



**TRI STATE
COMMERCIAL**
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

1200 SF Retail Space for LEASE in a Prime Location in Bed-Stuy!

310 Tompkins Ave, Brooklyn, NY 11216

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Tri State Commercial® Realty Inc | 482 Coney Island Ave | Brooklyn, NY 11218 | | tristatecr.com



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Executive Summary



OFFERING SUMMARY

Available SF: 1,200 SF

Lease Rate: Upon Request

Lot Size: 1,559 SF

Building Size: 4,620 SF

Zoning: R6A, C2-4

PROPERTY OVERVIEW

1200 SF Retail Space for LEASE in a Prime Location in Bed-Stuy!
Full kitchen and Ventilation
Basement and Backyard Included
Building Size: 4620 SF

LOCATION OVERVIEW

Located in a Prime Spot in Bed-Stuy! Proximity to G train at Bedford - Nostrand Ave Station. Neighboring tenants include:

- Chase
- Citi Bank
- Checkers
- KFC
- TD Bank
- Popular Community Bank
- Popeyes
- Amalgamated Bank

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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Location Maps



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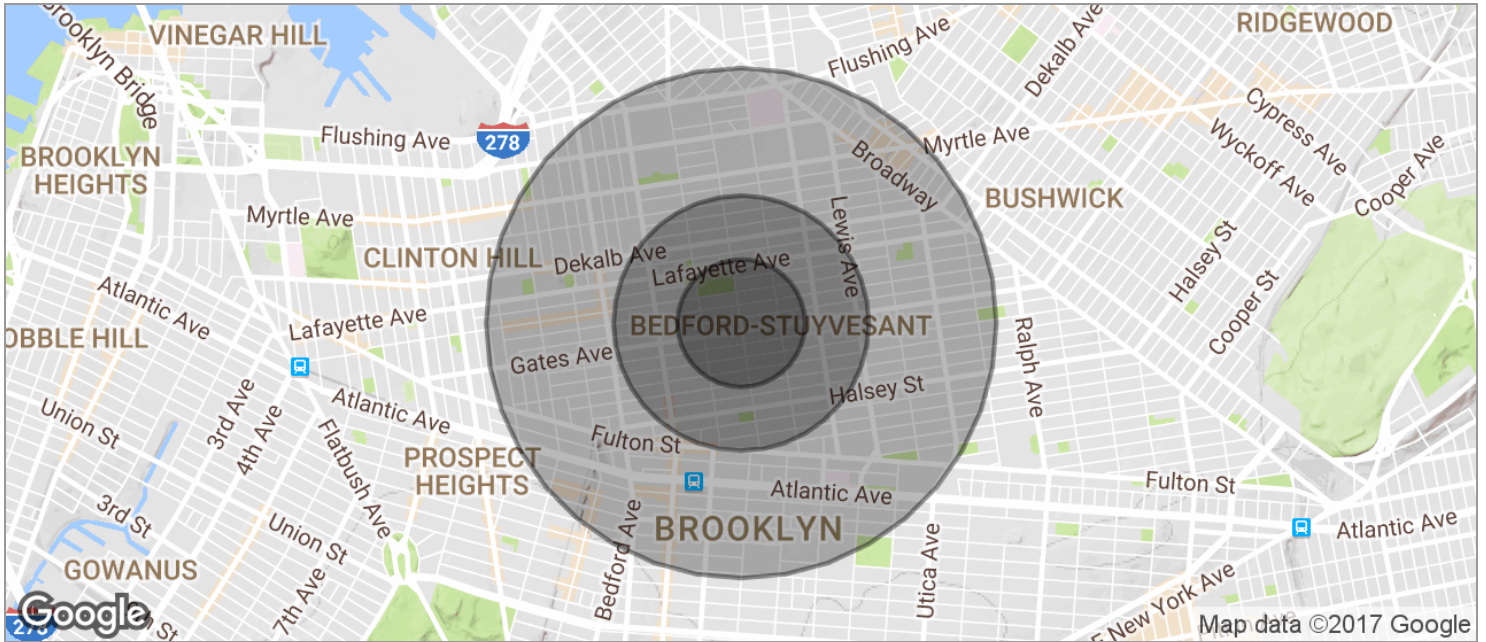
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Demographics Map



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	11,371	46,068	170,340
MEDIAN AGE	33.8	33.3	32.0
MEDIAN AGE (MALE)	34.1	32.8	30.4
MEDIAN AGE (FEMALE)	33.7	34.4	33.6
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	4,442	17,837	65,950
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$54,574	\$51,206	\$47,216
AVERAGE HOUSE VALUE	\$710,093	\$702,156	\$670,740

* Demographic data derived from 2010 US Census

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Retailer Map



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