



TRI STATE
COMMERCIAL
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

1,000 SF | 2141 Cortelyou Rd | Vanilla Box Retail Space w/ Backyard & Basement for Lease

2141 Cortelyou Road, Brooklyn, NY 11226

Shlomi Bagdadi
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Executive Summary



OFFERING SUMMARY

Lease Rate: Call: 718-437-6100

Available SF: 1,000 SF

Building Size: 3,630 SF

Lot Size: 2,210 SF

Zoning: R6A

PROPERTY OVERVIEW

White box
Useable basement
Backyard

LOCATION OVERVIEW

Located in the Flatbush neighborhood of Brooklyn between Flatbush Ave & E 22nd St near the Beverley Rd subway station.

Nearest Transit: Q, 2, & 5 trains at Beverley Rd and the B41 & B49 bus lines.

Nearby tenants include Target, Five Below, Dunkin', Kings Theatre, Food Universe Marketplace, Duane Reade, Prime Grind Coffee & Espresso, Crunch Fitness, Burlington Ave, Old Navy, Food Bazaar, and 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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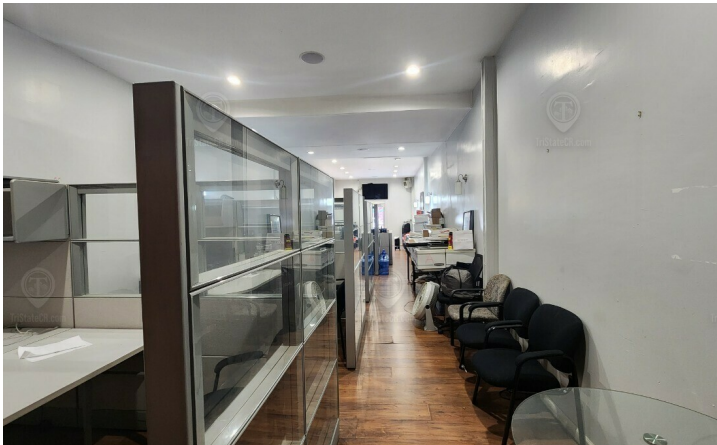
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Additional Photos



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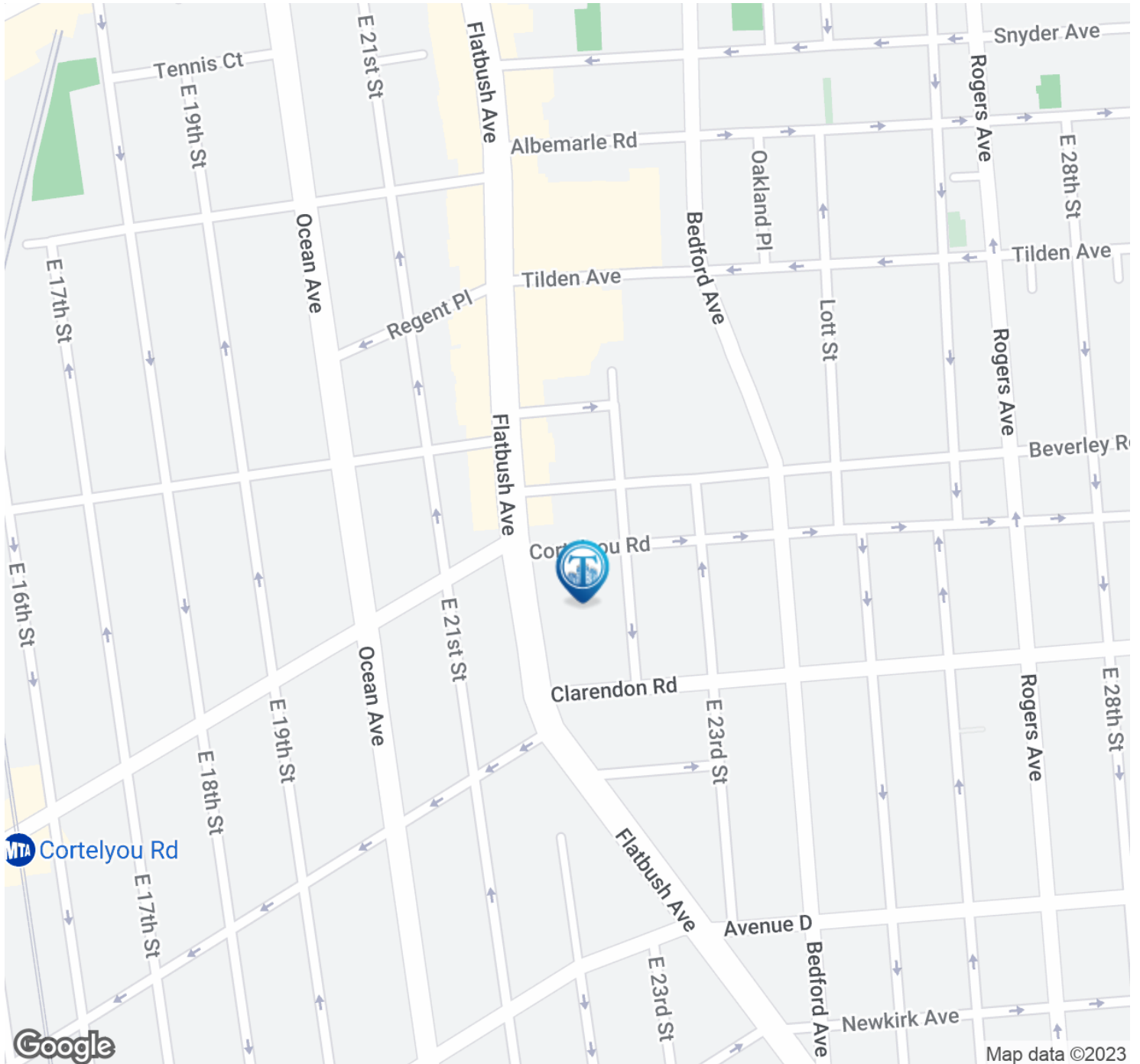
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Location Map



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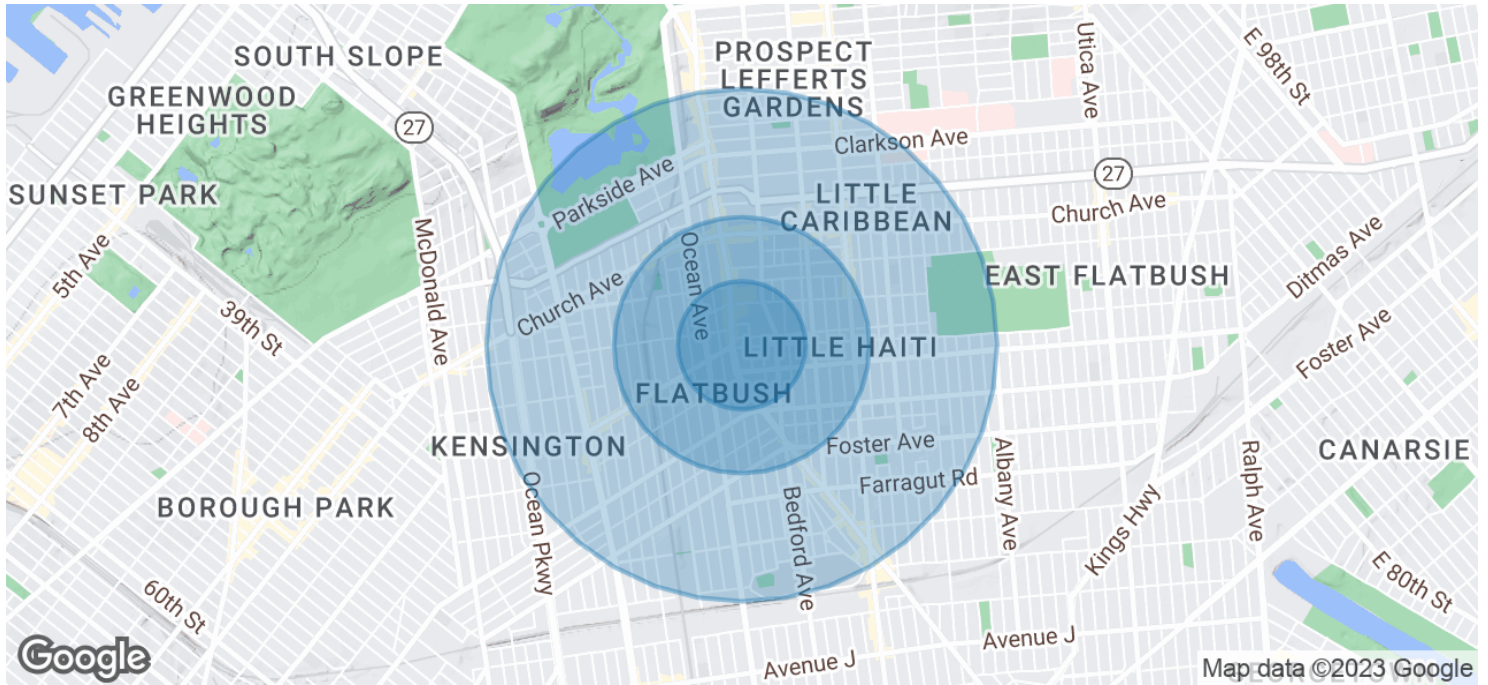
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	15,932	54,334	183,858
Average Age	35.8	35.0	36.0
Average Age (Male)	32.8	33.3	34.5
Average Age (Female)	37.8	37.1	38.0

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	6,093	22,369	77,015
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$64,353	\$70,703	\$80,872
Average House Value	\$281,422	\$292,289	\$475,090

* Demographic data derived from 2020 ACS - US Census

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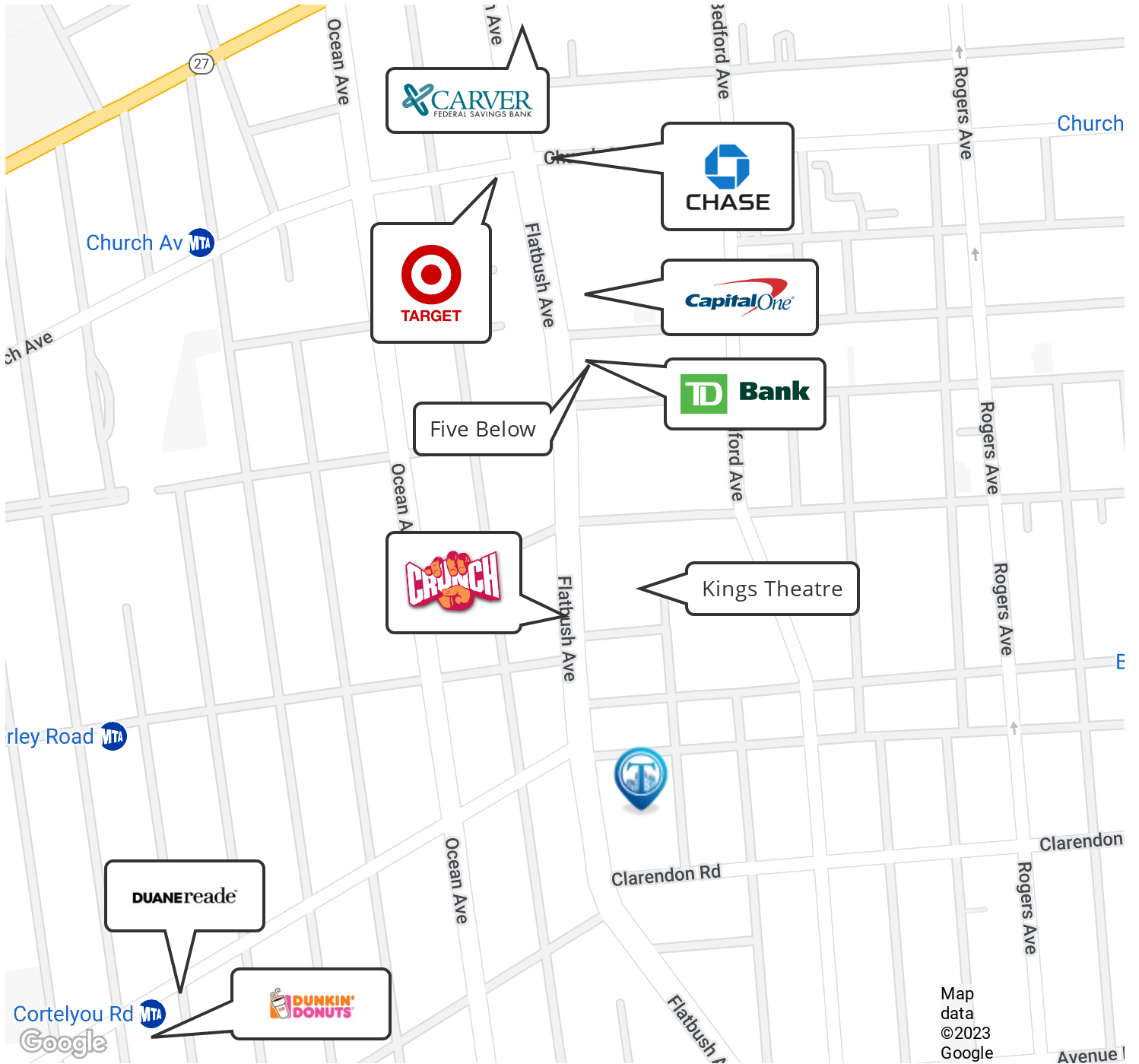
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Retailer Map



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