



TRI STATE
COMMERCIAL
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

1,100 SF | 250 4th Ave | Retail Space for Lease

250 4th Ave, Brooklyn, NY 11215

Shlomi Bagdadi
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Executive Summary



OFFERING SUMMARY

Lease Rate: Call to: 718-437-6100

Available SF: 1,100 SF

Building Size: 4,960 SF

Lot Size: 2,000 SF

Zoning: M1-2

PROPERTY OVERVIEW

Electric kitchen
Refrigeration in place

LOCATION OVERVIEW

Located in the Park Slope neighborhood of Brooklyn between President St & Carroll St near the Union St subway station.

Nearest Transit: D, N, & R trains at Union St and the B37 bus line.

Nearby tenants include Blink Fitness, Starbucks, Union Market, L Train Vintage, Kung Fu Team, Harlem Shake, Union Hall, Blank Street Coffee, Root Hill Cafe, Doughnut Plant, Crunch Fitness, and more!

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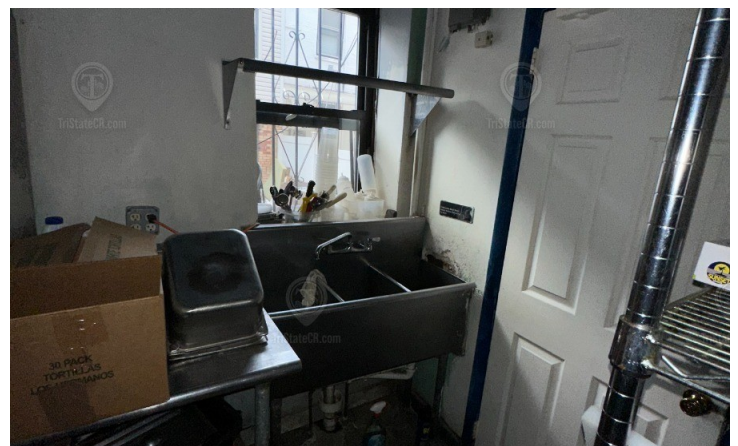
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Additional Photos



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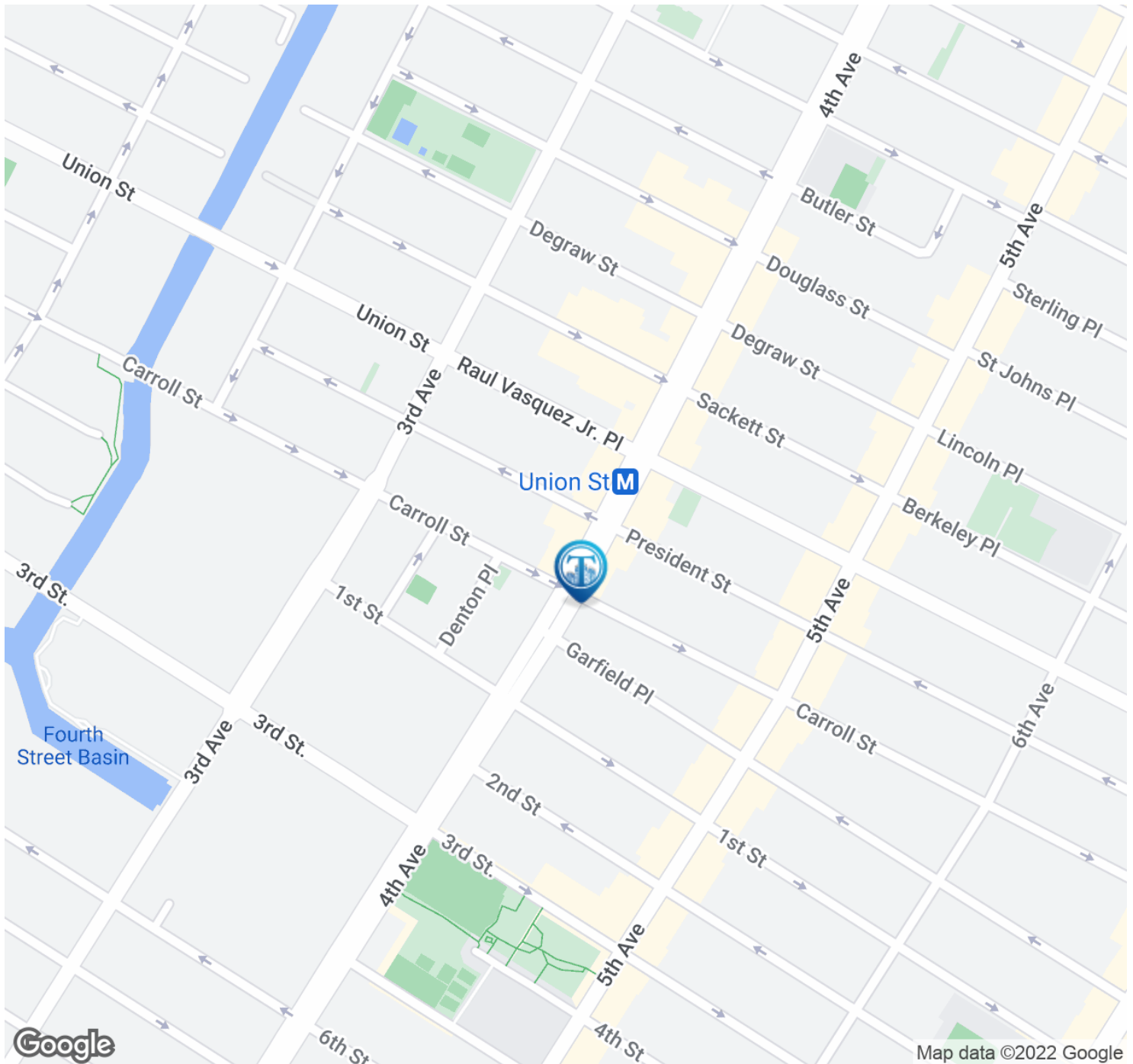
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Location Map



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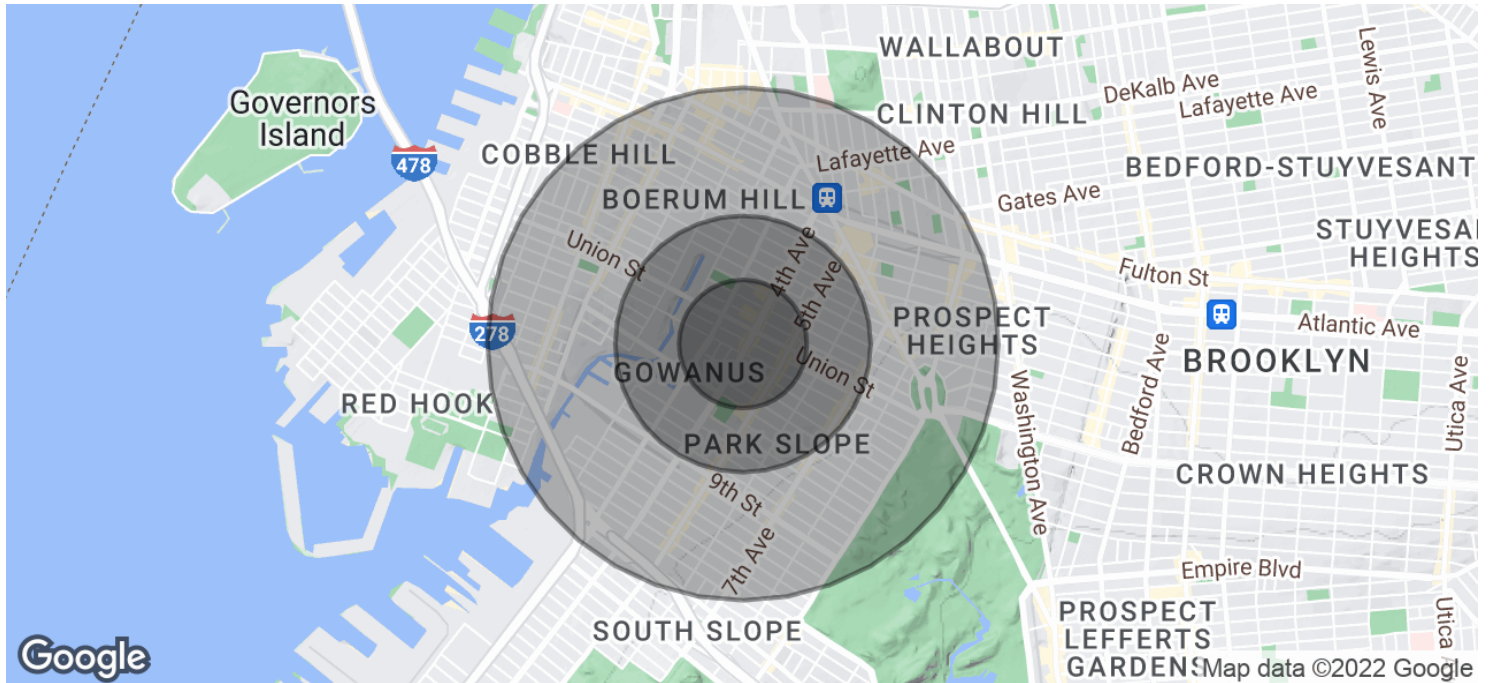
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	8,088	36,874	146,846
Average Age	35.5	35.4	36.5
Average Age (Male)	35.6	35.7	36.9
Average Age (Female)	34.8	35.7	36.2

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	3,615	16,938	68,955
# of Persons per HH	2.2	2.2	2.1
Average HH Income	\$198,527	\$176,831	\$177,729
Average House Value	\$1,509,802	\$1,406,537	\$1,305,687

* Demographic data derived from 2020 ACS - US Census

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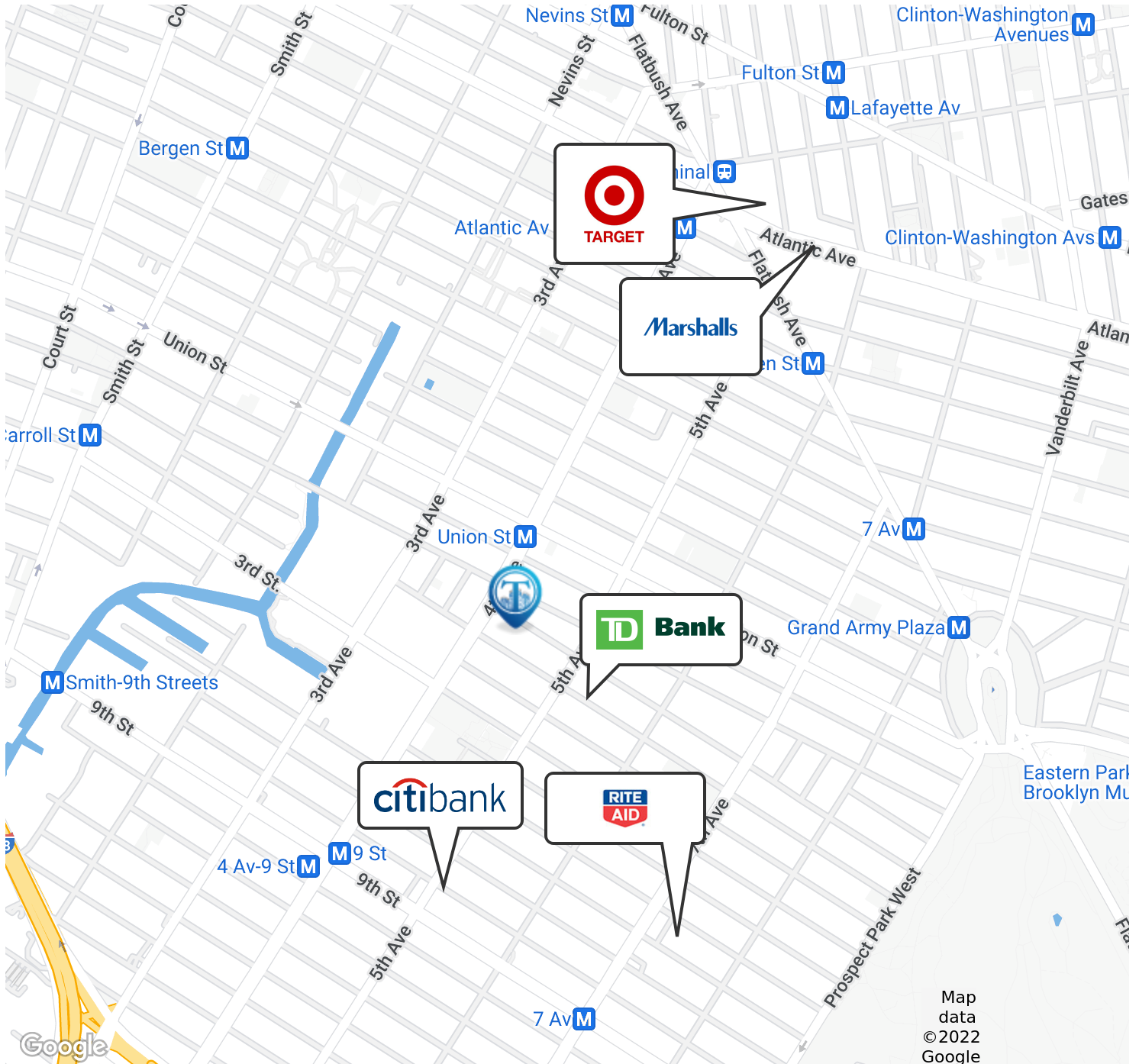
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Retailer Map



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