



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

1,500 RSF Retail with Venting in Prime Clinton Hill!

1143 Fulton Street, Brooklyn, NY 11238

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

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Executive Summary



OFFERING SUMMARY

Available SF: 1,500 - 1,500 SF

Lease Rate: Negotiable

Lot Size: 1,325 SF

Building Size: 2,700 SF

Zoning: R7D

PROPERTY OVERVIEW

1,500 RSF Retail with Venting in Prime Clinton Hill!

Highlights:

- Glass frontage
- Can be vented
- Basement
- Heavy Foot Traffic
- Restroom

LOCATION OVERVIEW

Located in Clinton Hill, Steps Away to Franklin Avenue Train Station - A, C Trains & B49 Buses

Neighboring Tenants:

- Chase Bank
 - TD Bank
 - FedEx Onsite
 - USPS
 - Planet Fitness
 - Key Food
 - Juicebar Organic Fruits
 - Shop Fair Supermarkets
- and many more!

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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Location Maps



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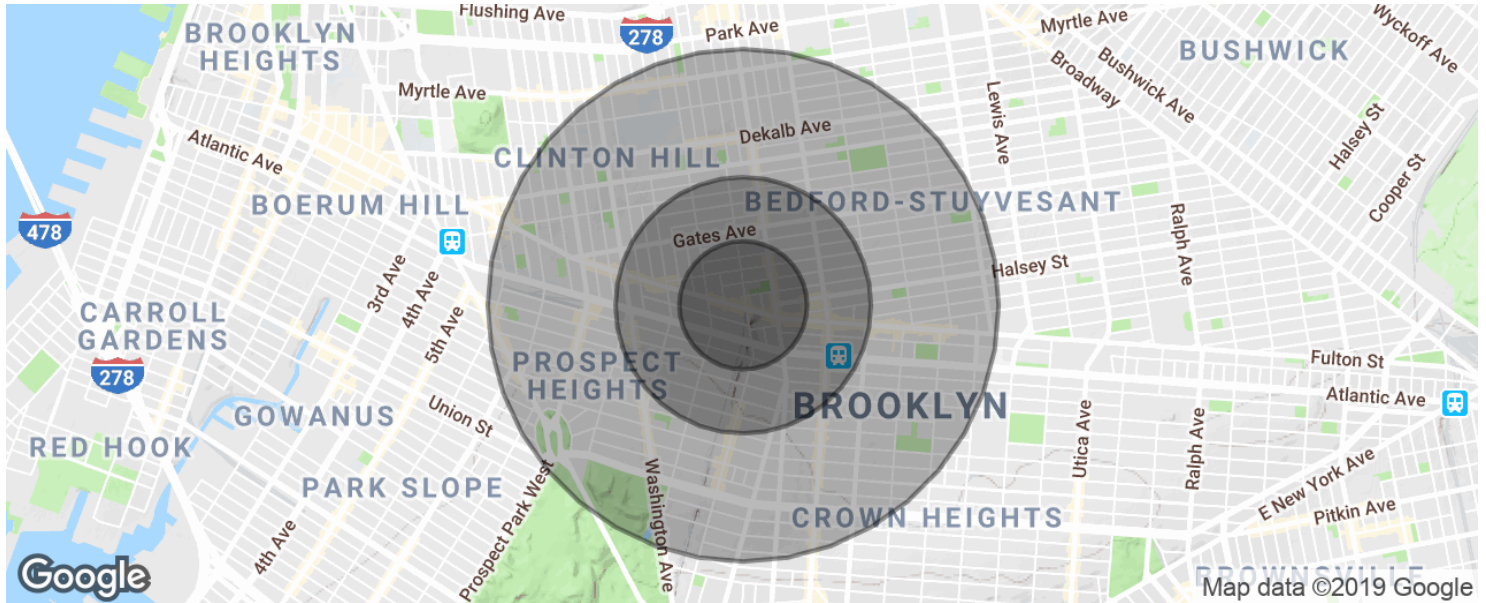
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total population	7,860	39,105	173,247
Median age	32.4	33.0	33.4
Median age (Male)	32.4	32.4	32.4
Median age (Female)	32.6	33.6	34.5

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total households	3,478	16,878	72,316
# of persons per HH	2.3	2.3	2.4
Average HH income	\$61,971	\$56,812	\$61,621
Average house value	\$642,290	\$668,255	\$645,012

* Demographic data derived from 2010 US Census

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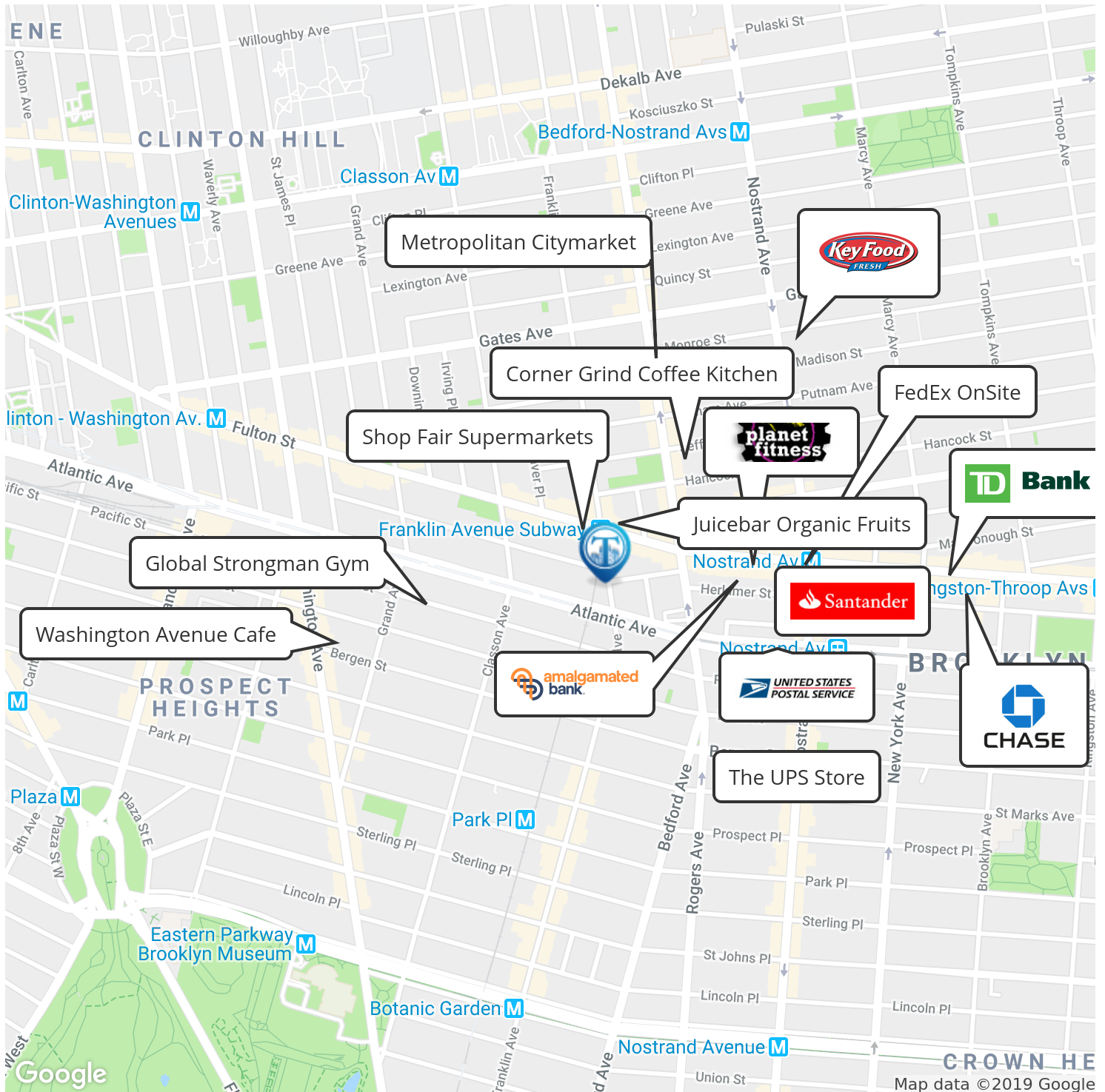
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Retailer Map



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