



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



Fully Renovated Retail/Office With Basement & Backyard For Lease

1,000 SF

519 Atlantic Avenue • Brooklyn • NY

For Pricing Call: 718-437-6100

Shlomi Bagdadi
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Eddie Keda
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Location Overview

Located in the Downtown Brooklyn neighborhood of Brooklyn between 3rd Ave & 4th Ave near the Atlantic Terminal subway station.

Nearest Transit: Babylon, City Zone, Far Rockaway, N Broadway Express, Port Jefferson, West Hempstead, Ronkonkoma, Long Beach, & D 6 Avenue Express trains at Atlantic Terminal and the B63, B65, B37, B103, B67, B41, B45, & B63 bus lines.

Nearby tenants include Buffalo Wild Wings, Whole Foods Market, Popeyes Louisiana Kitchen, CVS, Apple Downtown Brooklyn, United States Postal Service, Subway, Applebee's Grill + Bar, PANDORA Jewelry, Citizens, Insomnia Cookies, Dunkin', Free People, Pacific Dental Care Pc, Quest Diagnostics, and more!

Main Highlights

- ▶ Fully renovated
- ▶ 800 SF Backyard
- ▶ High ceilings
- ▶ Central HVAC
- ▶ Bathroom in basement
- ▶ Electric gate



2,340 SF

Total Building Size



1,560 SF

Lot Size



R7A

Zoning

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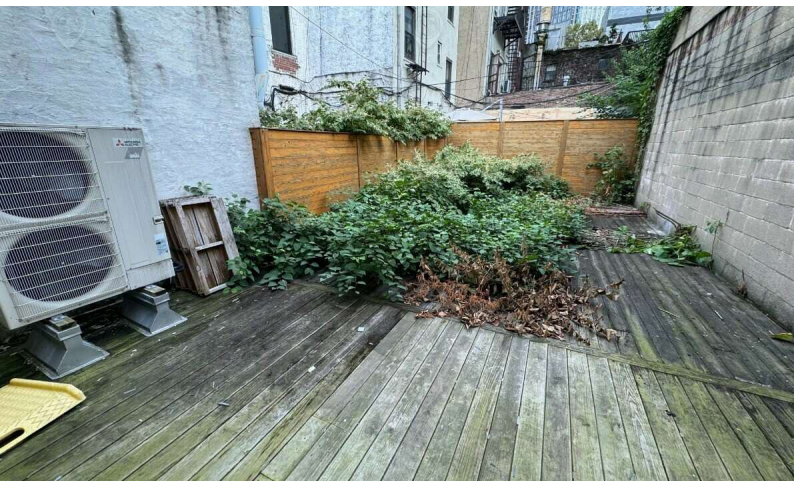
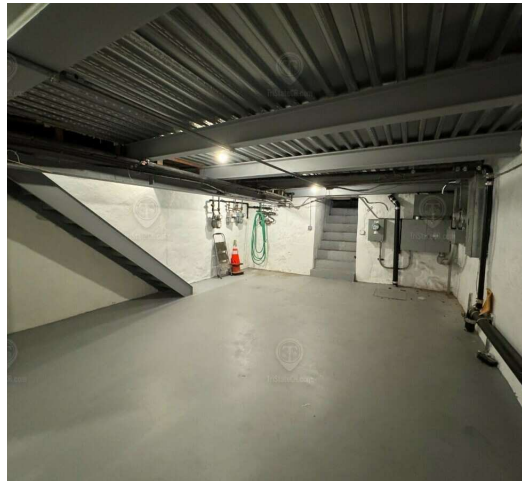
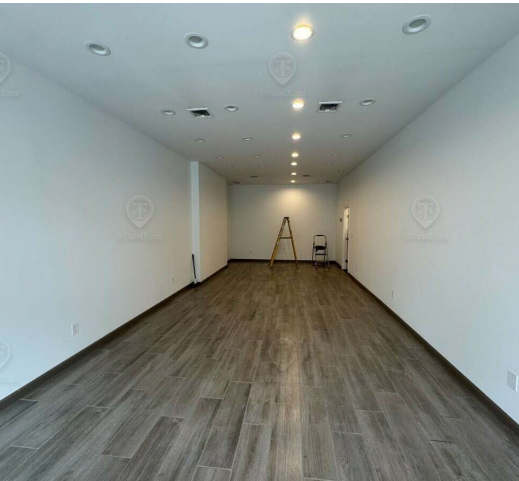
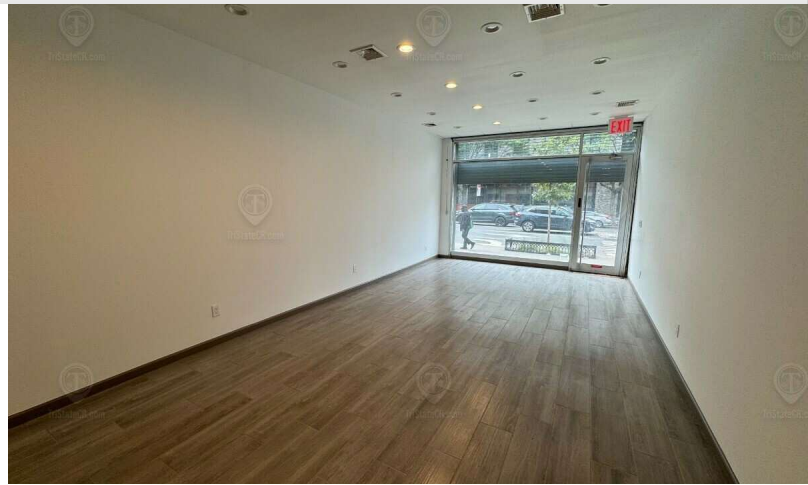
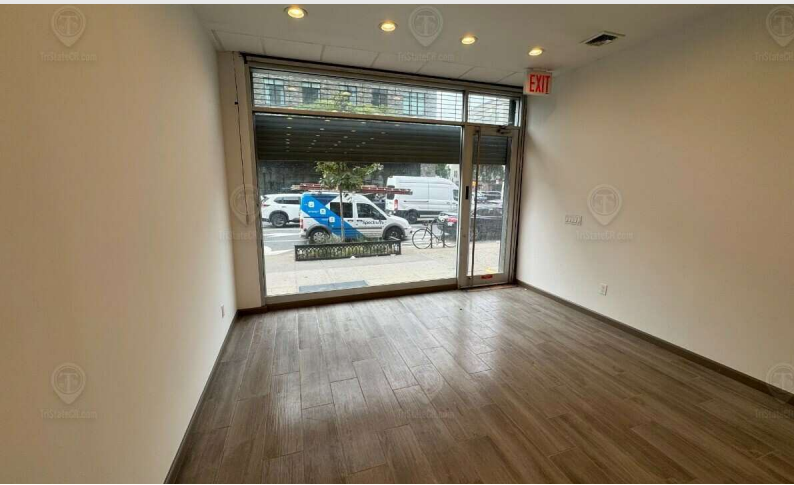
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Additional Photos

519 Atlantic Avenue, Brooklyn, NY 11217



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Retailer Map

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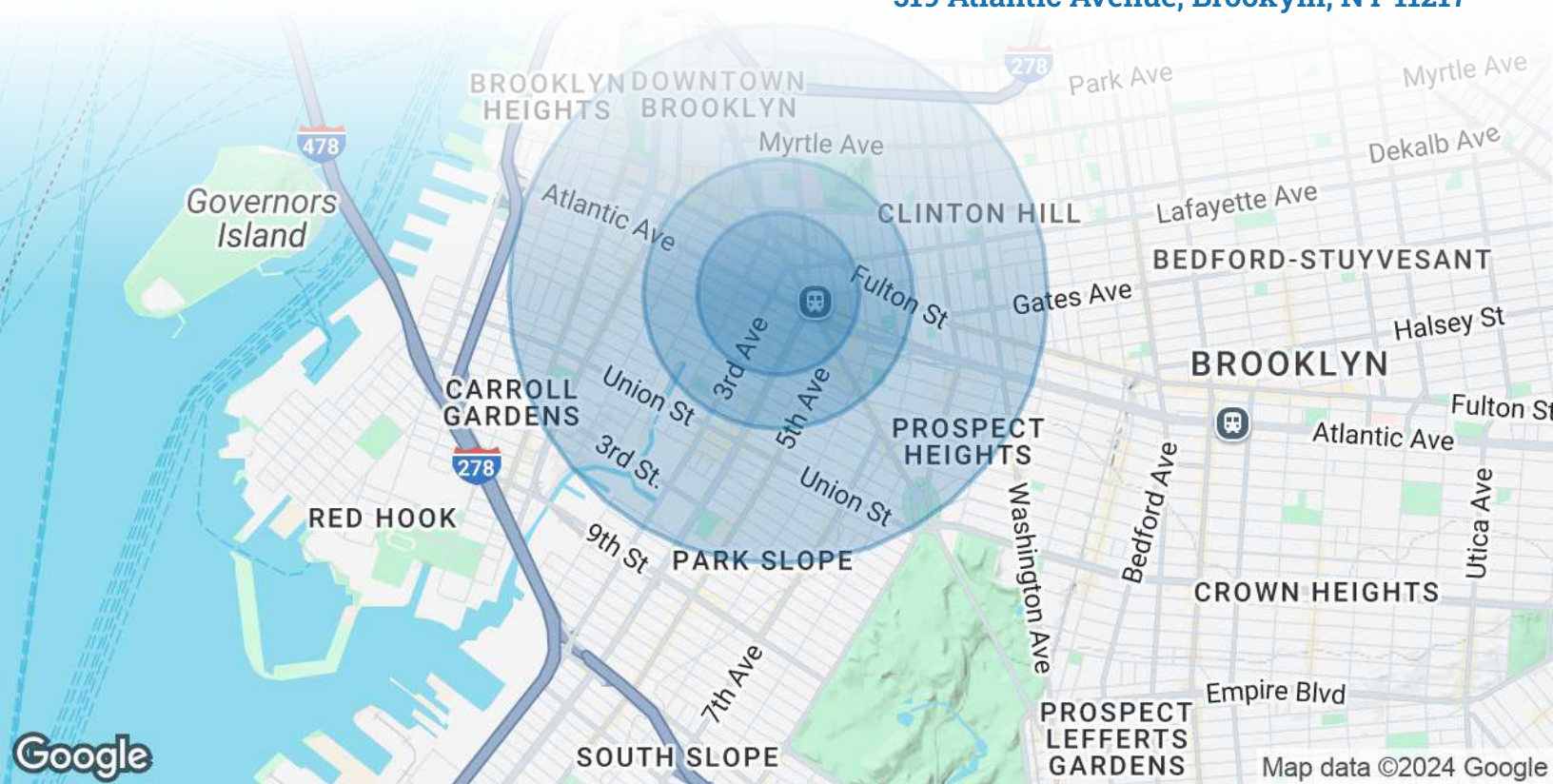
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Area Demographics

519 Atlantic Avenue, Brooklyn, NY 11217



POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	12,968	51,550	162,585
Average Age	37	37	38
Average Age (Male)	36	37	37
Average Age (Female)	37	38	39



162,585

People within 1 Mile

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	6,555	24,439	74,901
# of Persons per HH	2	2.1	2.2
Average HH Income	\$182,925	\$183,563	\$191,945
Average House Value	\$1,425,714	\$1,389,899	\$1,441,257



\$191,945

Avg Household Income

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