



**TRI STATE
COMMERCIAL**
REAL ESTATE EXPERTS



TRI STATE
COMMERCIAL®
— EXCLUSIVE BROKER —

FOR LEASE

718.437.6100

Jacob Twena

TriStateCR.com

FOR LEASE | RETAIL SPACE

12,500 SF Ready to Go Retail Space Available in Sunset Park!

4708 5th Ave, Brooklyn, NY 11220

Shlomi Bagdadi
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sb@tristatecr.com

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Executive Summary



OFFERING SUMMARY

Available SF: 12,500 SF

Lease Rate: Upon Request

Lot Size: 2,500 SF

Building Size: 5,000 SF

Zoning: C4-3A

PROPERTY OVERVIEW

12,500 SF Ready to Go Retail Space Available in Sunset Park!

Highlights:

- 3 floors
- Elevator
- Foot traffic

LOCATION OVERVIEW

Located in Sunset Park near the 45th St N & R train station. In close proximity to the B11, B37, and B63 bus stops. Nearby national tenants include,

- Costco
- TD Bank
- Chase
- Burger King
- Rite Aid
- AT & T
- Capital One
- Citi Bank
- Duane Reade
- Blink Fitness
- Dunkin Donuts
- Foot Locker

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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Location Maps



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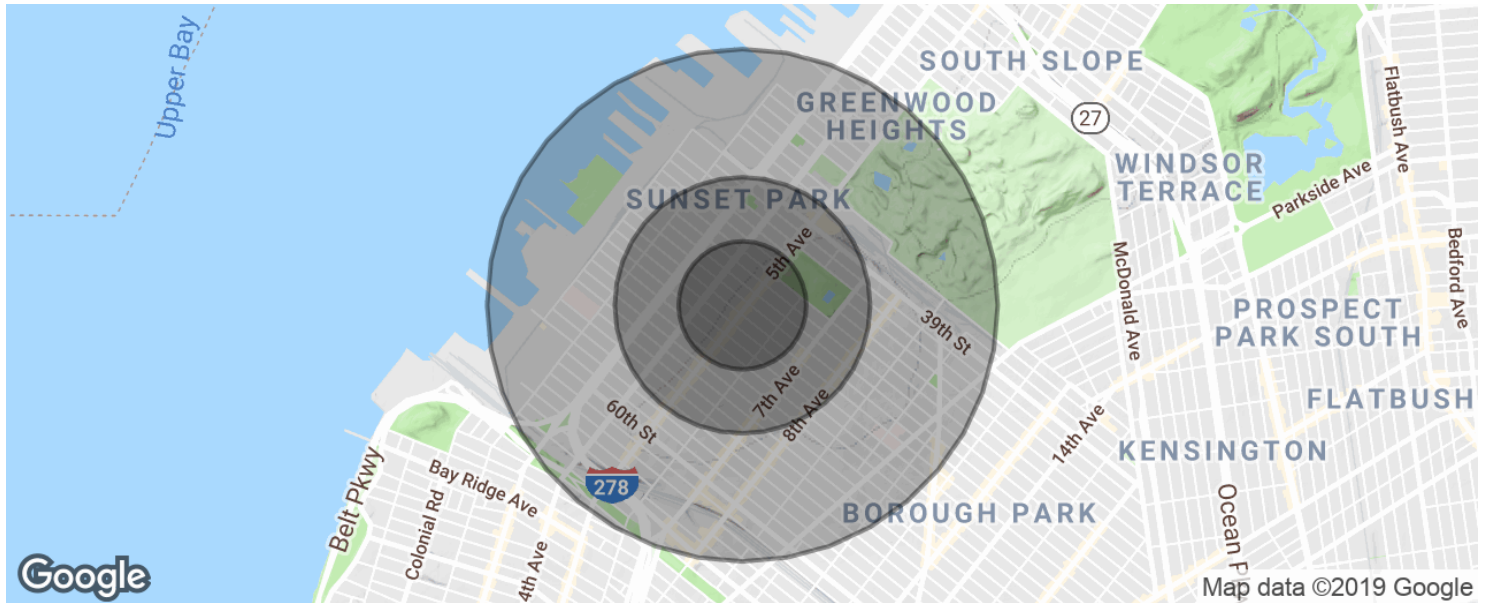
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total population	19,006	59,699	156,829
Median age	31.1	31.0	32.2
Median age (Male)	30.2	30.4	31.3
Median age (Female)	32.6	32.4	33.3

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total households	5,898	18,312	47,362
# of persons per HH	3.2	3.3	3.3
Average HH income	\$53,639	\$52,543	\$49,511
Average house value	\$587,628	\$605,753	\$616,317

* Demographic data derived from 2010 US Census

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Retailer Map



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