



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

2,337 - 5,387 SF | 625 Rogers Ave | Vanilla Boxed Retail Spaces for Lease

625 Rogers Ave, Brooklyn, NY 11225

Shlomi Bagdadi  
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## Executive Summary



### OFFERING SUMMARY

Lease Rate: Call: 718-437-6100

Available SF: 2,337 - 5,387 SF

Building Size: 27,886 SF

Lot Size: 7,400 SF

Zoning: R6

### LOCATION OVERVIEW

Located in the Prospect Lefferts Gardens neighborhood of Brooklyn between Winthrop St & Parkside Ave near the Winthrop St subway station.

Nearest Transit: 2 & 5 trains at Winthrop St and the B44, B49, & B12 bus lines.

Nearby tenants include Ciao Bella Coffee, Crown Fried Chicken, CVS Pharmacy, Sweet Catch BK, Key Food Supermarket, Market Bar & Brewery, McDonald's, Brooklyn Perk Coffee, Carvel, Popeyes, CTown Supermarket, and more!

### PROPERTY HIGHLIGHTS

- Vanilla boxed
- High ceilings
- New development
- Combinable or divisible
- Space A: 2,337 SF
- Space B: 3,050 SF
- Space C (Space A + B): 5,387 SF

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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## Additional Photos



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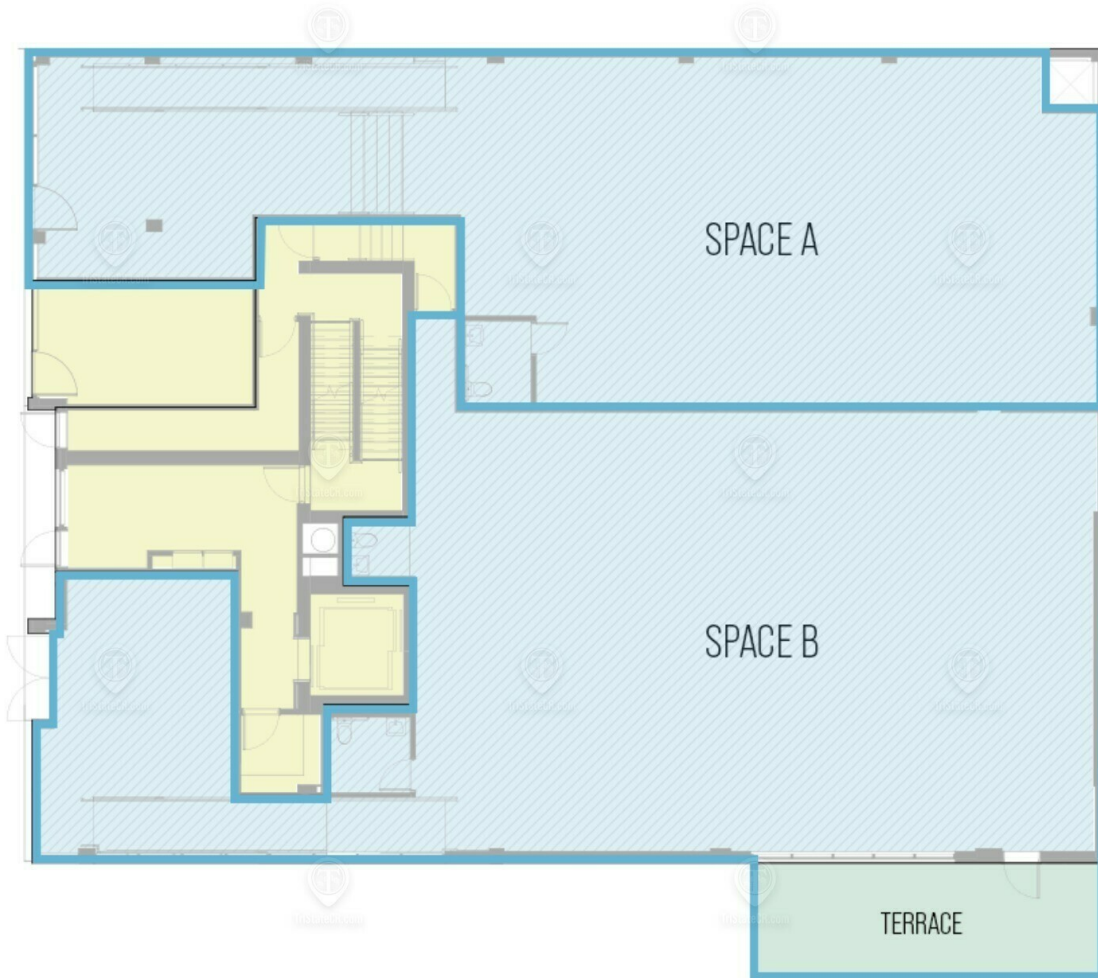
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## Floor Plan



625 ROGERS AVENUE  
TOTAL AVAILABLE SPACE: 5,387 SF

ALL SQUARE FOOTAGES  
ARE APPROXIMATE

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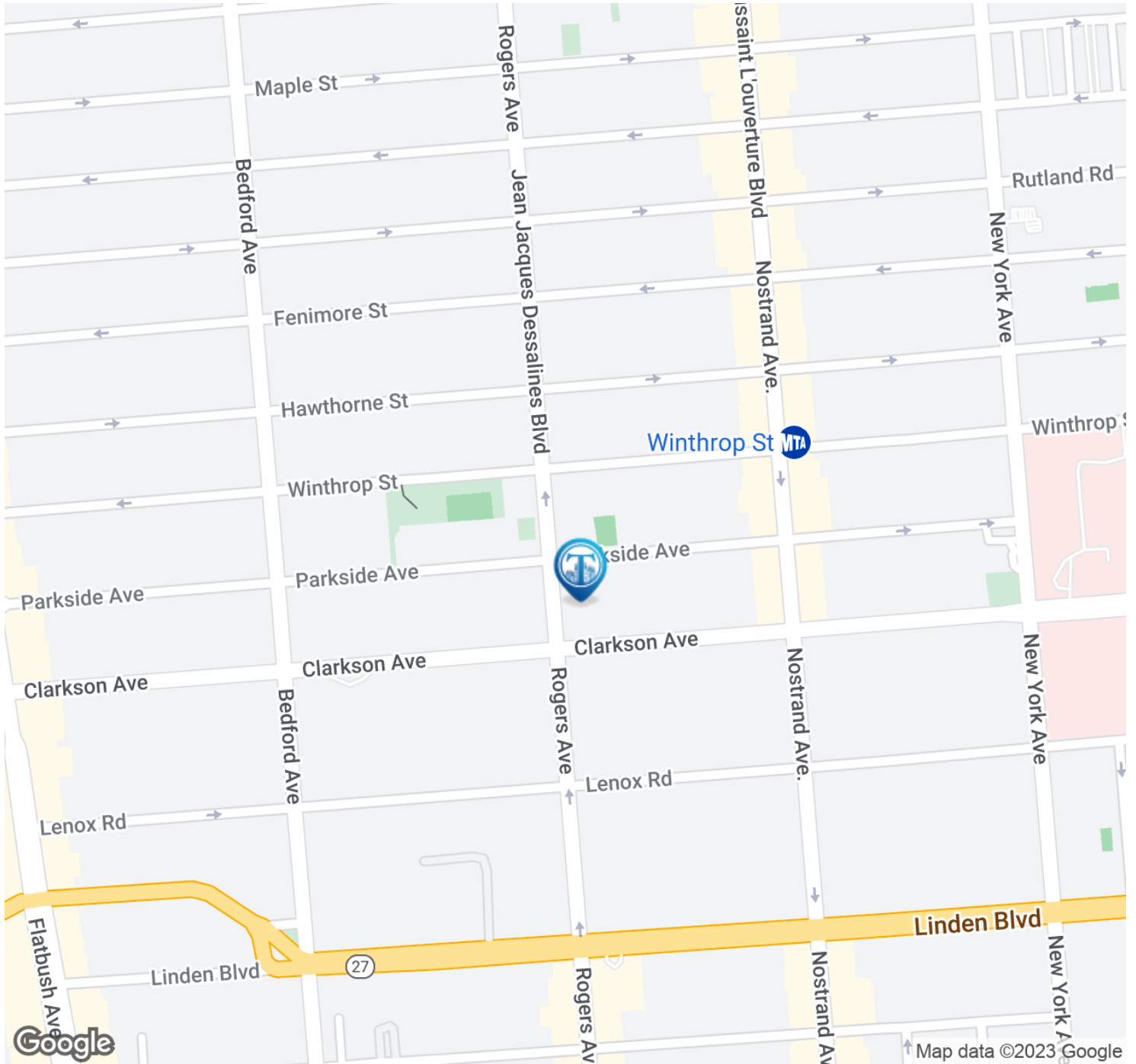
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## Location Map



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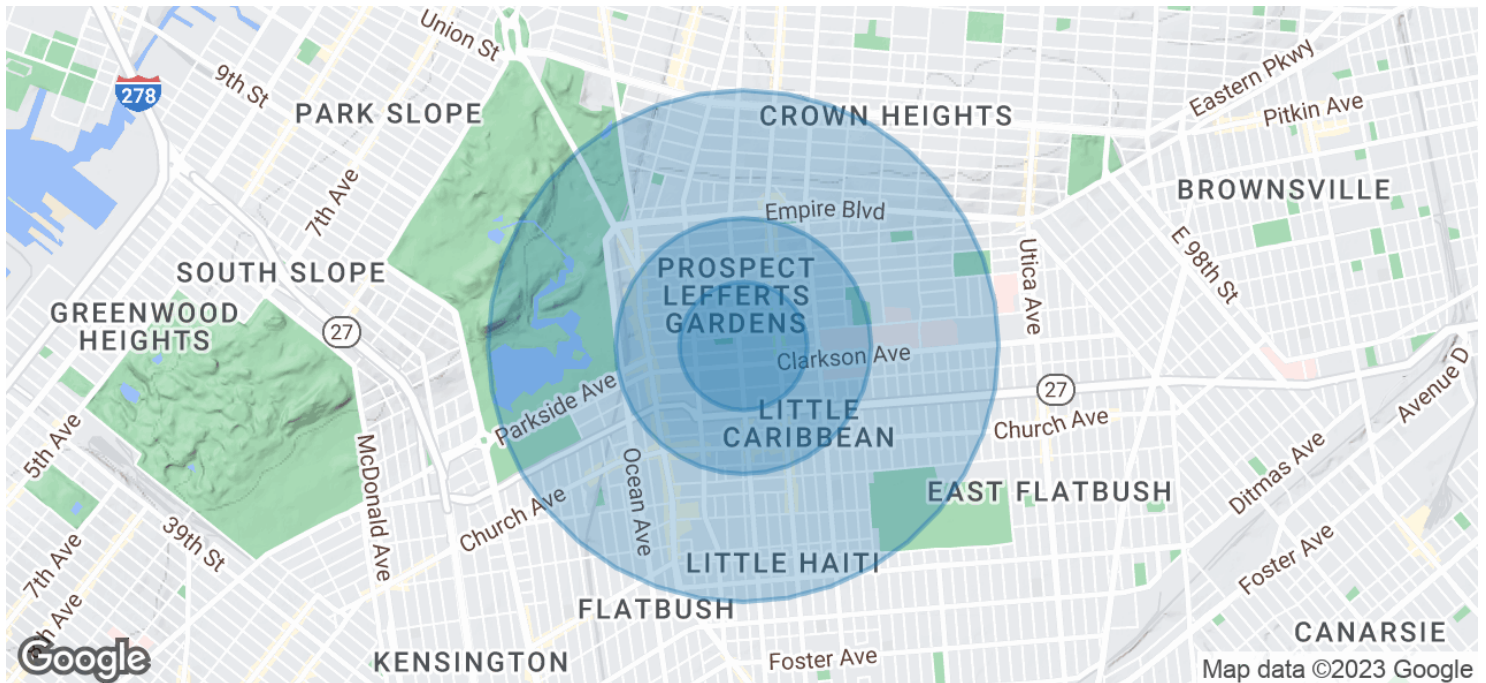
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## Demographics Map & Report



### POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	16,188	53,032	166,254
Average Age	35.6	36.4	35.6
Average Age (Male)	33.1	34.8	34.1
Average Age (Female)	41.2	39.7	38.4

### HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	7,126	24,009	71,992
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$81,613	\$81,013	\$76,011
Average House Value	\$317,037	\$454,308	\$447,974

\* Demographic data derived from 2020 ACS - US Census

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## Retailer Map



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