



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

8,851 SF Storage | Warehouse | Parking space with drive up ramp available in Clinton Hill!

967 Atlantic Ave, Brooklyn, NY 11238

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

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Executive Summary



OFFERING SUMMARY

Available SF:	1,991 - 8,851 SF
Lease Rate:	Upon Request

PROPERTY OVERVIEW

8,851 SF Storage | Warehouse | Parking space with drive up ramp available in Clinton Hill!
Property Type: Retail
Space Available: 8,851 SF
Building Size: 18,000 SF

LOCATION OVERVIEW

Located in Clinton Hill near the Franklin Ave subway station.

Lot Size:	8,970 SF
Building Size:	17,600 SF
Zoning:	R7A, C2-4

Public Transits: A,C & S train at Franklin Ave.

National Tenants include:

- AT & T
- Chase Bank
- Starbucks
- Verizon
- Walgreens
- Home Depot
- Capital One
- Marshalls
- KFC
- S. many more!

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Additional Photos



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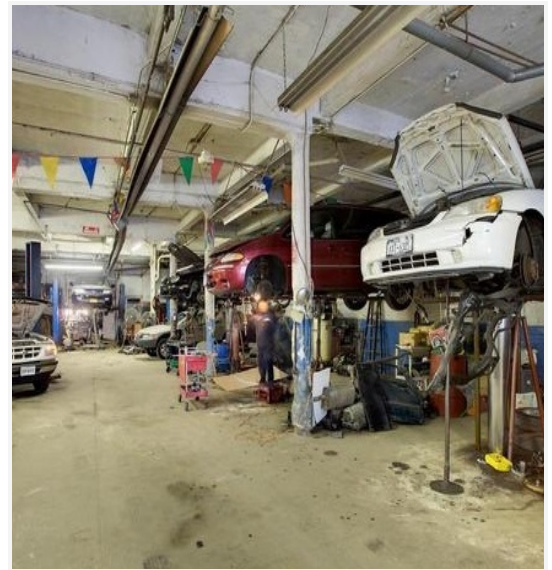
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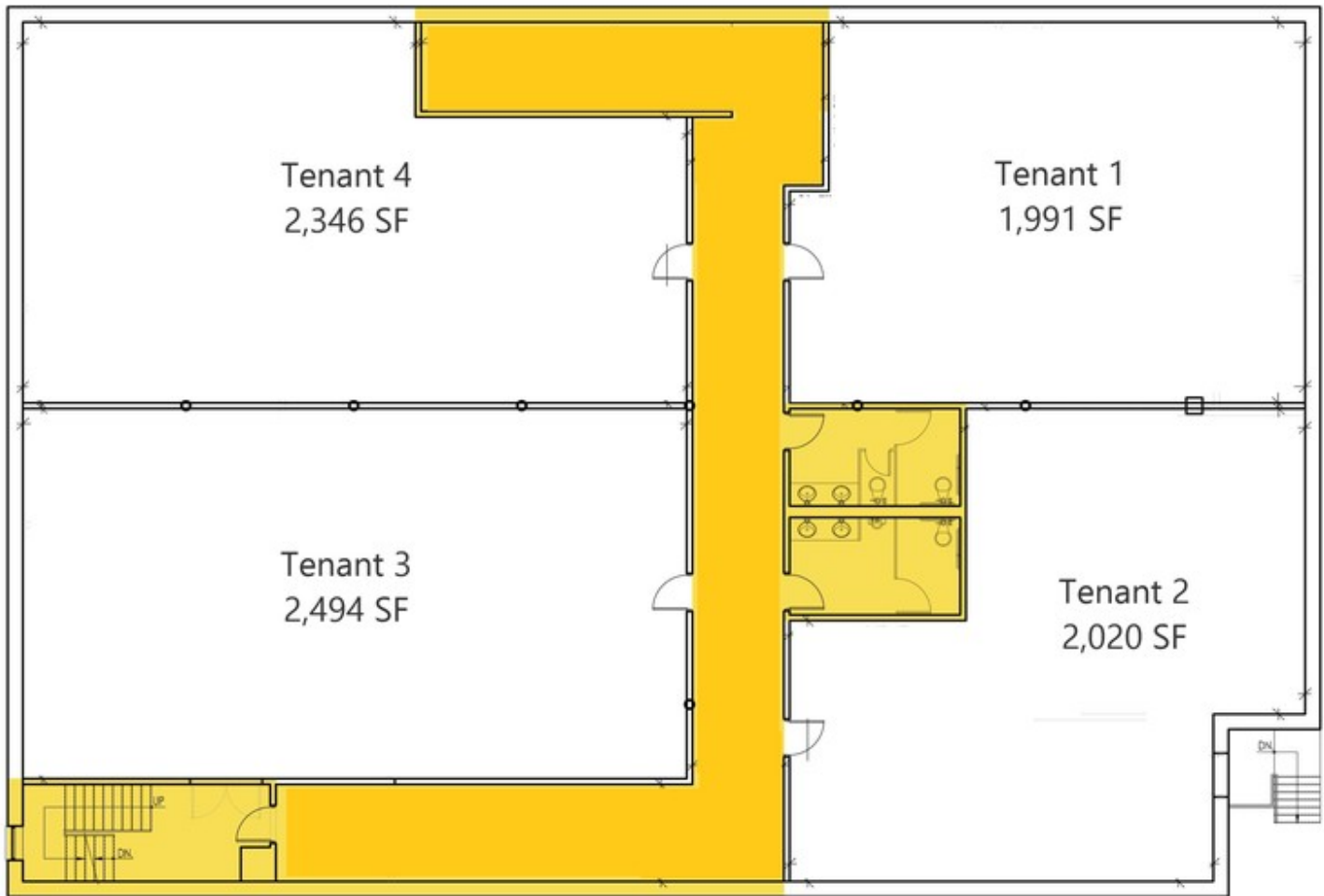
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2nd Floor Plan- Division Options



GROSS AREA: 8852 SF
CORRIDOR/ INFRASTRUCTURE: 1824 SF

2nd FLOOR PLAN

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Location Maps



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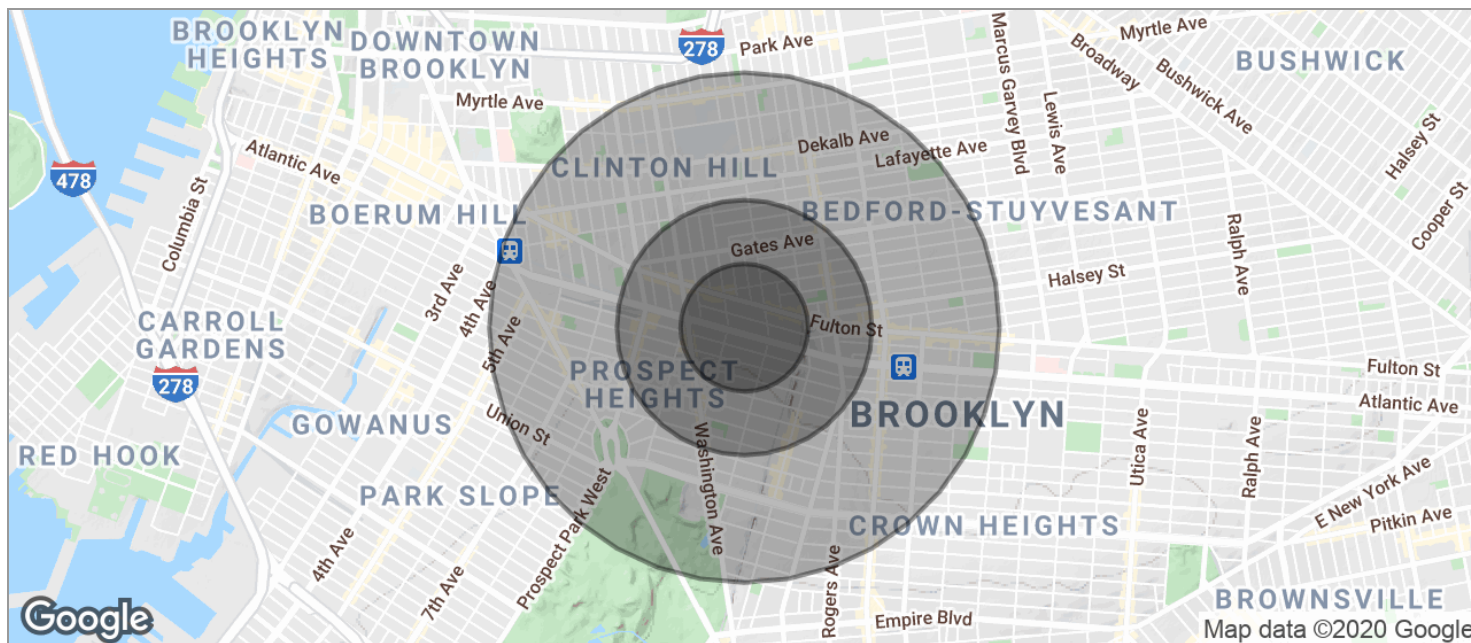
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Demographics Map



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	7,784	36,830	167,676
MEDIAN AGE	32.4	32.8	33.6
MEDIAN AGE (MALE)	32.5	32.6	32.9
MEDIAN AGE (FEMALE)	32.4	33.0	34.7
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	3,564	16,649	71,458
# OF PERSONS PER HH	2.2	2.2	2.3
AVERAGE HH INCOME	\$66,350	\$69,893	\$70,764
AVERAGE HOUSE VALUE	\$697,679	\$712,425	\$649,513

* Demographic data derived from 2010 US Census

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Retailer Map



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Available Spaces

LEASE TYPE | Upon Request

TOTAL SPACE | 1,991 - 8,851 SF

LEASE TERM | Negotiable

LEASE RATE | Upon Request

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Space 1 - 2nd FL	Available	1,991 SF	Upon Request	Upon Request	-
Space 2- 2nd FL	Available	2,020 SF	Upon Request	Upon Request	-
Space 3- 2nd FL	Available	2,494 SF	Upon Request	Upon Request	-
Space 4- 2nd FL	Available	2,346 SF	Upon Request	Upon Request	-
Entire 2nd Floor	Available	8,851 SF	Upon Request	Upon Request	2nd FL

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