

# 1086 MYRTLE AVENUE

BEDFORD - STUYVESANT, BROOKLYN



COMMERCIAL  
SPACE FOR LEASE

# BED-STUY BROOKLYN

# 1086 MYRTLE AVENUE

## SPACE HIGHLIGHTS

| LOCATION                               | SPACE                                                                                                            | CEILING HEIGHT                                                                   | FRONTAGE     |
|----------------------------------------|------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|--------------|
| Corner of Myrtle Avenue & Lewis Avenue | <b>Ground Floor</b> 3,400 SF<br><b>Lower Level</b> 540 SF<br><b>2nd floor</b> 1,150 SF<br>(575 SF) min divisible | <b>Ground Floor</b> 11 FT<br><b>Lower Level</b> 8.5 FT<br><b>2nd floor</b> 11 FT | 12 FT        |
| DIMENSIONS                             | ZONING                                                                                                           | OCCUPANCY                                                                        | ASKING RENT  |
| 96 FT x 12 FT                          | C4-4L                                                                                                            | Occupied                                                                         | Upon Request |

## HIGHLIGHTS

- High foot traffic.
- HVAC installed.
- Retail space delivered white boxed.
- Additional 540 sq ft in basement for retail storage.
- Build out available for retail space.
- Office space has 2 kitchens and 2 bathrooms built out.
- 2 separate entrances.
- Office space is divisible.



# BED-STUY BROOKLYN

## SPACE DEVELOPMENT

# 1086 MYRTLE AVENUE



GROUND FLOOR - RETAIL

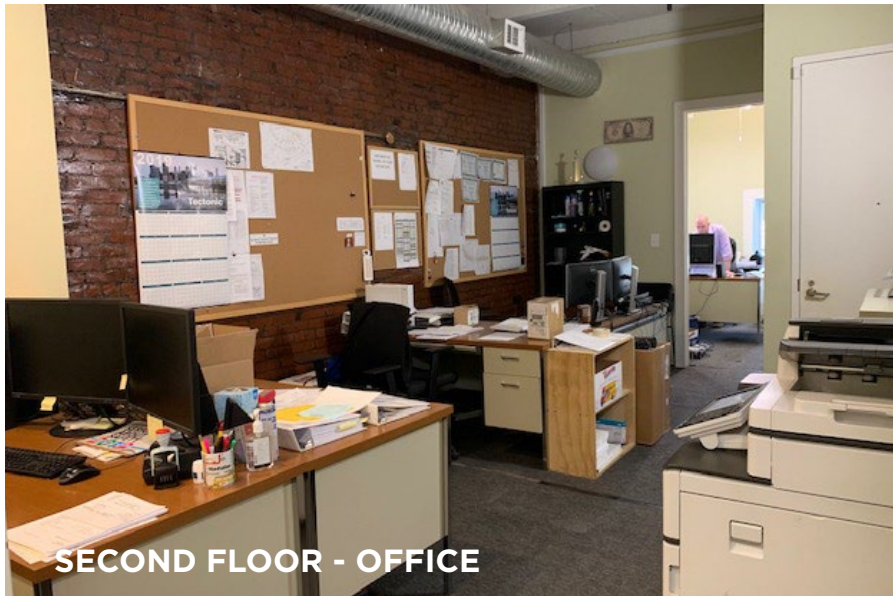




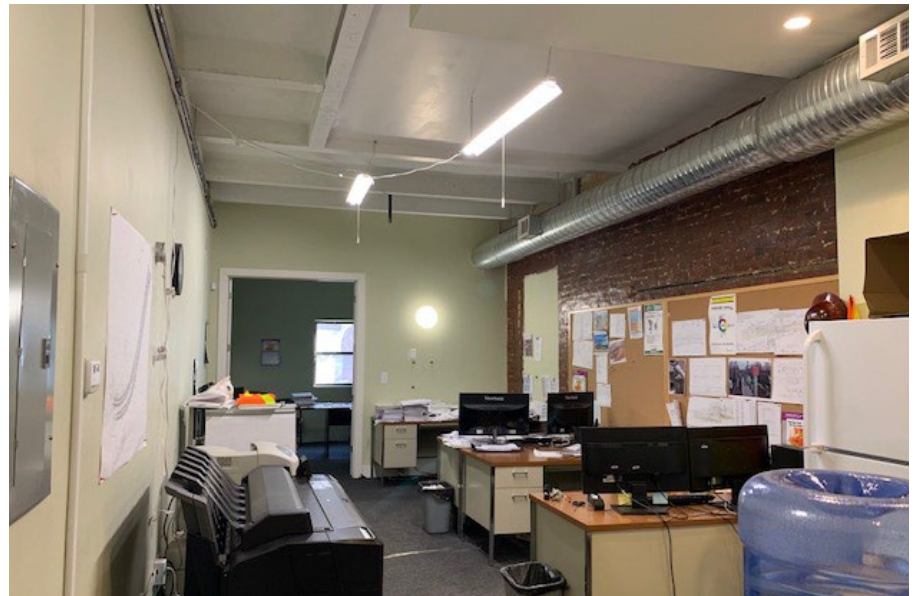
# BED-STUY BROOKLYN

# 1086 MYRTLE AVENUE

## SPACE DEVELOPMENT



SECOND FLOOR - OFFICE



## NEIGHBORHOOD DEMOGRAPHICS



195,753

POPULATION  
WITHIN 1-MILE  
RADIUS

---



34 Years

AVERAGE  
POPULATION  
AGE

---



12.05%

POPULATION  
GROWTH  
SINCE 2010

---



\$63,623

AVERAGE HHI  
WITHIN 1-MILE  
RADIUS

---



4,445

TOTAL BUSINESSES  
WITHIN 1-MILE  
RADIUS

---



\$1.3 bn

ANNUAL SPENDING  
WITHIN 1-MILE  
RADIUS

---

# 1086 MYRTLE AVENUE

## NEIGHBORHOOD TENANTS

Dunkin'  
Mr. Kiwi's  
Little Mo  
Concrete  
Citi Bike  
Fresh Deli  
Little Skips  
Richie's Gym  
Buntopia  
Rebecca's  
Divine Bar  
Stay Fresh  
Planet Fitness  
Crunch Fitness  
Walgreens  
Boca  
IHop  
7-Eleven  
Chase Bank  
Papa John's Pizza  
Angie's Deli Grill  
The Laundromat  
Quick Munch Cafe  
Happyfun Hideaway  
Cake Me Custom Cakes  
Little Italy Pizza  
Bushwick City Farm  
Guadalupana Bakery

## TRANSPORTATION

- 2 Min Walk at Myrtle Avenue
- 6 Min Walk at Flushing Avenue
- 10 Min Walk at Kosciuszko Street
- 11 Min Walk at Central Avenue
- 13 Min Walk at Myrtle-Willoughby Avenues

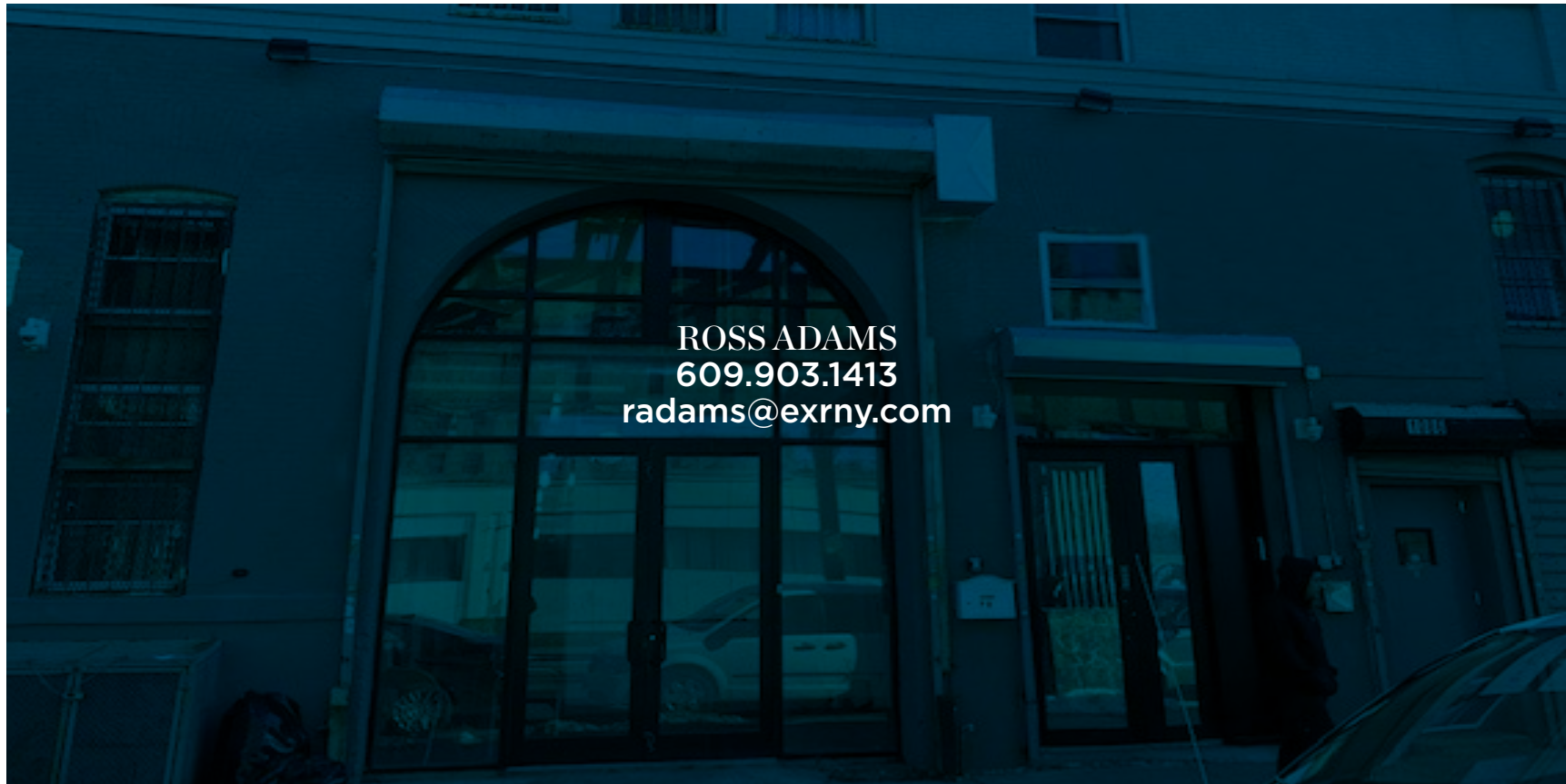




**BED-STUY BROOKLYN**

**1086 MYRTLE AVENUE**

**CONTACT**



ROSS ADAMS  
609.903.1413  
[radams@exrny.com](mailto:radams@exrny.com)

