



**TRI STATE  
COMMERCIAL**  
REAL ESTATE EXPERTS



## FOR LEASE | RETAIL SPACE

2,000 SF Retail Space | 120' All Glass Frontage | Move-In Ready on Union Street!

1578 Union Street, Brooklyn, NY 11213

Shlomi Bagdadi  
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Tri State Commercial® Realty Inc | 482 Coney Island Ave | Brooklyn, NY 11218 | | [tristatecr.com](http://tristatecr.com)



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## Executive Summary



### OFFERING SUMMARY

**Available SF:** 1,000 - 2,000 SF

**Lease Rate:** Upon Request

**Lot Size:** 4,750 SF

**Building Size:** 17,100 SF

**Zoning:** R4, C1-3

**Market:** Crown Heights

### PROPERTY OVERVIEW

2,000 SF Retail Space | 120' All Glass Frontage | Move-In Ready on Union Street!

Property Type: Retail

Total Space Available: 2,000 SF

Min. Divisible: 1,000 SF

Max Contiguous: 2,000 SF

Building Size: 17,100 SF

Features:

-120' All Glass Frontage (100' on Troy Ave and 20' on Union St.)

-Move-In Condition

-12' Ceilings

-Basement

-2 Restrooms (1 ADA + 1 Regular)

### LOCATION OVERVIEW

Located in the thriving and business oriented neighborhood of Crown Heights, steps away from the B17 bus at Troy Ave/Carroll Street and just two short blocks from the 2/3/4/5 trains at the Utica Ave station. Neighboring tenants include:

-Sprint

-Dunkin' Donuts

-Bank of America

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## Additional Photos



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## Available Spaces

**Lease Rate:** UPON REQUEST      **Total Space:** 1,000 - 2,000 SF  
**Lease Type:** Upon Request      **Lease Term:**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Retail	Street Retail	UPON REQUEST	Upon Request	1,000 - 2,000 SF	Negotiable	20 x 100 divisible to 20x50 Space is in move-in-condition Sprinklers, 2 HVAC Units for cool & heat, basement, 2 Restrooms (1 ADA + 1 regular), Ceramic Tile floors, Walls ready for paint

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## Location Maps



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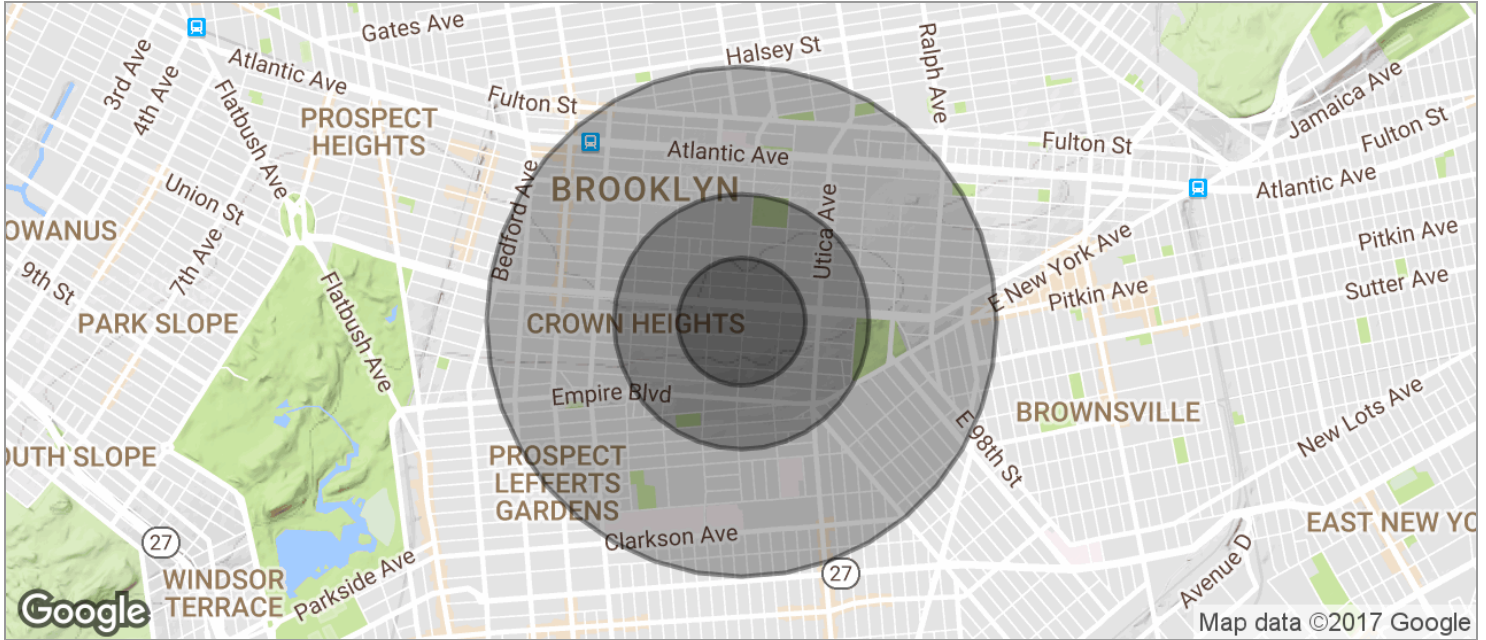
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## Demographics Map



<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
TOTAL POPULATION	13,167	50,932	167,366
MEDIAN AGE	30.7	31.6	33.9
MEDIAN AGE (MALE)	28.9	28.6	30.9
MEDIAN AGE (FEMALE)	32.6	34.5	36.3
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
TOTAL HOUSEHOLDS	4,695	18,591	63,044
# OF PERSONS PER HH	2.8	2.7	2.7
AVERAGE HH INCOME	\$49,554	\$47,210	\$47,215
AVERAGE HOUSE VALUE	\$620,173	\$600,812	\$573,838

\* Demographic data derived from 2010 US Census

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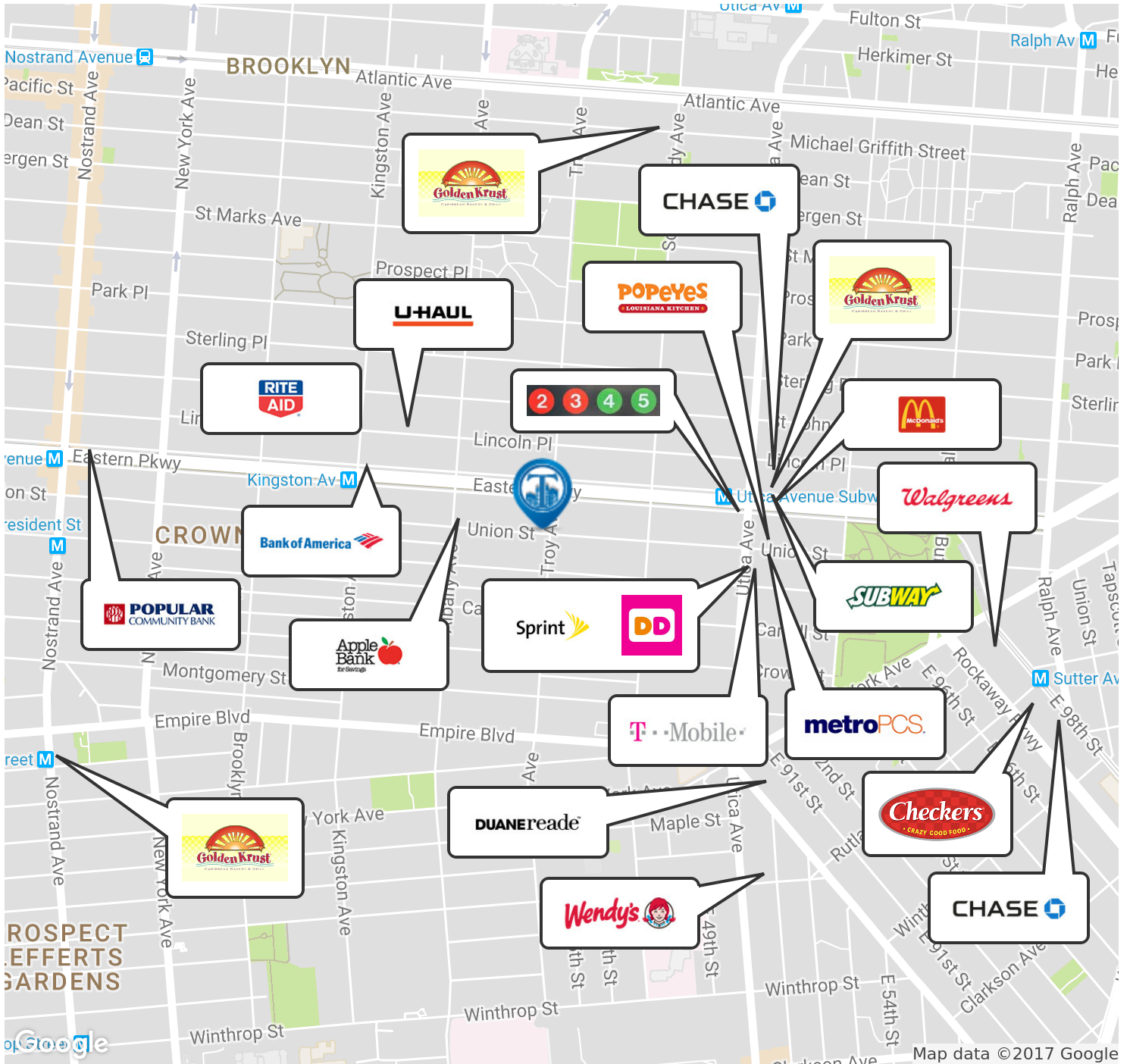
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## Retailer Map



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