



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



Retail Space For Lease

2,000 SF

1368 Coney Island Ave • Brooklyn • NY

Offered at **\$6,000.00 per month**

Shlomi Bagdadi
☎ 718.437.6100
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Jack Sardar
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Location Overview

Located in the Midwood neighborhood of Brooklyn between Avenue J & Avenue K near the Avenue J subway station.

Nearest Transit: Q train at Avenue J and the B68, B11, & B6 bus lines.

Nearby tenants include AT&T Store, TD Bank, Chase Bank, Basic Colors, Bank of America Financial Center, Wild Orchid, Midwood Wine Merchants, The Shell Station, Toys 2 Discover Flatbush, Impressions China & Gift, Mimi and Jack's, Savvy Homes, Crunchy's, Kloz Klozet, Paperific Supermarket, Shalom's Pharmacy, Munch Street Food, Hot Stamping Co., YAKAR Kosher Steakhouse, Emporio, and more!

Main Highlights

- ▶ Retail store front
- ▶ Full basement
- ▶ Open layout
- ▶ Two means of egress



2,900 SF

Total Building Size



2,181 SF

Lot Size



R5

Zoning

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Map data
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Google

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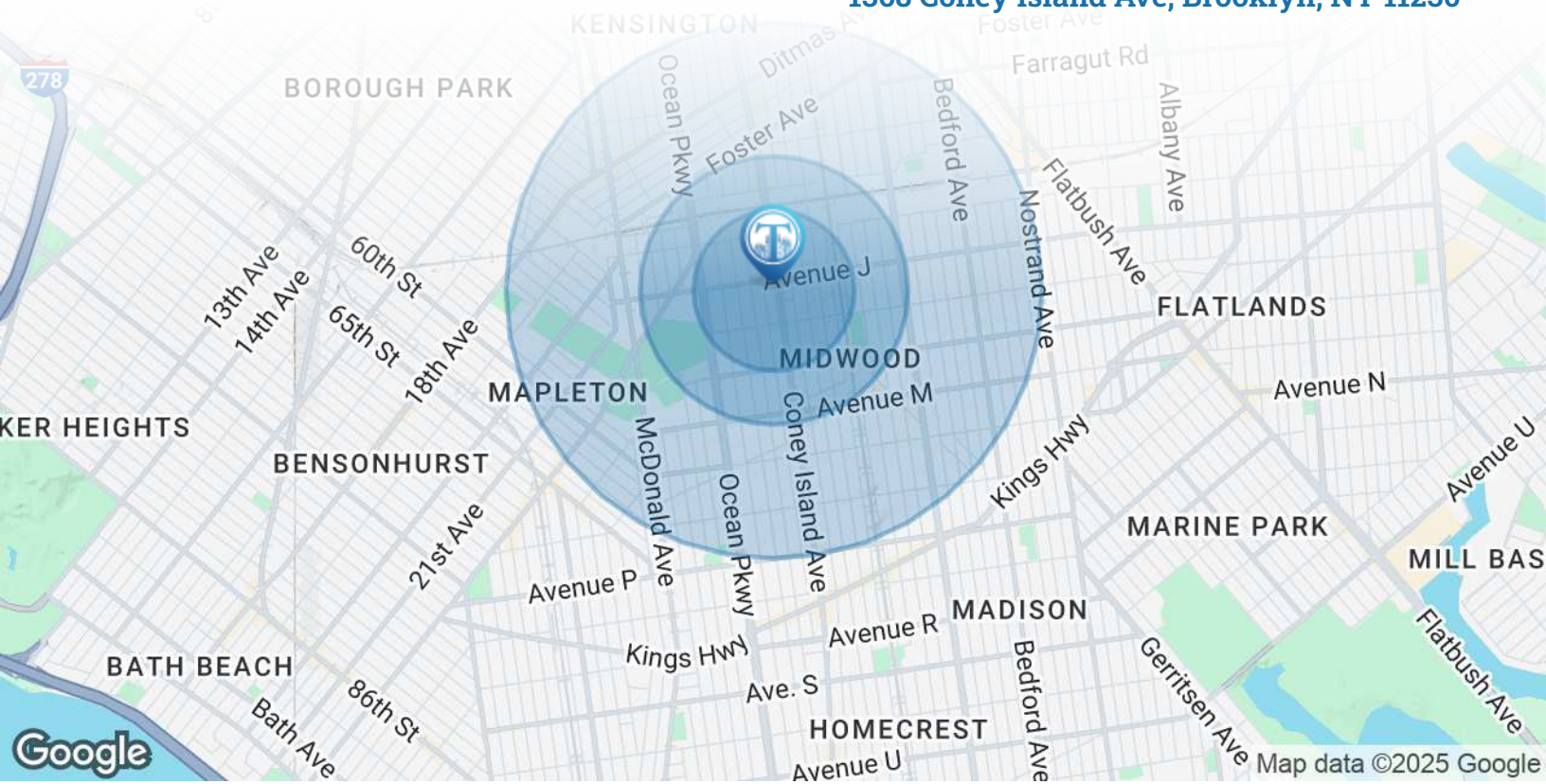
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1368 Coney Island Ave, Brooklyn, NY 11230



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	11,023	31,949	133,614
Average Age	36	38	37
Average Age (Male)	36	36	36
Average Age (Female)	37	39	38
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	3,298	10,764	44,189
# of Persons per HH	3.3	3	3
Average HH Income	\$114,047	\$107,382	\$103,627
Average House Value	\$1,254,877	\$1,152,663	\$1,162,460



133,614

People within 1 Mile



\$103,627

Avg Household Income

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SITE SOURCE
RETAIL BROKER NETWORK