

2 Store Spaces for Lease in Bed Stuy!

221 Ralph Ave, Brooklyn, NY 11233



TRI STATE
COMMERCIAL
REAL ESTATE EXPERTS

Executive Summary



OFFERING SUMMARY

Available SF: 350 - 700 SF

Lease Rate: Upon Request

Lot Size: 2,158 SF

Building Size: 5,720 SF

Zoning: R6B, C2-4

Market: Bed Stuy

PROPERTY OVERVIEW

2 Store Spaces for Lease in Bed Stuy!
Property Type: Retail
Total Space Available: 350 Sf + 350 Sf
Building Size: 5,720 Sf

LOCATION OVERVIEW

Located in one of Brooklyn's most thriving and heavily populated neighborhoods, Bed Stuy. Near the B47 by Ralph Av/Decatur St and the A,C trains by Ralph Ave. Neighboring tenants include:

- Bank of America
- Chase
- MetroPCS
- Sprint
- Roosevelt Savings Bank
- Dunkin' Donuts
- Key Food

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.

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Tri State Commercial Realty Inc // 482 Coney Island Ave // Brooklyn, 11218 // <http://tristatecr.com/>



2 Store Spaces for Lease in Bed Stuy!

221 Ralph Ave, Brooklyn, NY 11233



**TRI STATE
COMMERCIAL**
REAL ESTATE EXPERTS

Location Maps



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.

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Tri State Commercial Realty Inc // 482 Coney Island Ave // Brooklyn, 11218 // <http://tristatecr.com/>



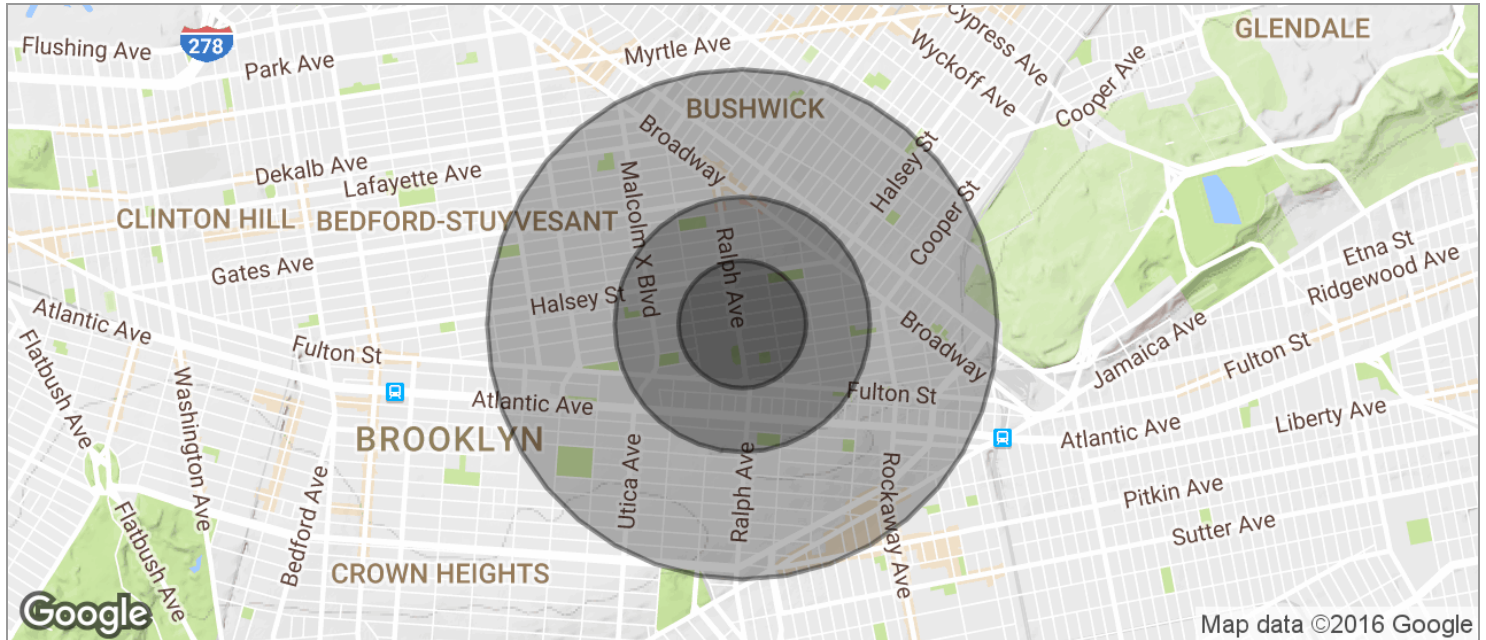
2 Store Spaces for Lease in Bed Stuy!

221 Ralph Ave, Brooklyn, NY 11233



**TRI STATE
COMMERCIAL**
REAL ESTATE EXPERTS

Demographics Map



| | 0.25 MILES | 0.5 MILES | 1 MILE |
|--------------------------------|------------|-----------|-----------|
| POPULATION | | | |
| TOTAL POPULATION | 9,642 | 37,200 | 155,501 |
| MEDIAN AGE | 34.6 | 32.6 | 31.6 |
| MEDIAN AGE (MALE) | 32.7 | 30.5 | 29.2 |
| MEDIAN AGE (FEMALE) | 36.9 | 35.5 | 33.9 |
| HOUSEHOLDS & INCOME | | | |
| TOTAL HOUSEHOLDS | 3,947 | 14,722 | 58,607 |
| # OF PERSONS PER HH | 2.4 | 2.5 | 2.7 |
| AVERAGE HH INCOME | \$49,502 | \$47,331 | \$44,921 |
| AVERAGE HOUSE VALUE | \$571,072 | \$558,685 | \$583,953 |

* Demographic data derived from 2010 US Census

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.



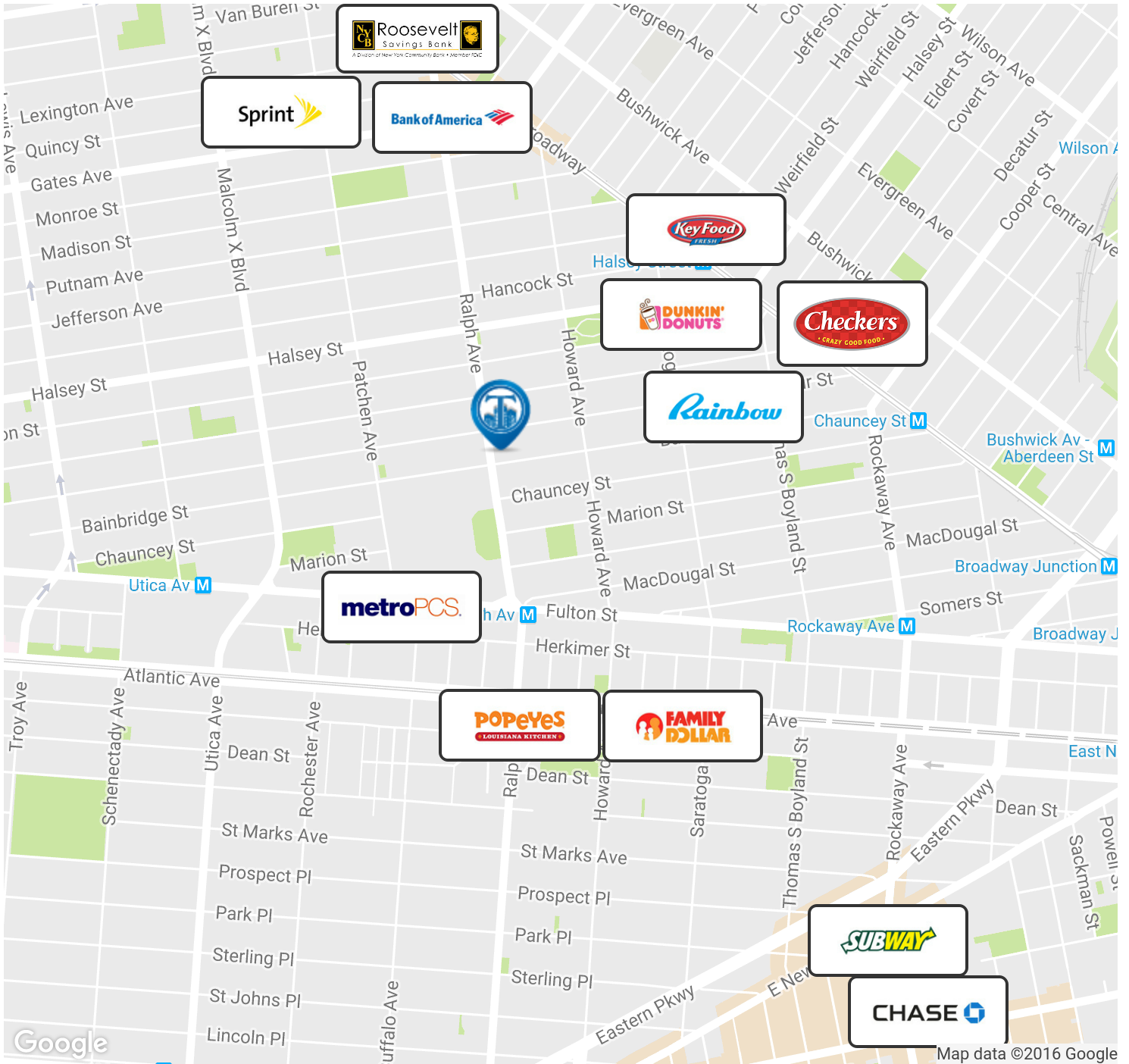
2 Store Spaces for Lease in Bed Stuy!

221 Ralph Ave, Brooklyn, NY 11233



**TRI STATE
COMMERCIAL**
REAL ESTATE EXPERTS

Retailer Map



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.

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Tri State Commercial Realty Inc // 482 Coney Island Ave // Brooklyn, 11218 // <http://tristatecr.com/>



2 Store Spaces for Lease in Bed Stuy!

221 Ralph Ave, Brooklyn, NY 11233



**TRI STATE
COMMERCIAL**
REAL ESTATE EXPERTS

Available Spaces

Lease Rate: UPON REQUEST **Total Space** 350-700 SF
Lease Type: Upon Request **Lease Term:**

| SPACE | SPACE USE | LEASE RATE | LEASE TYPE | SIZE (SF) | TERM | COMMENTS |
|--------------|-----------------|--------------|--------------|------------|------------|--|
| Store Spaces | Office Building | UPON REQUEST | Upon Request | 350-700 SF | Negotiable | Two 350 Sf store spaces available! Recently renovated with brand new storefronts, tiled bathrooms, recently painted and plastered walls, 10' ceilings, immediate occupancy and located on a busy, high foot traffic strip. |

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.

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Tri State Commercial Realty Inc // 482 Coney Island Ave // Brooklyn, 11218 // <http://tristatecr.com/>

