



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

1,200 SF Retail space W/ Parking for lease in Gravesend!

2569 Shell Rd, Brooklyn, NY 11223

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

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Executive Summary



OFFERING SUMMARY

Available SF: 1,200 SF

Lease Rate: Upon Request

Lot Size: 30,796 SF

Building Size: 13,674 SF

Zoning: M1-1

PROPERTY OVERVIEW

1,200 SF Retail space W/ Parking for lease in Gravesend

Highlights:

- Corner space
- Parking available
- Nearby Public transportation

LOCATION OVERVIEW

Located in Gravesend next to the Ave X Station.

Public Transport: F train, B1 and B4 bus stop.

Nearby national tenant includes,

- Retro Fitness
- Dunkin Donuts
- Walgreens
- Chase
- Santander
- Rite Aid
- Blink Fitness
- & many more!

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

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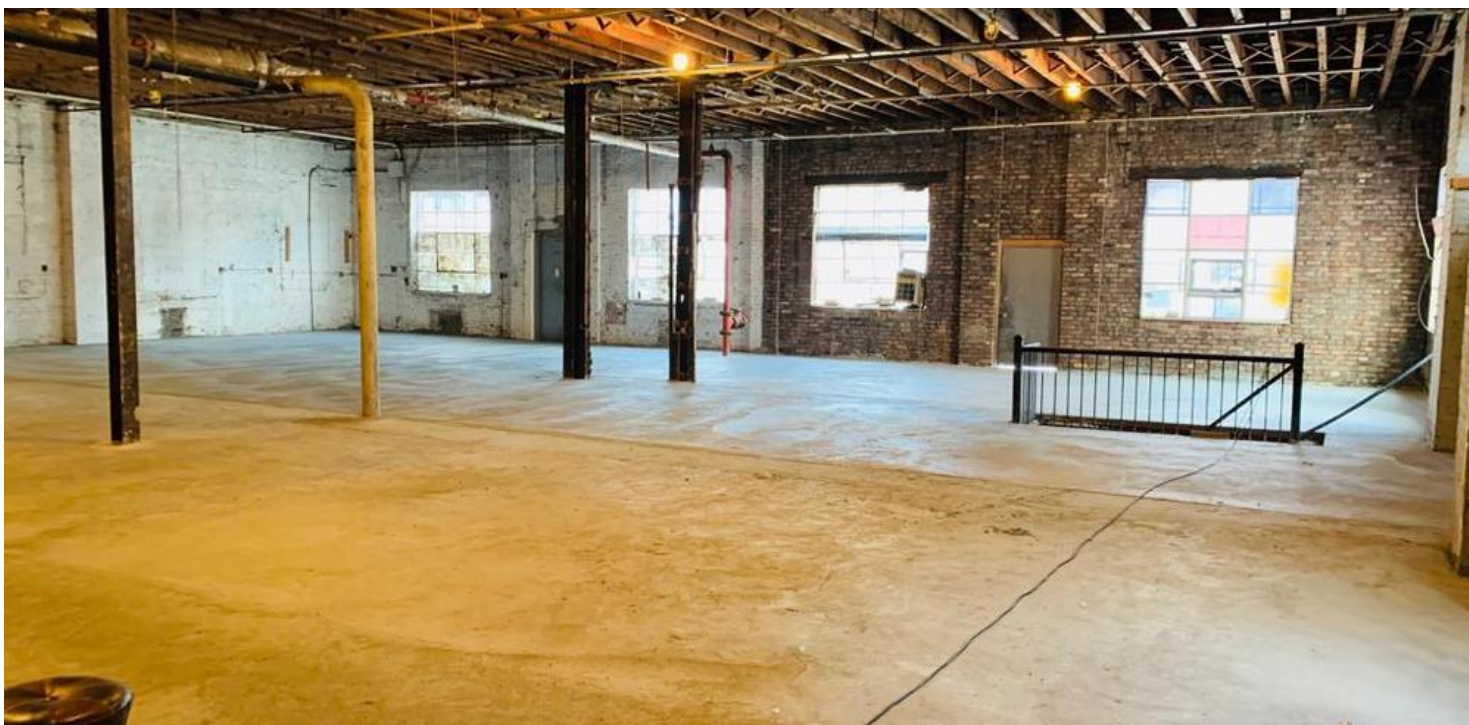
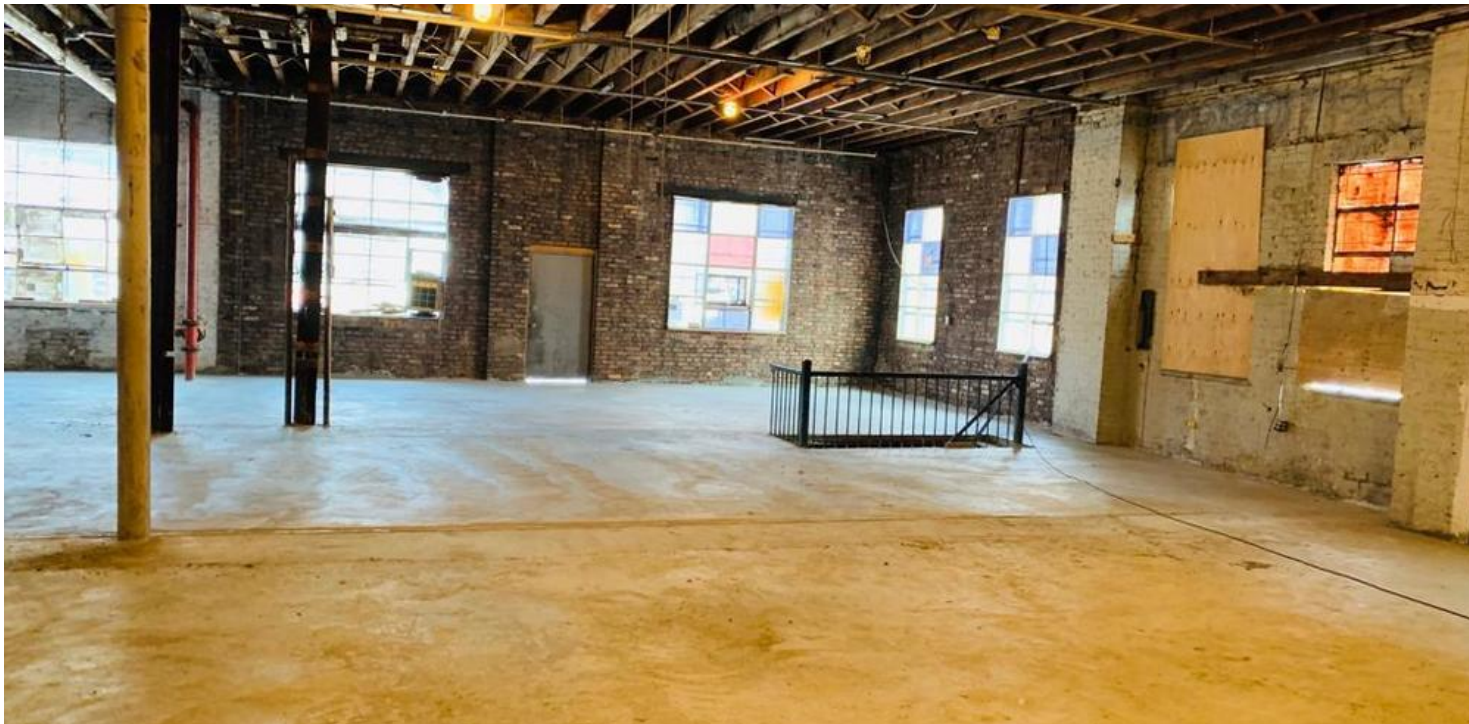
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Additional Photos



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Location Maps



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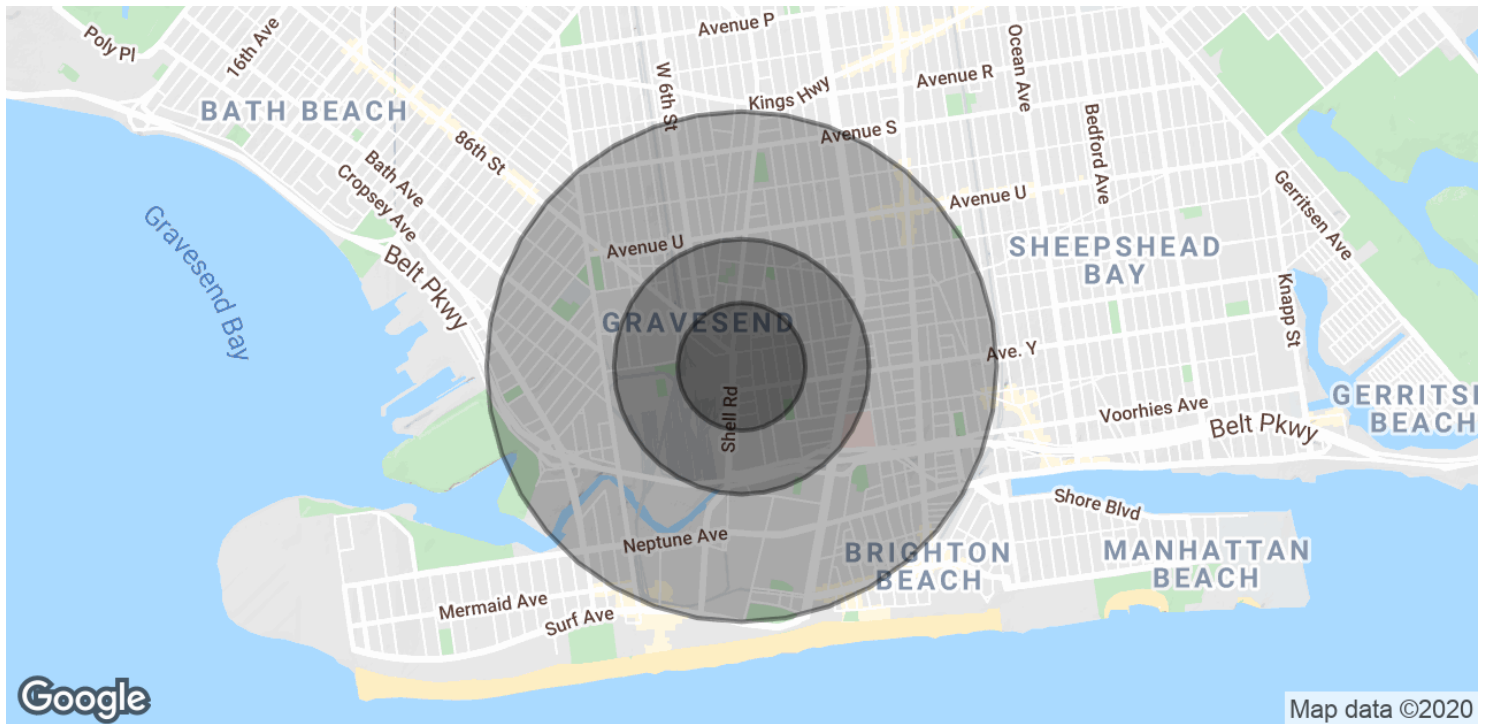
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	5,084	23,004	104,214
Average age	48.8	47.0	44.0
Average age (Male)	48.8	45.5	42.2
Average age (Female)	48.2	48.7	45.7

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total households	2,257	9,683	42,027
# of persons per HH	2.3	2.4	2.5
Average HH income	\$52,792	\$54,494	\$56,335
Average house value	\$617,968	\$565,609	\$545,922

* Demographic data derived from 2010 US Census

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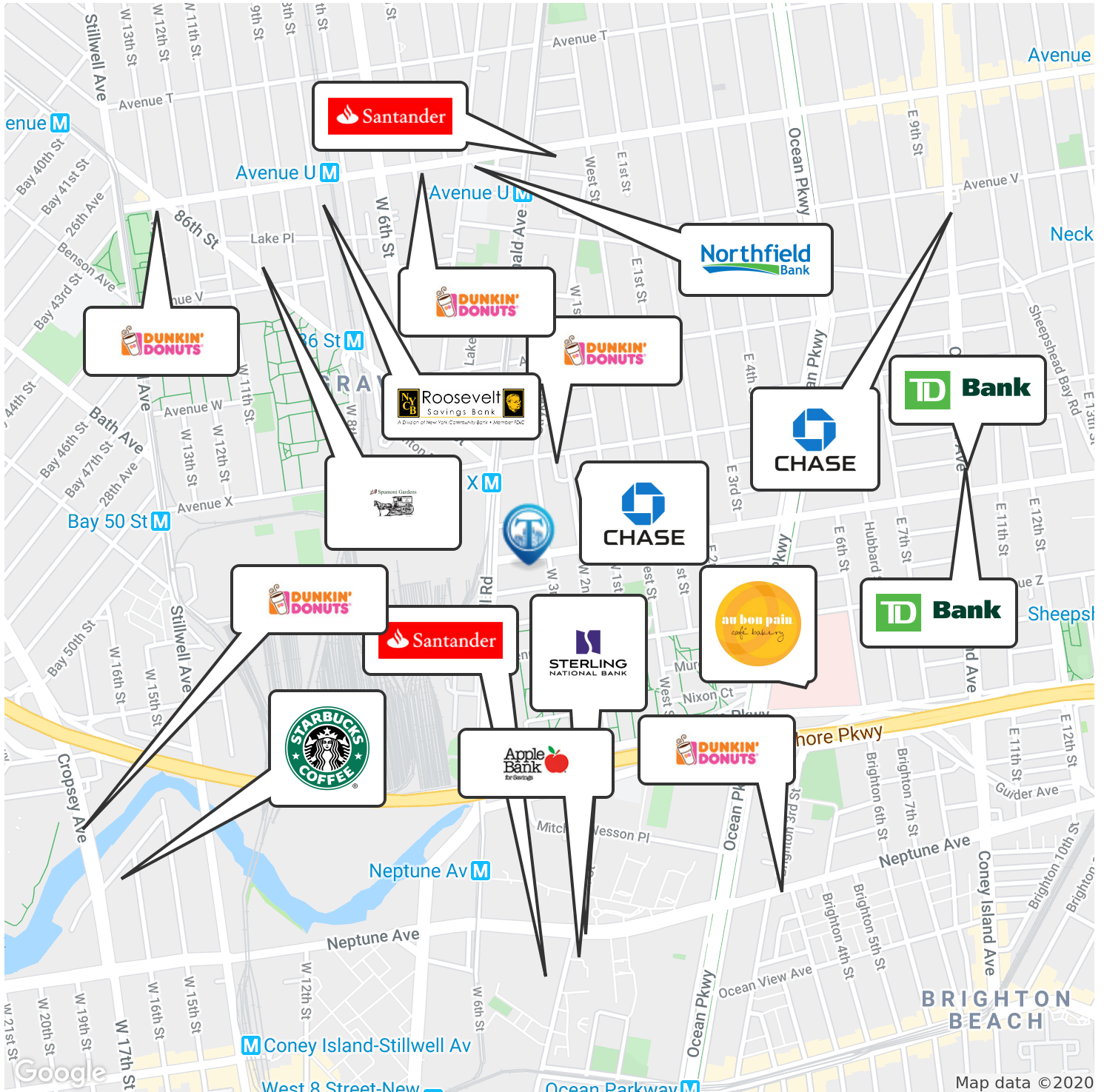
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Retailer Map



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