



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

11,400 SF Fully Built Out Restaurant in Sheepshead Bay

2337 Coney Island Ave, Brooklyn, NY 11223

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

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Executive Summary



OFFERING SUMMARY

Available SF: 3,800 SF - 11,400 SF

Lease Rate: Upon Request

Lot Size: 10,066 SF

Building Size: 7,290 SF

Zoning: R6A

PROPERTY OVERVIEW

11,400 SF Fully Built Out Restaurant in Sheepshead Bay

Highlights:

- Backyard
- 16 Car Parking
- Full Kitchen
- Basement

LOCATION OVERVIEW

Located in Sheepshead Bay near the Q train at the Avenue U train station. Steps away from the B68 bus stop. Nearby national tenants include,

- Dunkin Donuts
- Santander
- Citi Bank
- Starbucks
- Chiptole
- TD Bank
- Dunkin Donuts
- Chase
- HSBC
- Bank of America
- & 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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Additional Photos



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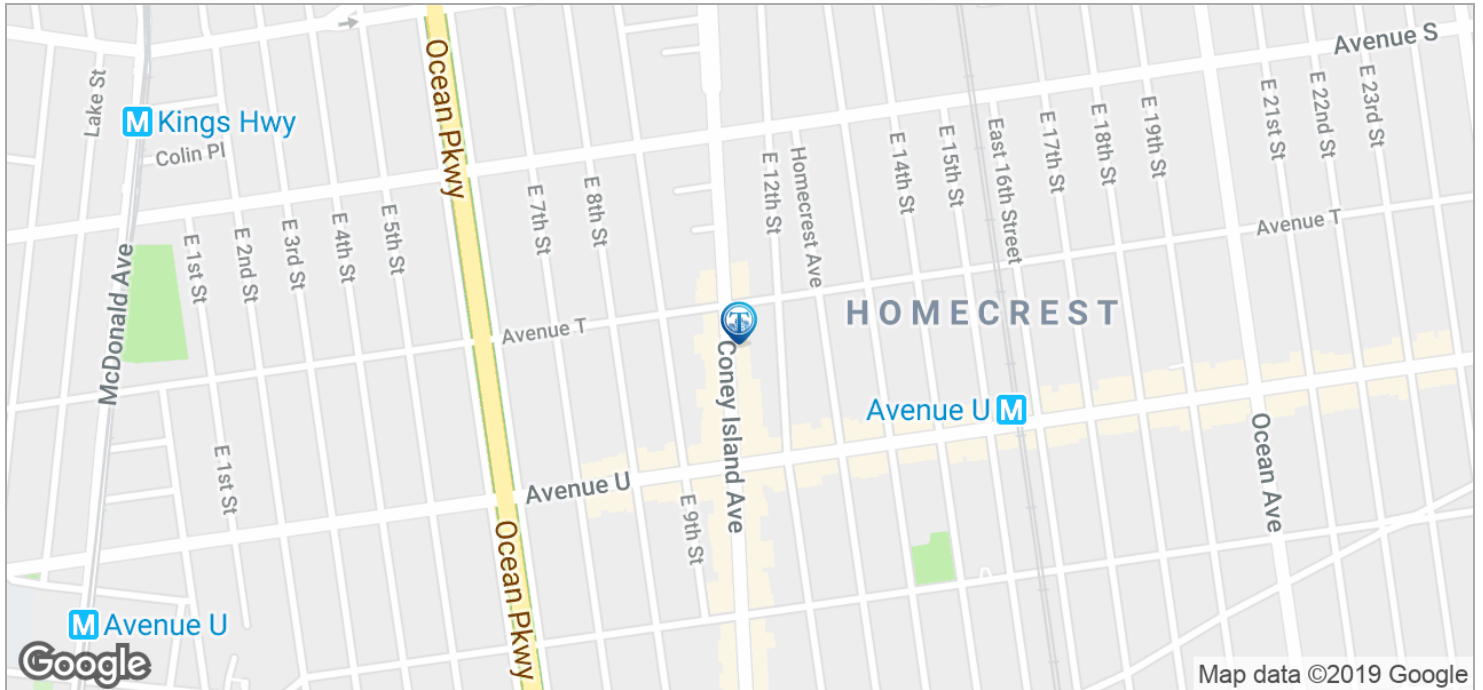
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Location Maps



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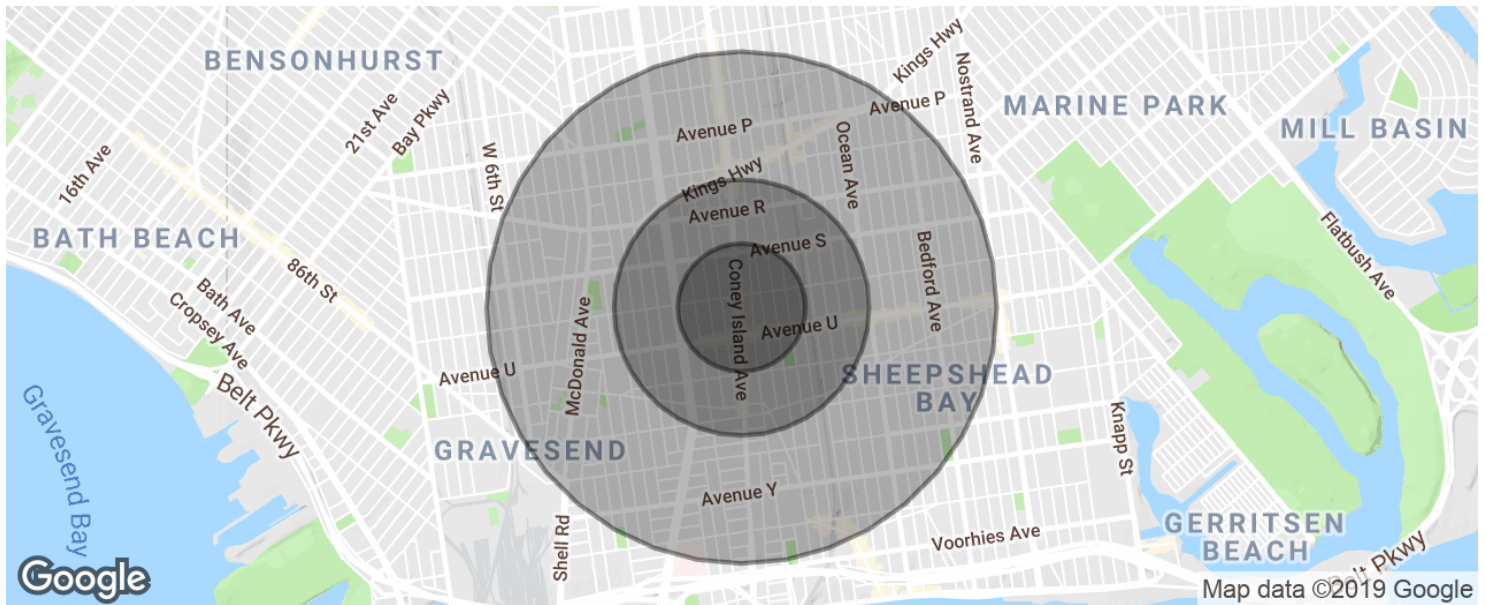
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total population	7,940	31,710	125,640
Median age	36.2	36.5	39.1
Median age (Male)	34.7	34.7	37.3
Median age (Female)	37.0	38.1	40.9

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total households	2,808	11,629	47,369
# of persons per HH	2.8	2.7	2.7
Average HH income	\$54,813	\$55,653	\$59,831
Average house value	\$643,157	\$587,984	\$567,254

* Demographic data derived from 2010 US Census

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Retailer Map



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Available Spaces

LEASE TYPE | Upon Request; Upon Request

TOTAL SPACE | 3,800 - 11,400 SF

LEASE TERM | Negotiable

LEASE RATE | Upon Request



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1st FL + Lower Level	Available	7,600 SF	Upon Request	Upon Request	Full Kitchen on LL
2nd FL	Available	3,800 SF	Upon Request	Upon Request	-
Entire Space Available	Available	11,400 SF	Upon Request	Upon Request	-

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