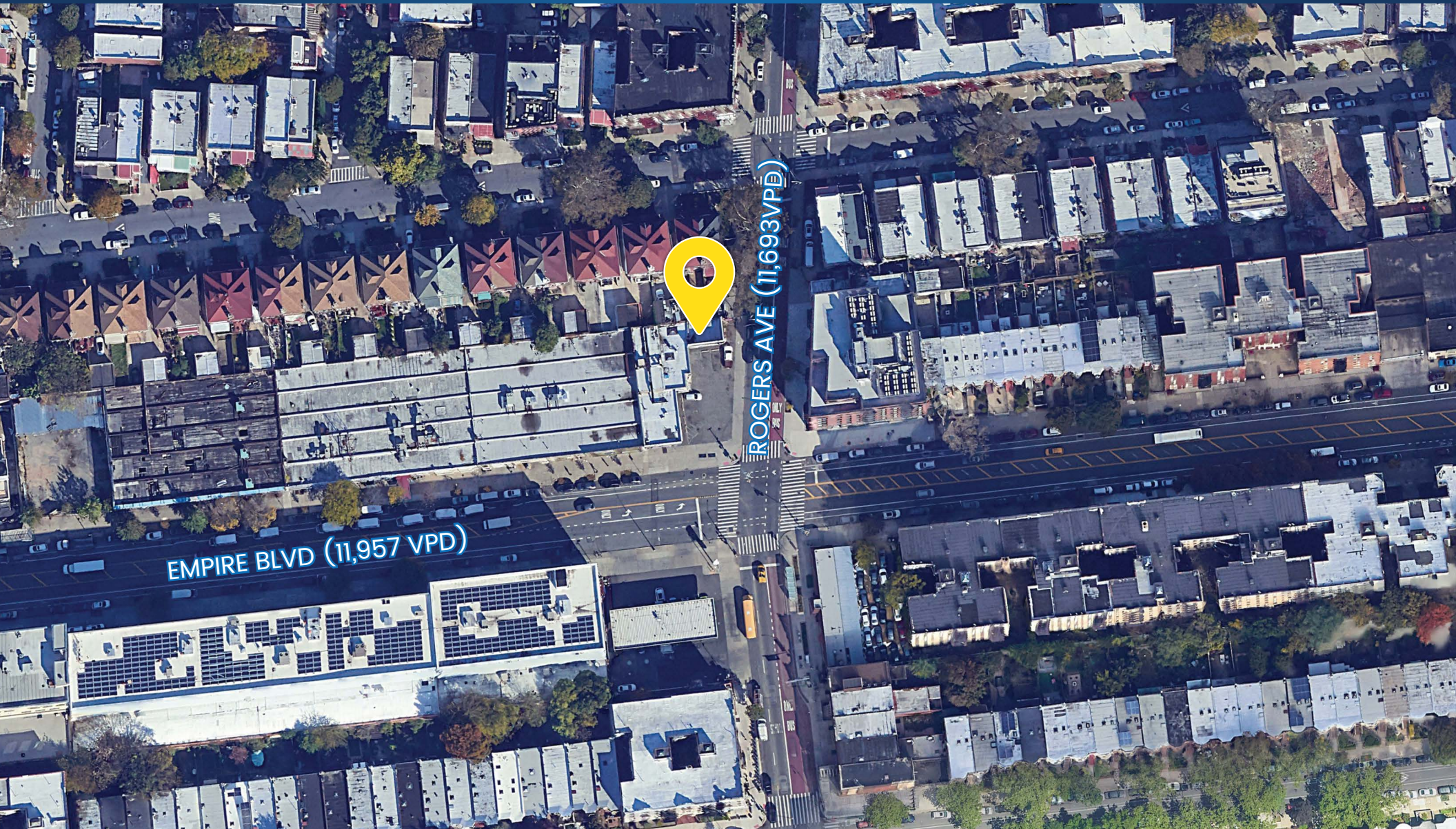
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- 2,000 SF (divisions considered)
- On-site parking
- Corner location at signalized intersection
- Daily traffic on Empire Blvd: 11,957 VPD
- Daily traffic on Rogers Avenue: 11,693 VPD



# LOCATION MAP

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## PLOT PLAN

1/16"=1'-0"

# DEMOGRAPHICS

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2024 SUMMARY	1/4 MILE	1/2 MILES	3/4 MILES
Population	13,170	48,377	97,514
Households	5,297	20,180	40,362
Families	2,857	10,301	20,271
Avg HH Size	2.46	2.37	2.38
Median Age	37.0	36.3	35.5
Median HH Income	\$81,834	\$80,628	\$81,918
Avg HH Income	\$114,882	\$114,922	\$116,798

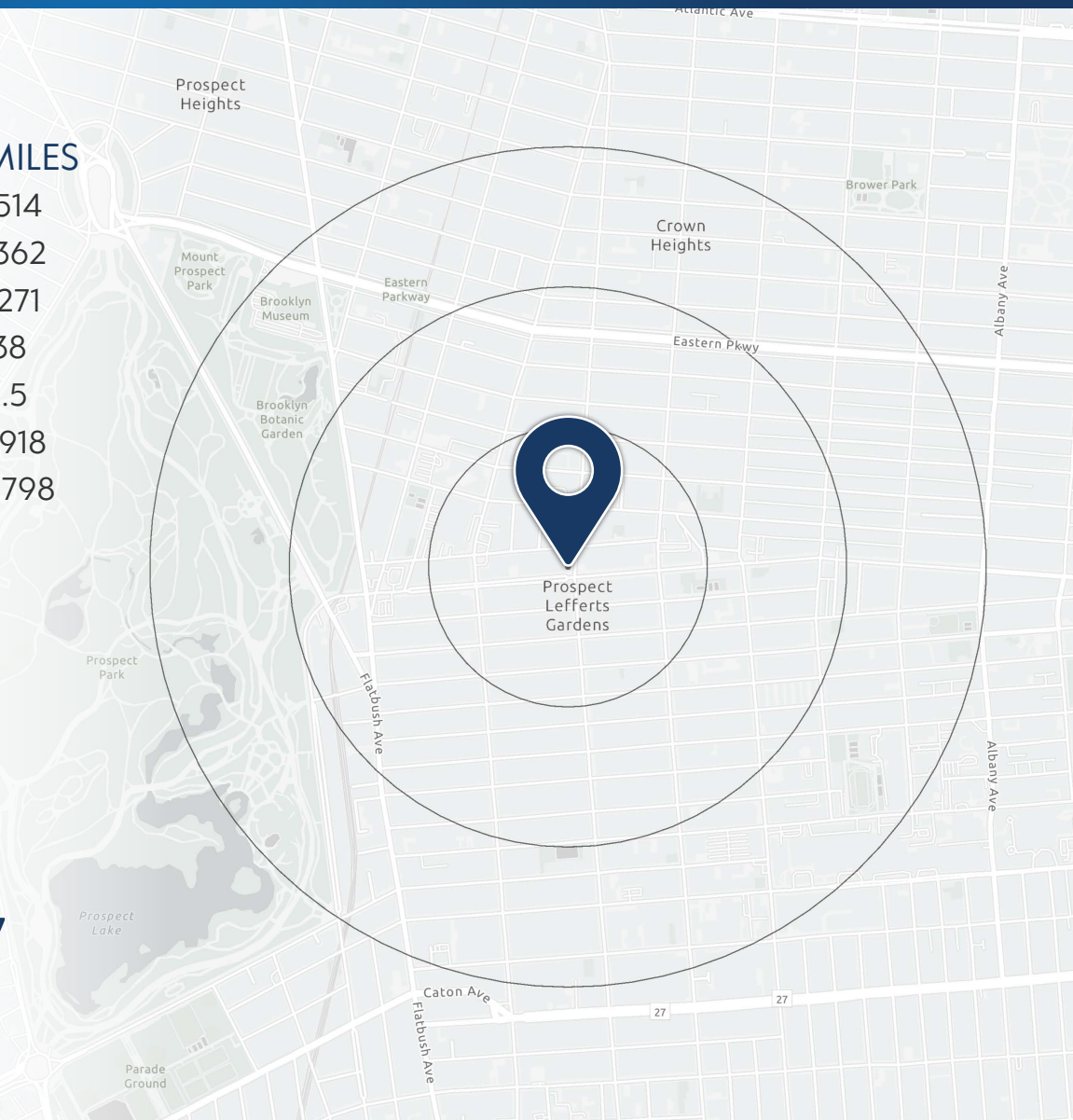
 **2,690**  
TOTAL BUSINESSES

 **16,172**  
TOTAL EMPLOYEES

  
**\$81,918**  
MEDIAN HH INCOME

  
**\$48,466**  
PER CAPITA INCOME

  
**\$49,887**  
MEDIAN NET WOTH





# MERCHANTS

REALTY SERVICES

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