



TRI STATE
COMMERCIAL
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

1,400 - 3,900 SF | 39 Graham Ave | Retail and Office Space for Lease

39 Graham Avenue, Brooklyn, NY 11206

Shlomi Bagdadi
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Executive Summary



OFFERING SUMMARY

Lease Rate:	Call: 718-437-6100
Available SF:	1,400 - 3,900 SF
Building Size:	3,875 SF
Lot Size:	2,500 SF
Number of Units:	2
Zoning:	R7A

LOCATION OVERVIEW

Located in the East Williamsburg neighborhood of Brooklyn between Varet St & Cook St near the Flushing Ave subway station.

Nearest Transit: J & M trains at Flushing Ave and the B43 bus line.

Nearby tenants include Shoppers World, Fabco Shoes, Jimmy Jazz, GNC, Chase Bank, Burger King, Dunkin', TD Bank, T-Mobile, Popular Bank, Sonic Drive-In, Kidtown, Taco Bell, Walgreens, Planet Fitness, Starbucks, Chipotle, and more!

PROPERTY HIGHLIGHTS

- Ground: 2,500 SF
- 2nd Floor: 1,400 SF
- Great frontage
- Surrounded by national tenants
- Signage opportunity
- Spaces can be leased together or seaprate

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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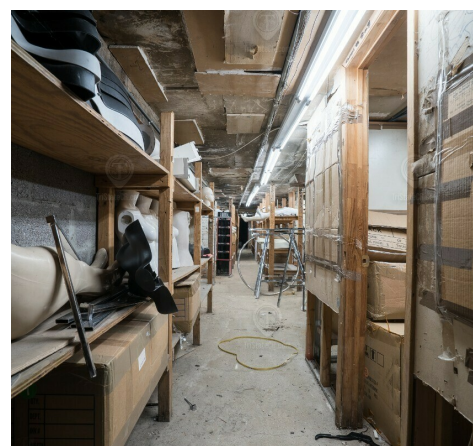
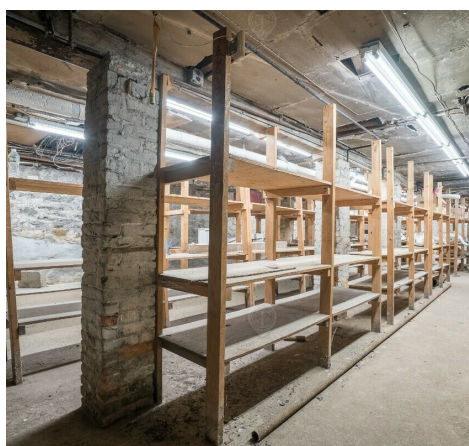
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Additional Photos



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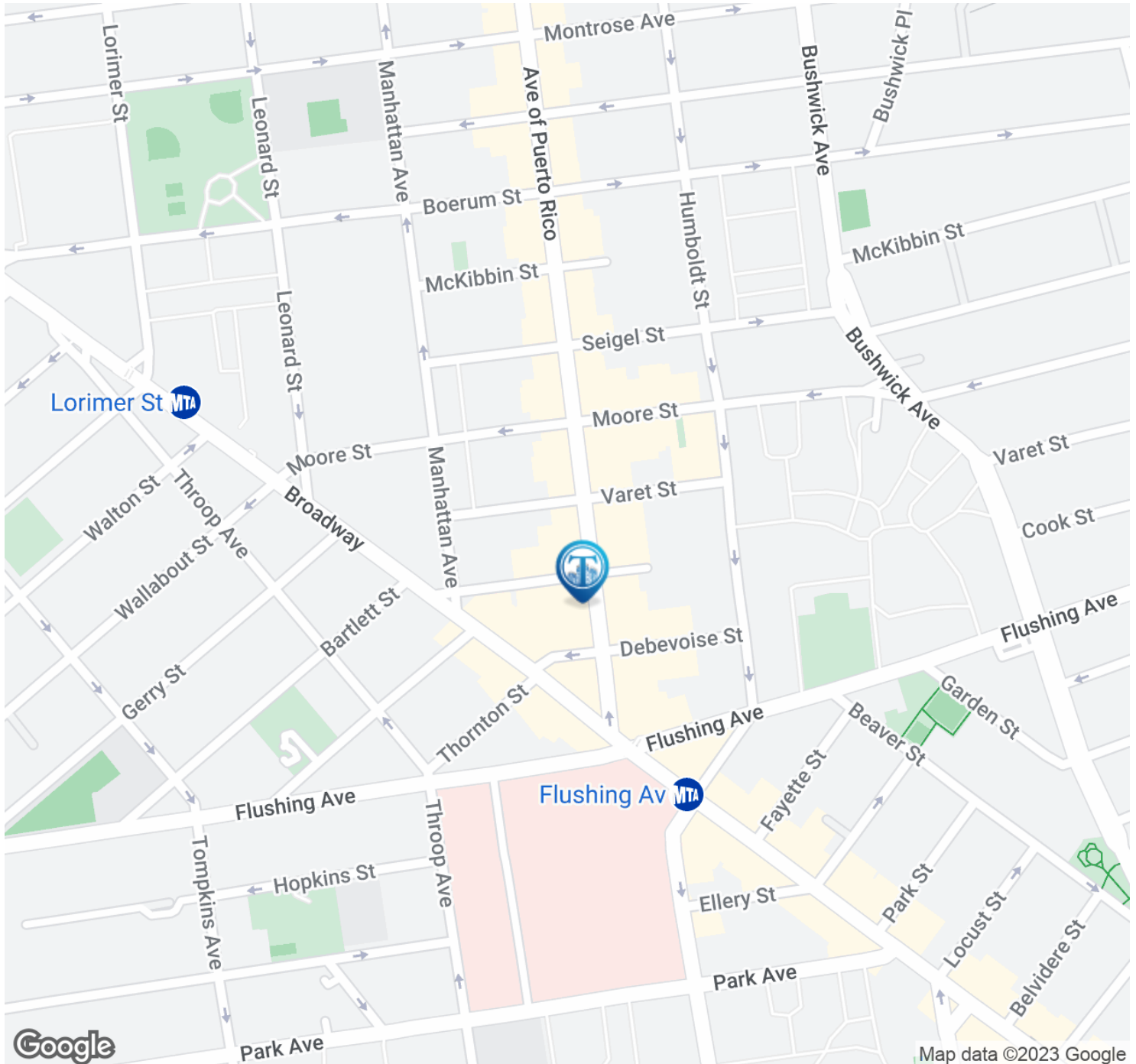
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Location Map



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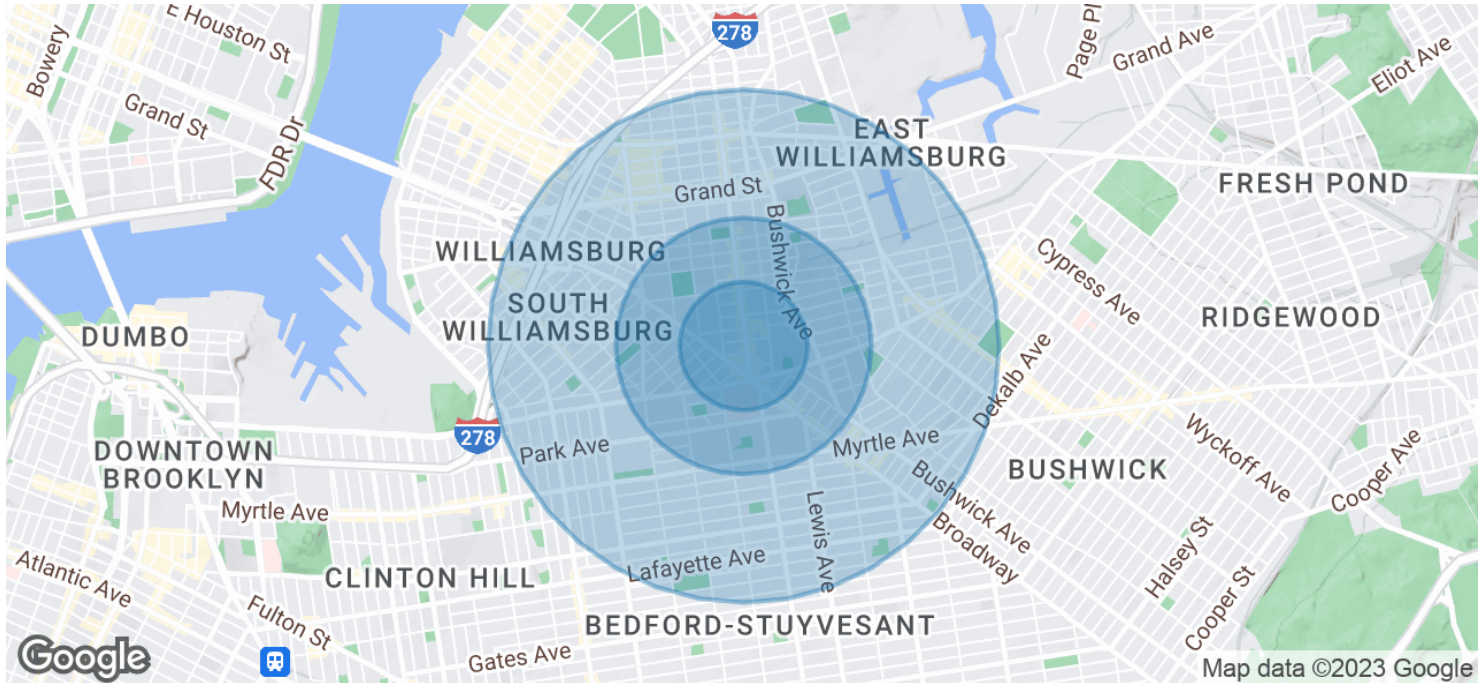
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	12,963	48,305	177,208
Average Age	33.7	31.1	29.1
Average Age (Male)	29.1	27.7	27.3
Average Age (Female)	36.6	34.1	30.7

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	5,057	18,245	67,561
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$55,528	\$63,806	\$76,018
Average House Value	\$225,320	\$260,985	\$441,687

* Demographic data derived from 2020 ACS - US Census

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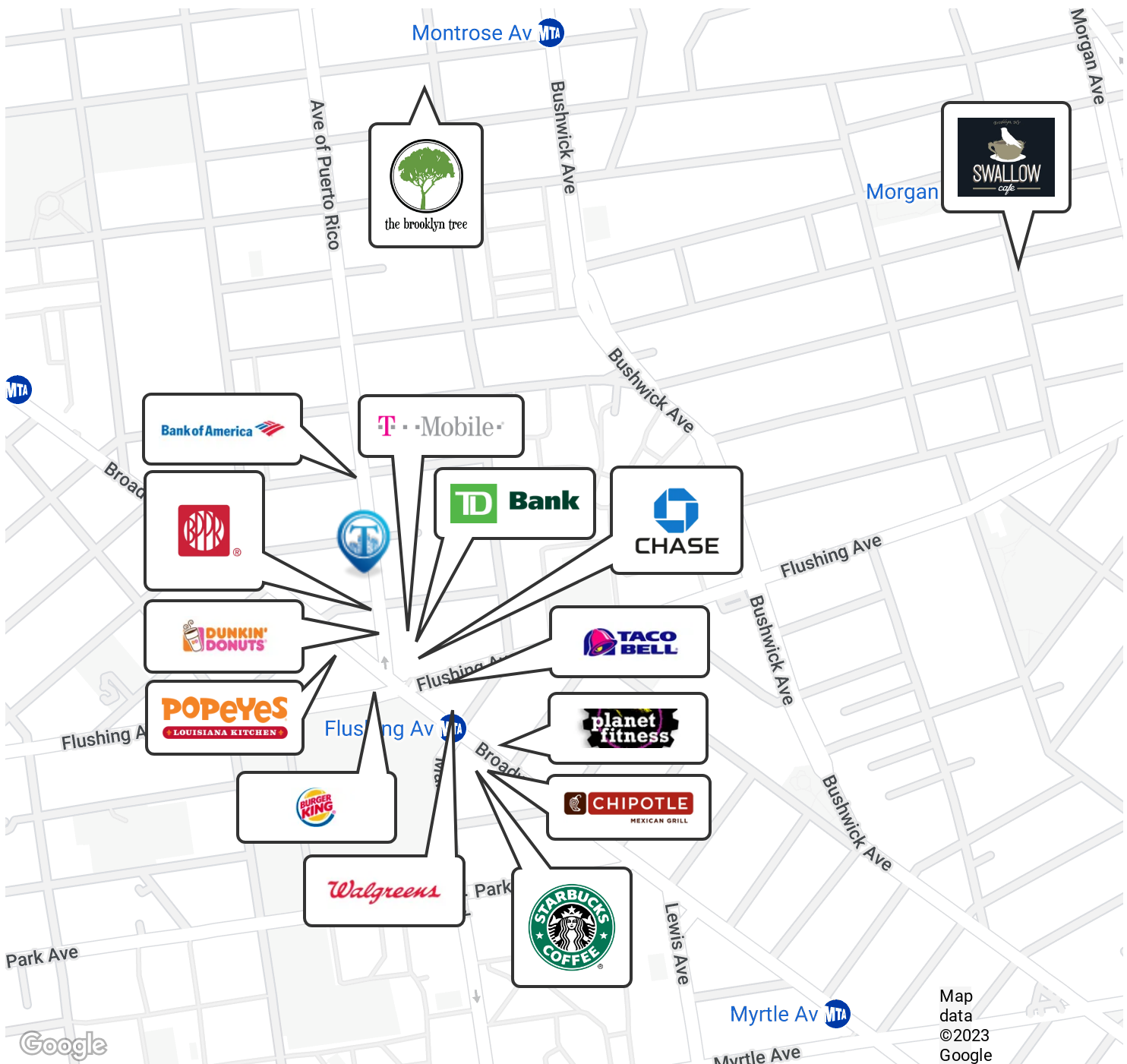
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Retailer Map



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