

BROOKLYN, NY 11216

# 629 THROOP AVE



## Property Description

Coldwell Banker Reliable Commercial Division is please to offer for lease approximately 650 SF of newly renovated ground floor professional space with exposed brick walls. Suitable uses include but are not limited to tax accounting or law office, medical office and tutoring. All professional uses will be considered.

### Location Description

Bedford-Stuyvesant is a neighborhood in the north central part of Brooklyn. It is bordered by Williamsburg to the north, Clinton Hill to the west, Bushwick to the east and Crown Heights and Bushwick to the south.

## Property Highlights

- Close proximity to a number of educational and medical tenants
- In close proximity to Kingston-Throop Aves A and C trains, as well as B25 and B43 buses.

**Joseph T. Hamdan**

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**Olga Pidhirnyak**

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\$2,500 Per Month



OFFERING SUMMARY

Available SF: 650 SF

Lease Rate: \$2,500 per month (MG)

Zoning R6A

Building Size: 2,720



PROPERTY OVERVIEW

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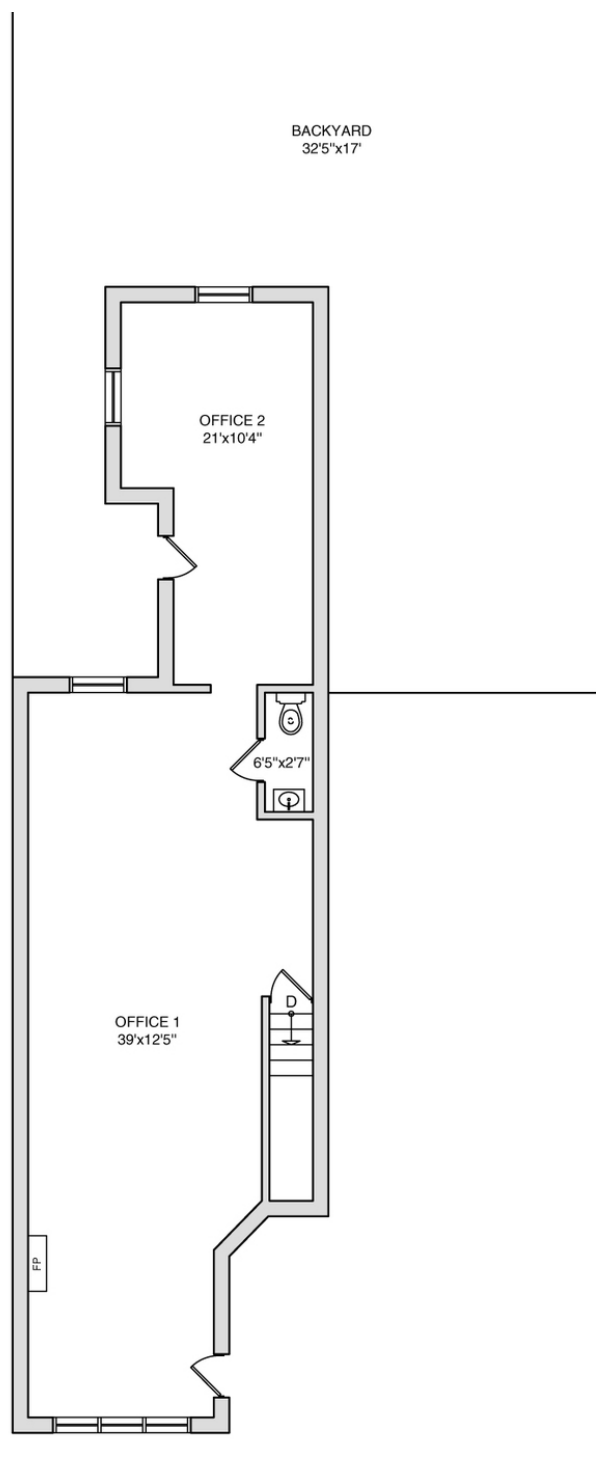
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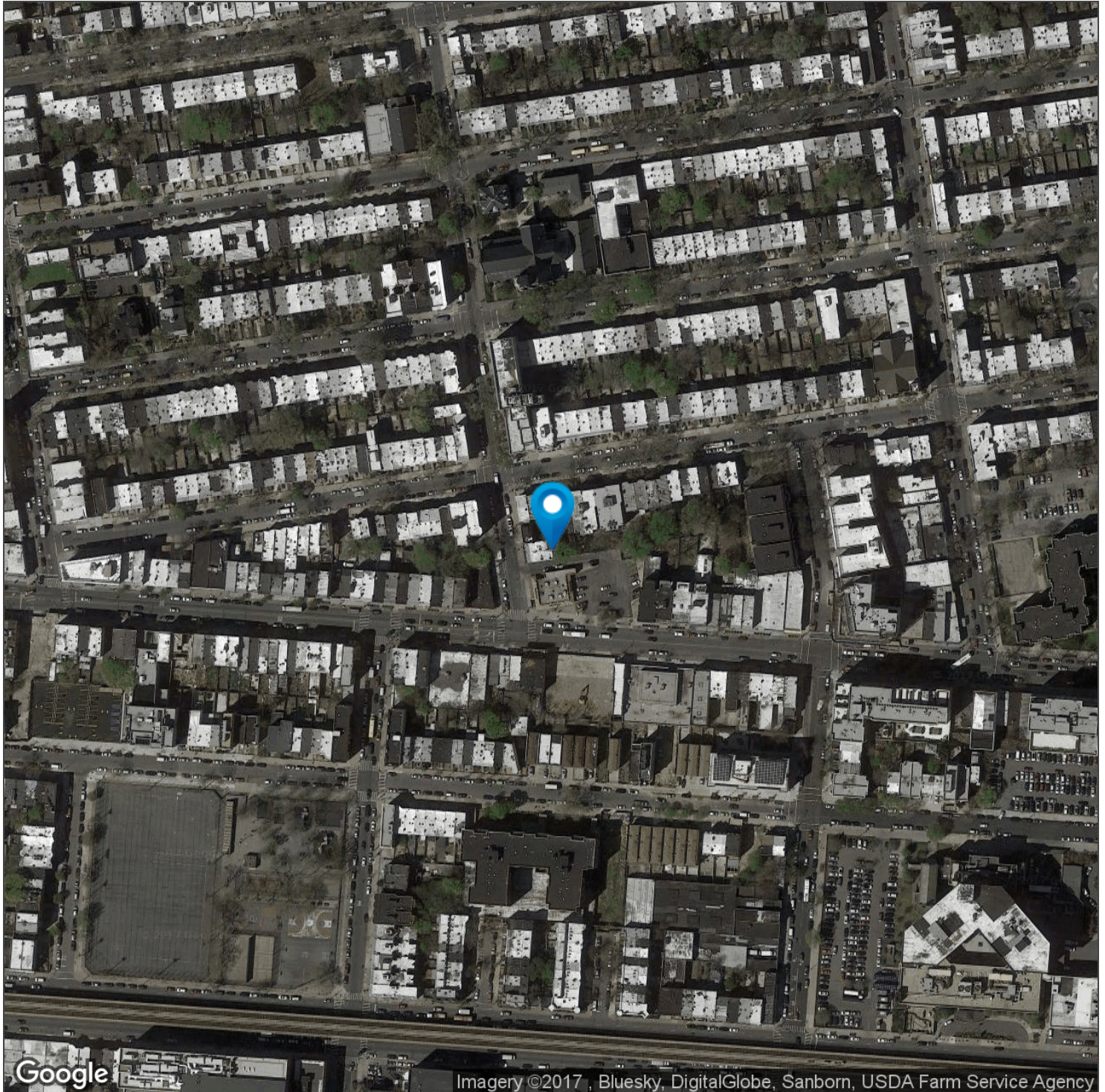
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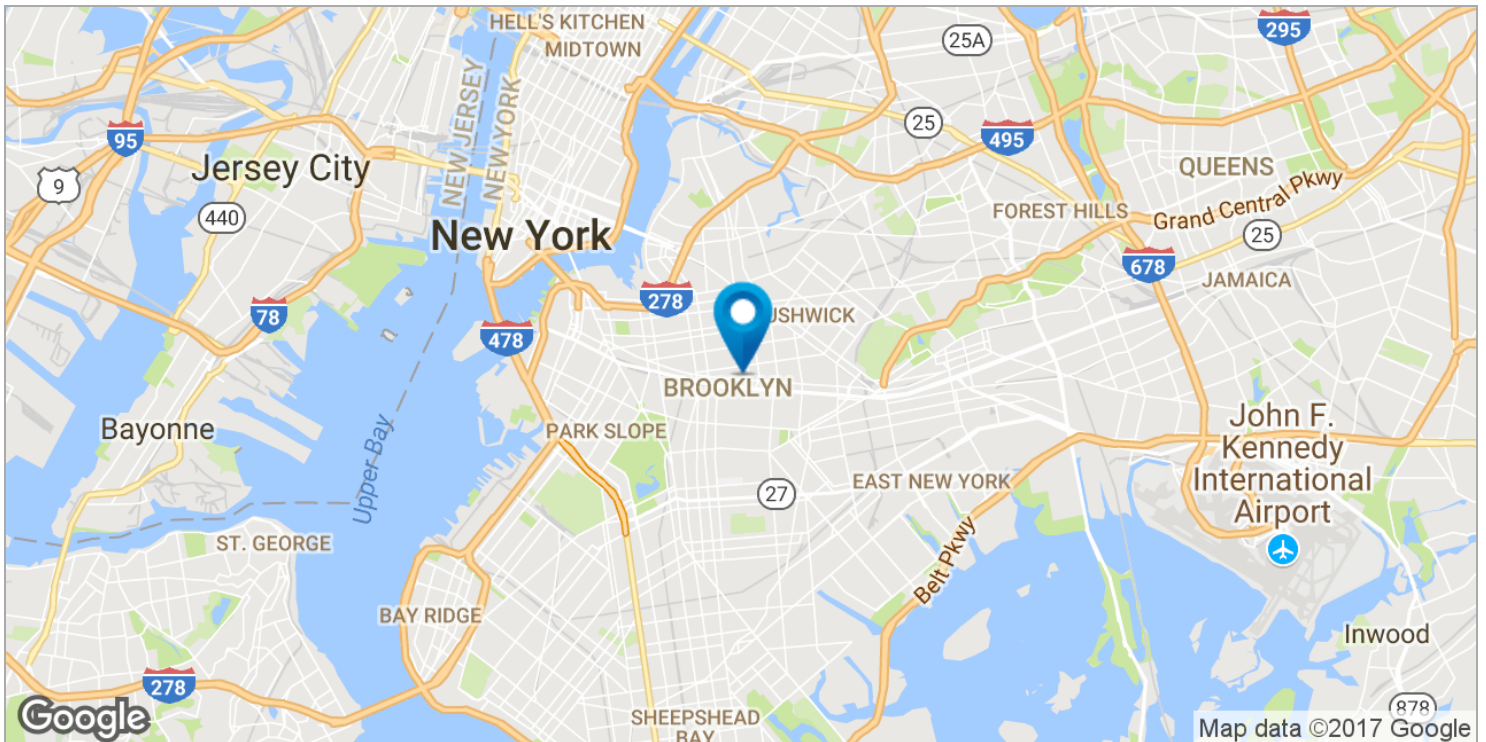
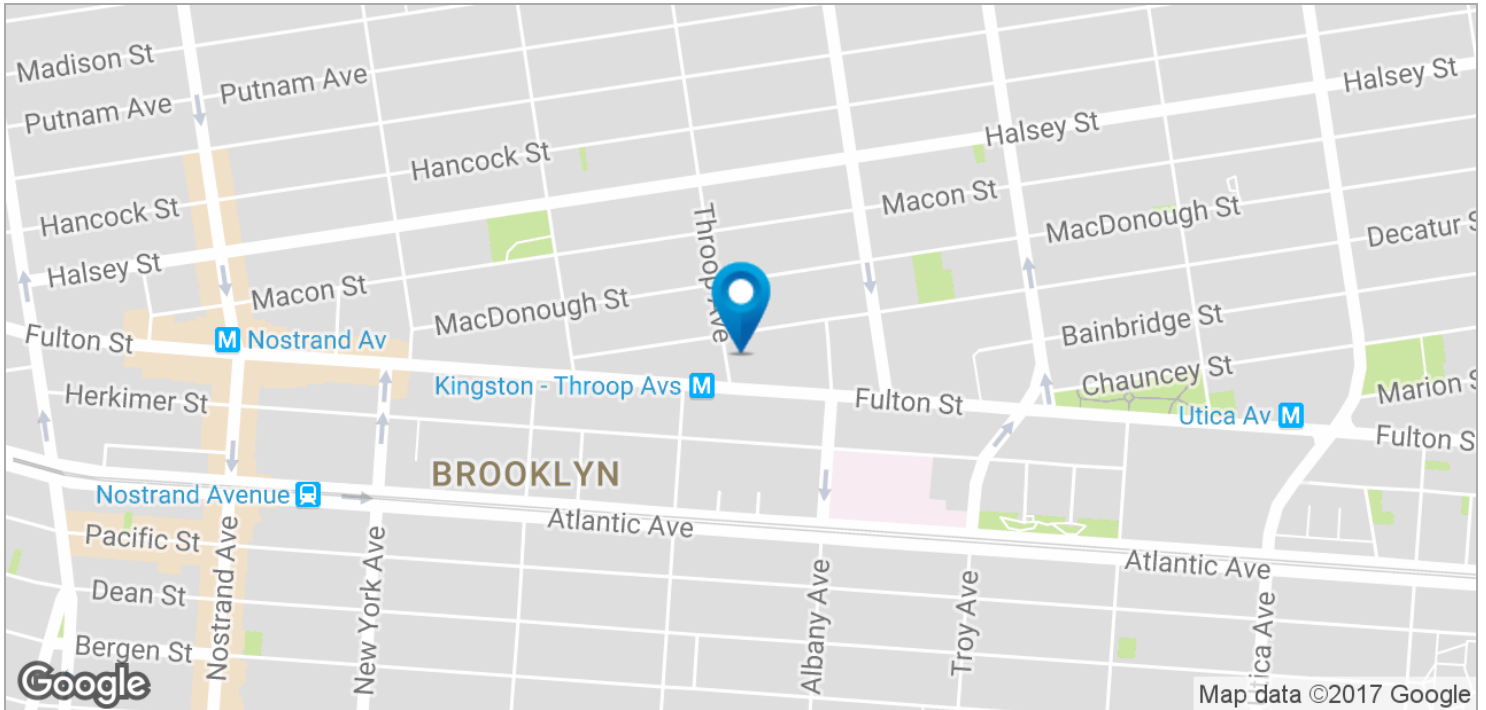
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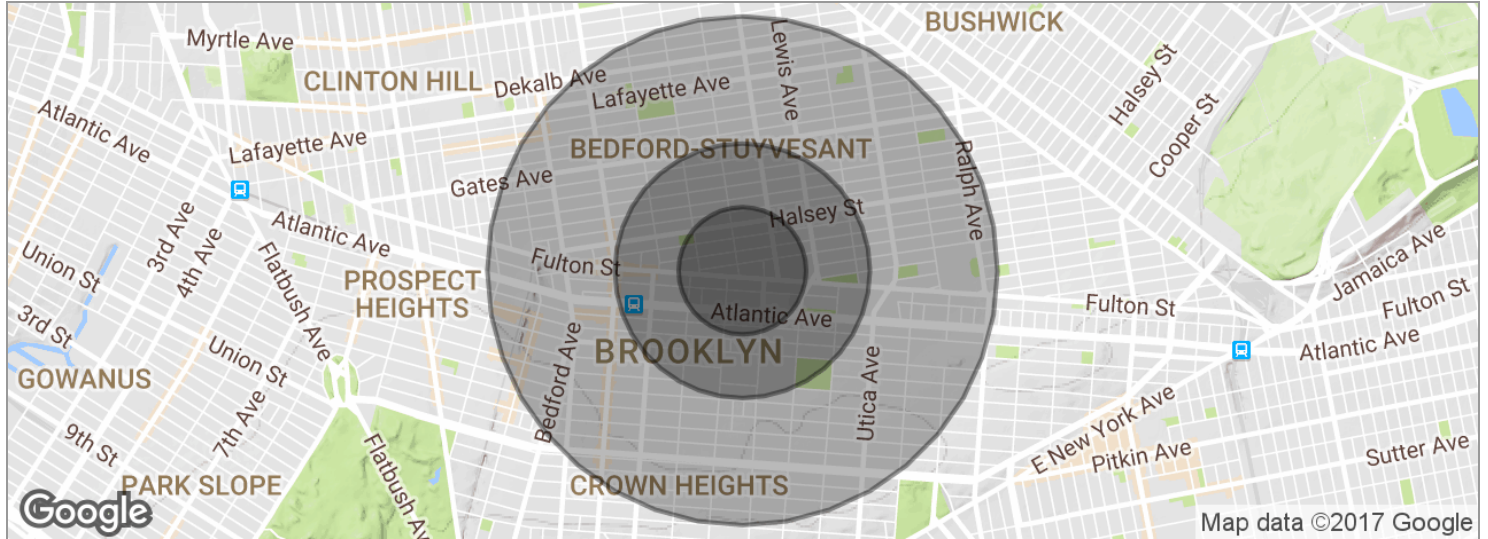
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## 629 THROOP AVE



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	9,124	41,328	169,528
Median age	35.3	35.9	33.8
Median age (male)	34.2	35.3	32.1
Median age (Female)	36.4	36.8	35.6
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	3,638	16,876	67,327
# of persons per HH	2.5	2.4	2.5
Average HH income	\$53,866	\$52,132	\$49,340
Average house value	\$702,583	\$689,287	\$641,157

\* Demographic data derived from 2010 US Census

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