



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

1,500 SF | 577 Decatur St | Renovated Corner Retail Space for Lease

577 Decatur St, Brooklyn, NY 11233

Shlomi Bagdadi  
718.437.6100  
sb@tristatecr.com

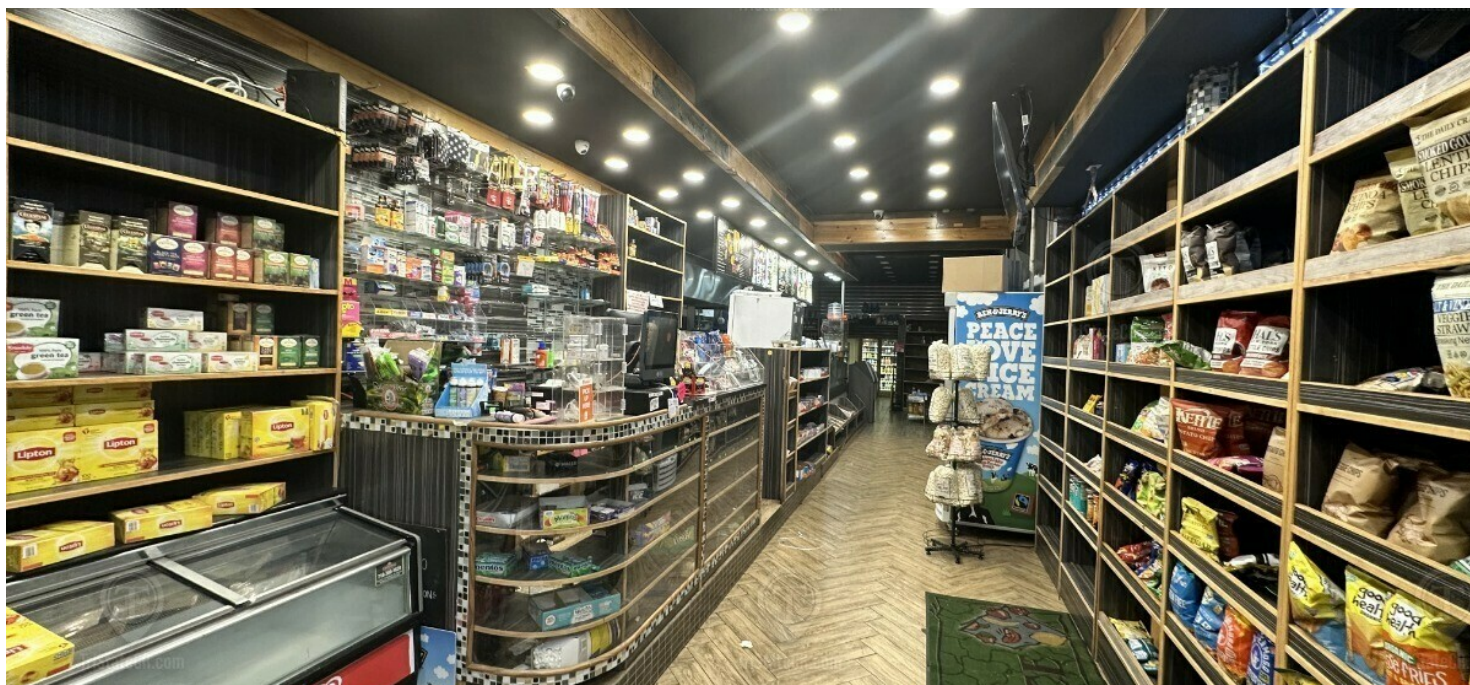
Moshe Akiva  
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## Executive Summary



### OFFERING SUMMARY

Lease Rate: Call: 718-437-6100

Available SF: 1,500 SF

Building Size: 5,275 SF

Zoning: R5B

### PROPERTY OVERVIEW

Renovated space  
Vented  
Corner space  
Wrap around frontage

### LOCATION OVERVIEW

Located in the Bedford-Stuyvesant neighborhood of Brooklyn between Howard St & MacDonough St near the Halsey St subway station

Nearest transit: J trains at the Halsey St subway station, and A & C trains at the Ralph Ave subway station, as well as the B47, B26 & B7 bus lines.

Nearby tenants include, Rite Aid, Caroline's Donuts, Lady Moo Moo, Stuyvesant Heights Montessori, Kennedy Chicken, Natural Valley Market, Sofia & Grace Cookie Company, Cartaz, Marion, Sonora Restaurant & Bar, Top Tier Catering, september, Cuts & Slices, and more!

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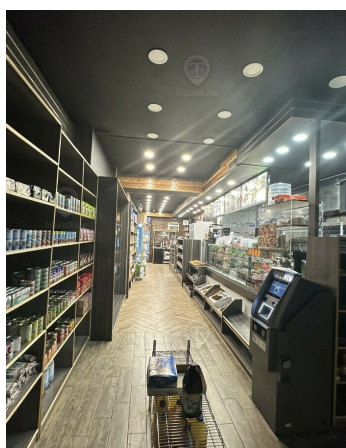
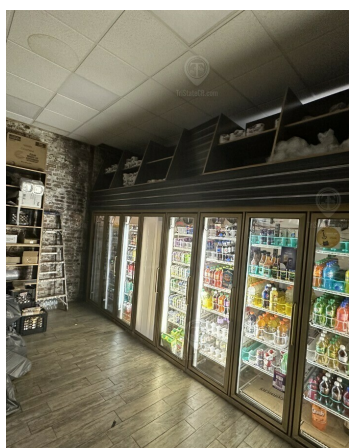
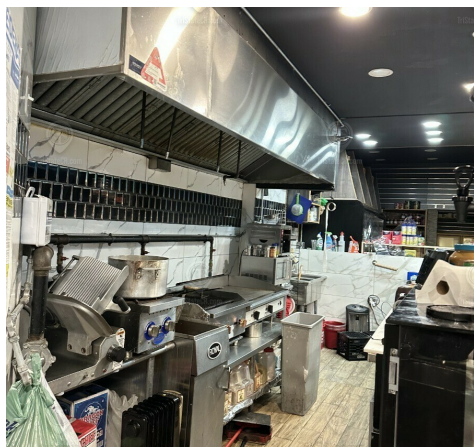
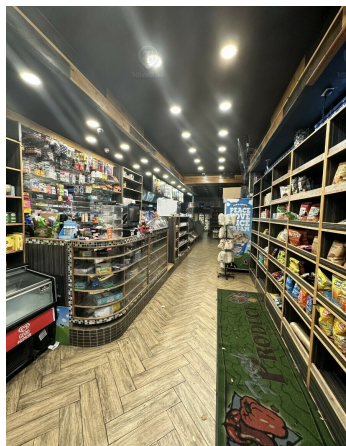
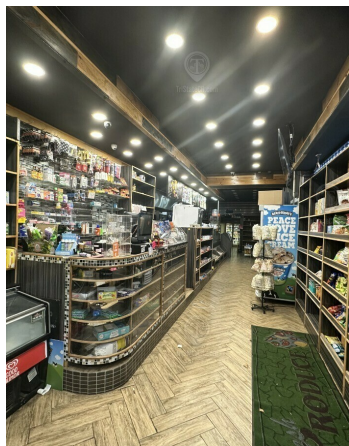
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## Additional Photos



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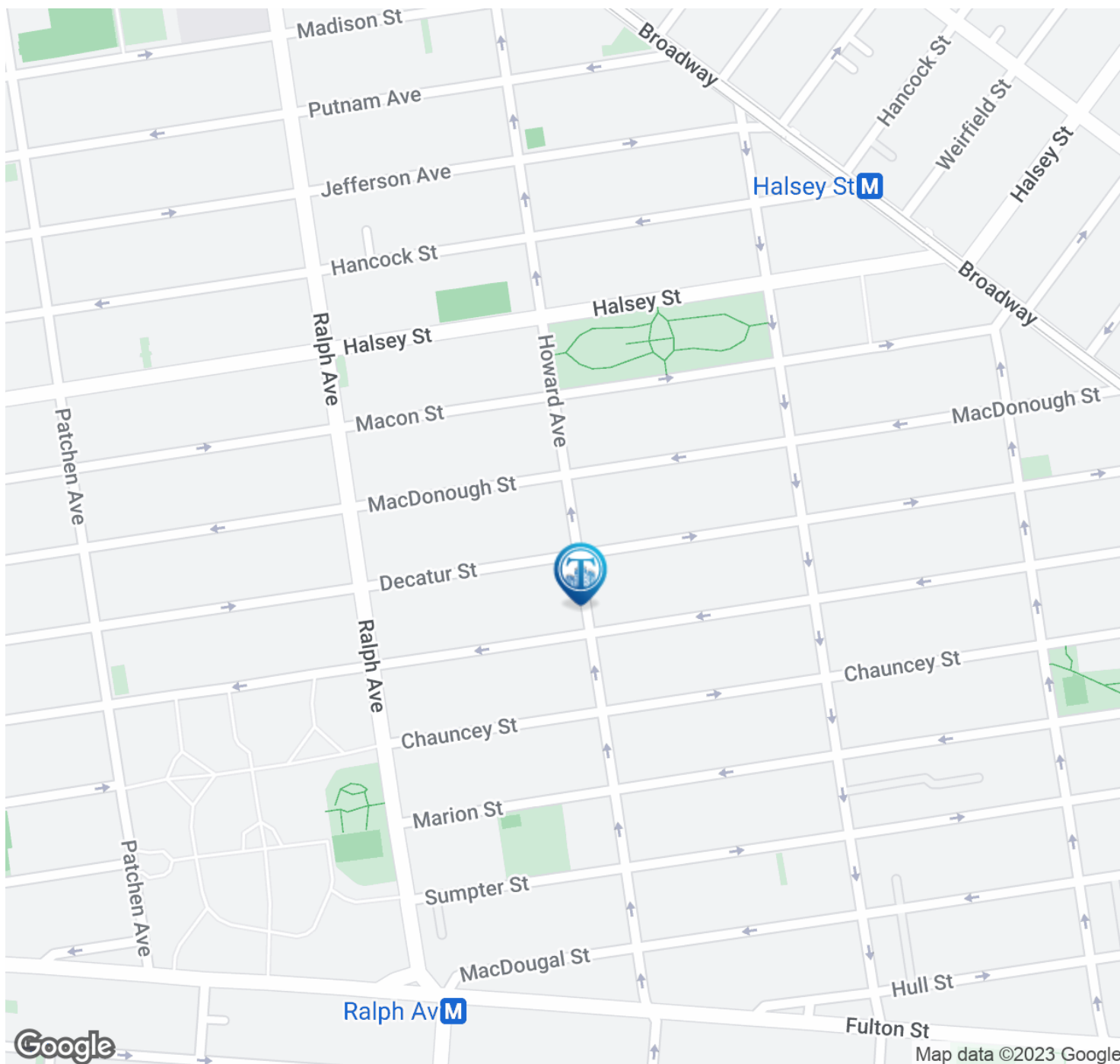
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## Location Map



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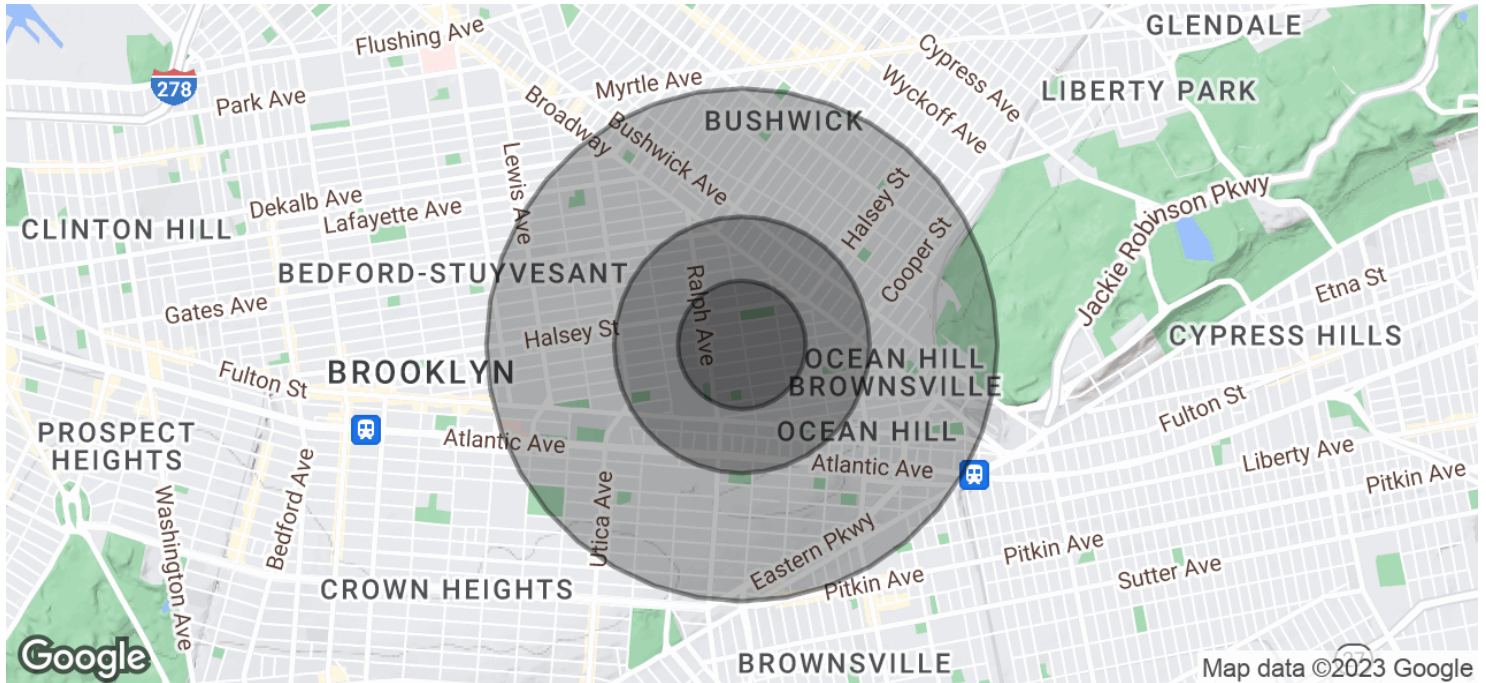
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## Demographics Map & Report



### POPULATION

|                      | 0.25 MILES | 0.5 MILES | 1 MILE  |
|----------------------|------------|-----------|---------|
| Total Population     | 12,361     | 45,661    | 174,907 |
| Average Age          | 36.0       | 35.2      | 34.2    |
| Average Age (Male)   | 33.0       | 33.7      | 32.6    |
| Average Age (Female) | 38.3       | 37.4      | 36.0    |

### HOUSEHOLDS & INCOME

|                     | 0.25 MILES | 0.5 MILES | 1 MILE    |
|---------------------|------------|-----------|-----------|
| Total Households    | 5,269      | 19,236    | 74,205    |
| # of Persons per HH | 2.3        | 2.4       | 2.4       |
| Average HH Income   | \$88,059   | \$86,744  | \$71,862  |
| Average House Value | \$743,664  | \$756,846 | \$683,865 |

\* Demographic data derived from 2020 ACS - US Census

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## Retailer Map



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