

\$3,900 PER MONTH

FOR LEASE

Reliable Real Estate



BROOKLYN, NY 11219

6507 14TH AVENUE

Property Description

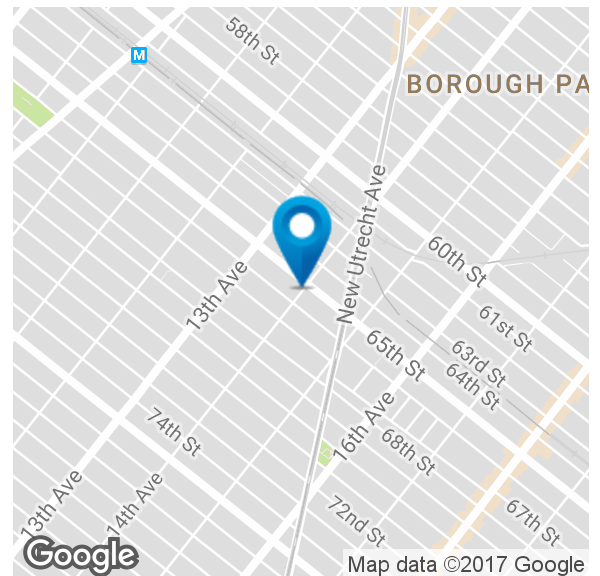
Coldwell Banker Reliable Commercial Division is pleased to present for lease approximately 500 SF of ground floor retail plus approximately 700 SF of basement space at 6507 14th Avenue, Brooklyn, NY 11219.

The space is centrally located close to the busy 65th Street and 14th Avenue intersection in Bensonhurst. Nearby tenants include Dunkin Donuts and Baskin Robbins as well as Burger King. The space is suitable for uses including but not limited to professional office, art studio, ATM or cash checking and cell phone store among others.

For more information or to schedule a tour, please contact Exclusive Broker Coldwell Banker Reliable Commercial Division.

Property Highlights

- Close proximity to the New Utrecht Avenue N train station
- Close proximity to the 62nd Street D train station

**Kimberly Fong**

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www.cbrcd.com**COLDWELL BANKER COMMERCIAL**

RELIABLE REAL ESTATE

7428 5TH AVENUE

BROOKLYN, NY 11209

718-921-3100

BROOKLYN, NY 11219

6507 14TH AVENUE



OFFERING SUMMARY

Available SF: 500 SF

Lease Rate: \$3,900 per month
(MG)

Building Size: 1,620

Zoning: R5

PROPERTY OVERVIEW

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LOCATION OVERVIEW

Bensonhurst is a neighborhood in the southwestern part of Brooklyn. Bensonhurst's borders are 14th Avenue and Dyker Heights to the west, 60th Street to the north, McDonald Avenue to the east, Stillwell Avenue and 86th Street southeast Gravesend to the south.

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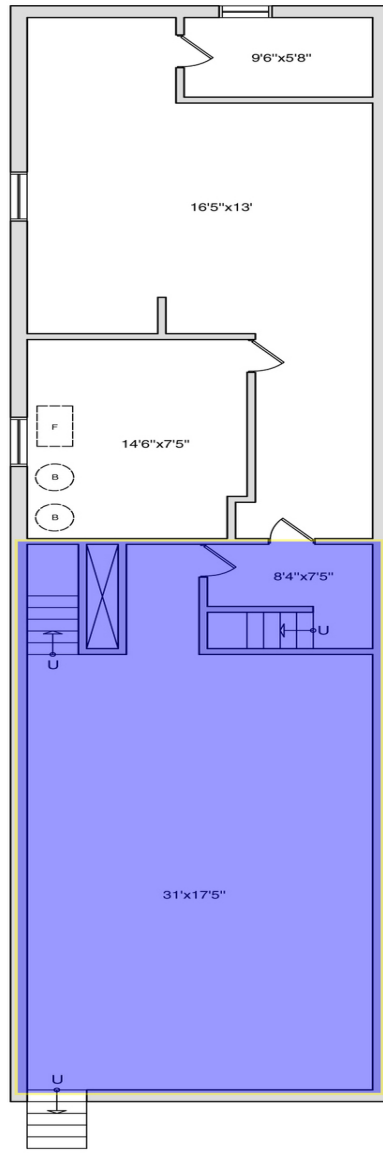
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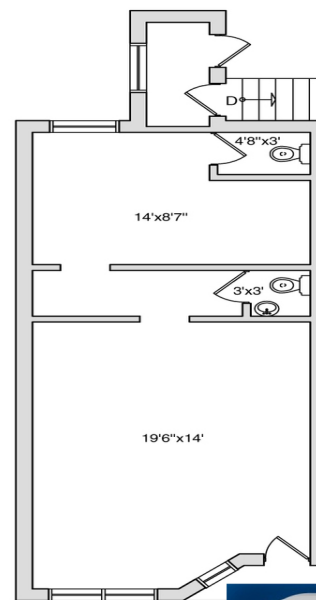
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BASEMENT



1ST FLOOR



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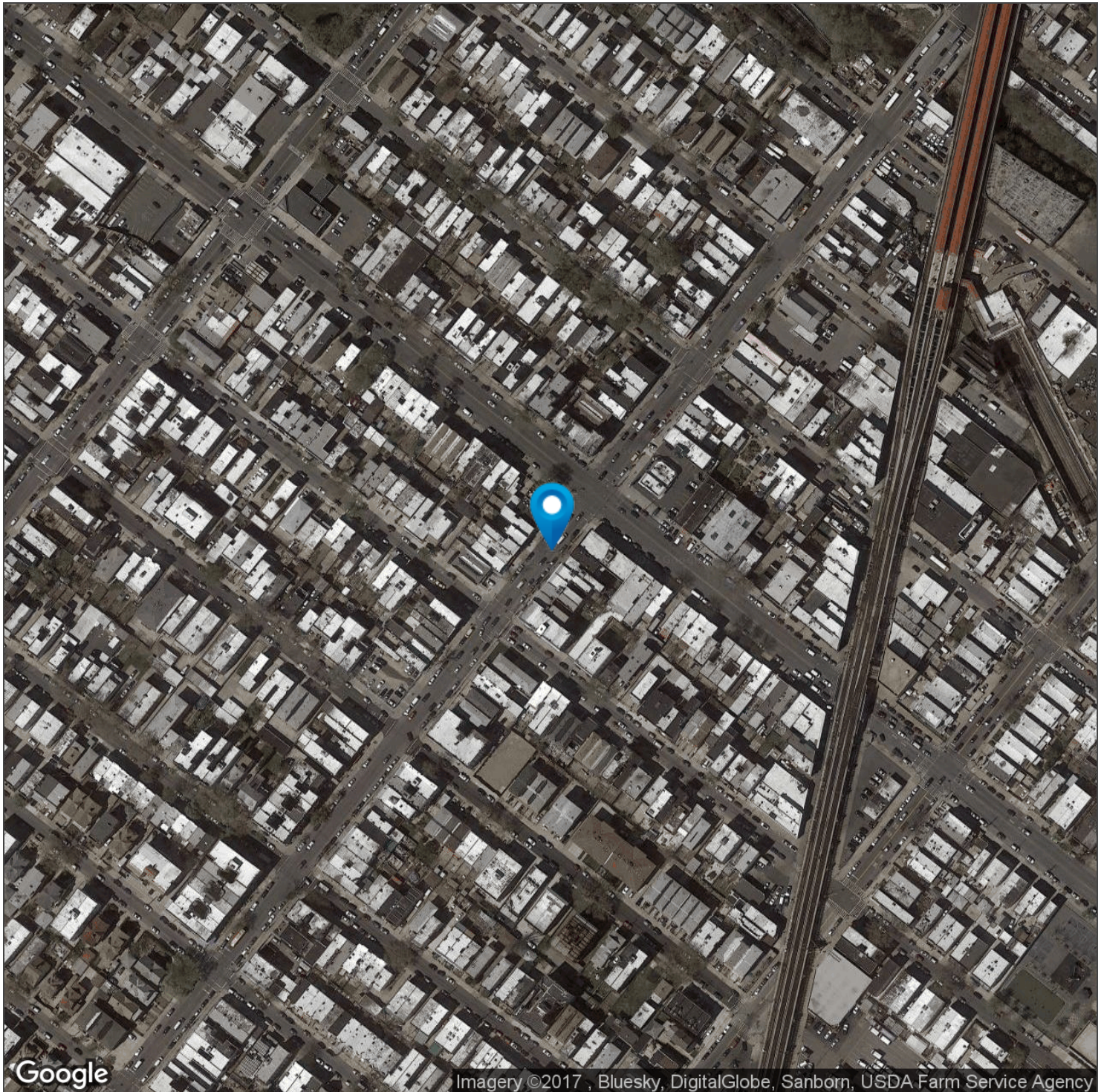
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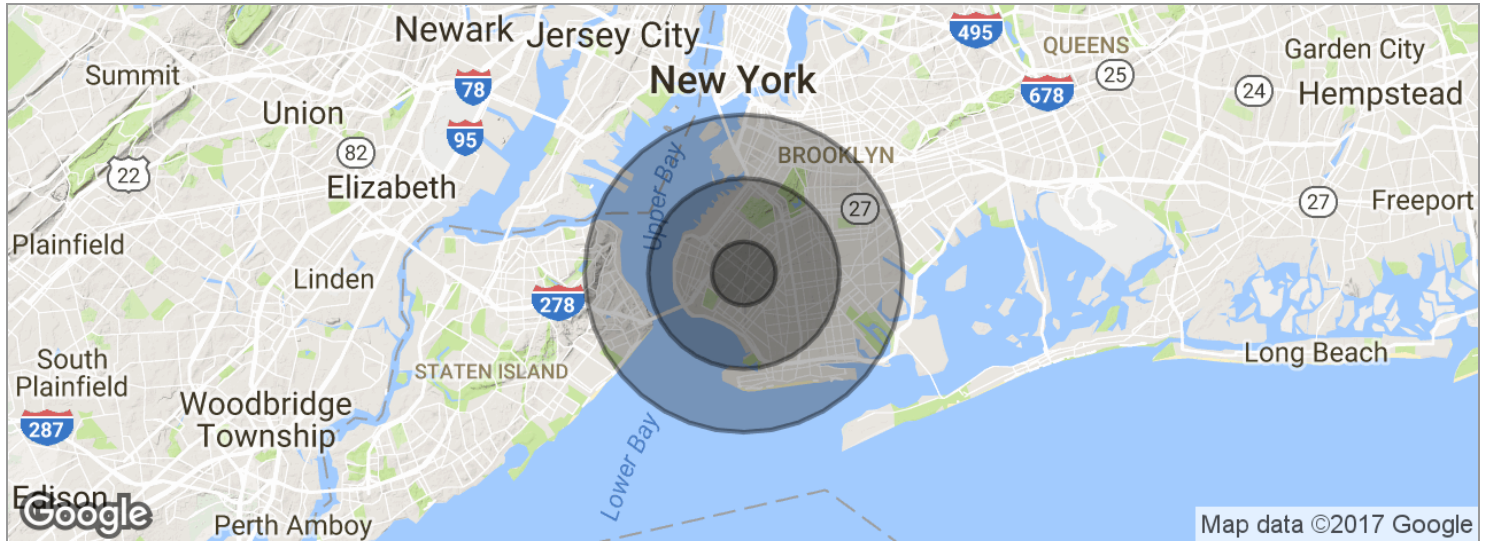
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	161,243	939,353	1,884,429
Median age	33.4	34.7	36.0
Median age (male)	32.3	33.4	34.3
Median age (Female)	34.8	36.0	37.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	50,876	322,119	697,849
# of persons per HH	3.2	2.9	2.7
Average HH income	\$58,122	\$60,696	\$68,414
Average house value	\$674,790	\$644,838	\$656,789

* Demographic data derived from 2010 US Census

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