

300 SF Retail Space On A Busy Block in Homecrest!

2082 East 9th Street, Brooklyn, NY 11223



**TRI STATE
COMMERCIAL**
REAL ESTATE EXPERTS

Executive Summary



OFFERING SUMMARY

Available SF: 300 SF

Lease Rate: Upon Request

Lot Size: 2,420 SF

Building Size: 5,214 SF

Zoning: R6A, R5, C1-4, OP

Market: Homecrest

PROPERTY OVERVIEW

300 SF Retail Space On A Busy Block in Homecrest!

Property Type: Retail

Total Space Available: 300 SF

Building Size: 5,214 SF

LOCATION OVERVIEW

Conveniently located in the heart of Brooklyn in a lively neighborhood with many retail businesses. Steps away from the B3 and B68 buses and just a few short blocks from the Q train at the Ave U Station. Neighboring tenants include:

- Chase
- AT&T
- Dunkin' Donuts
- McDonalds

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.

Shlomi Bagdadi
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Tri State Commercial® Realty Inc // 482 Coney Island Ave // Brooklyn, 11218 // <http://tristatecr.com/>



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Available Spaces

Lease Rate: UPON REQUEST **Total Space** 300 SF
Lease Type: Upon Request **Lease Term:**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Retail	Street Retail	UPON REQUEST	Upon Request	300 SF	Negotiable	300 SF Retail.

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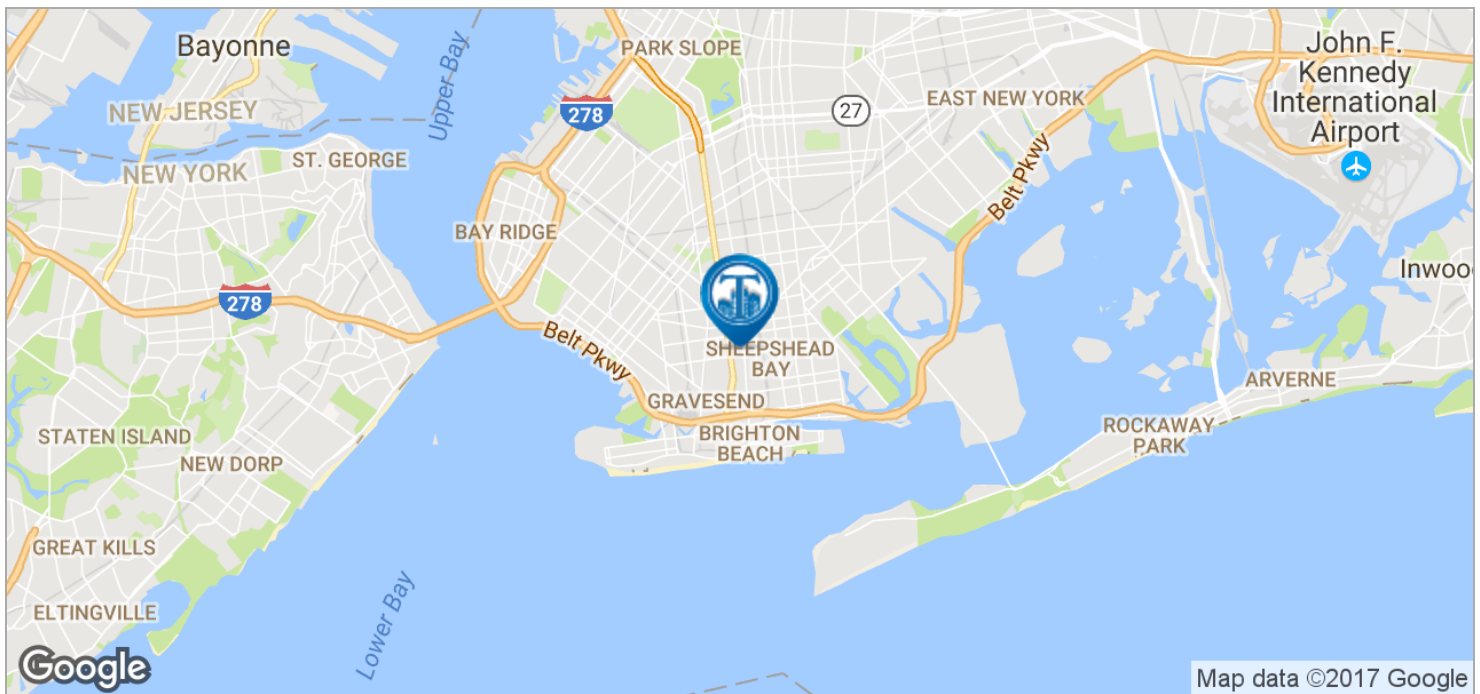
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Location Maps



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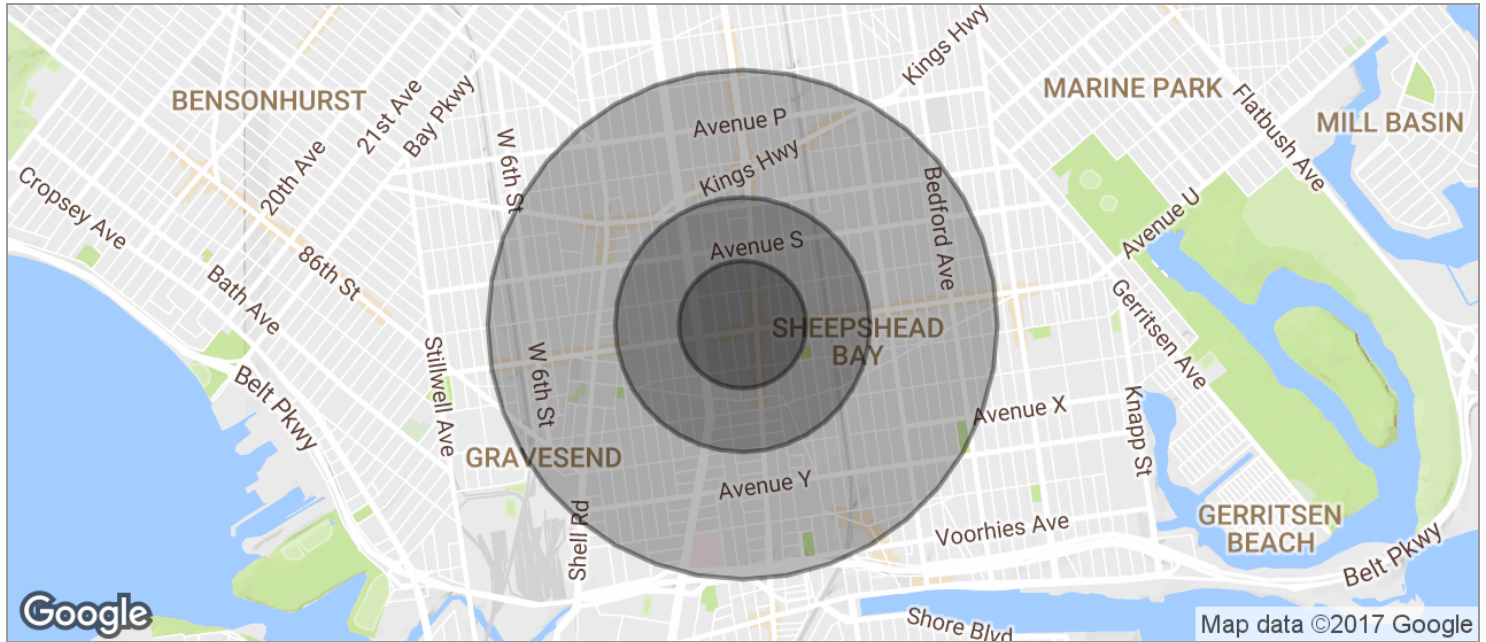
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Demographics Map



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	7,230	30,091	123,374
MEDIAN AGE	37.3	36.9	39.8
MEDIAN AGE (MALE)	36.1	35.1	37.9
MEDIAN AGE (FEMALE)	37.3	38.5	41.6
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	2,676	11,011	46,883
# OF PERSONS PER HH	2.7	2.7	2.6
AVERAGE HH INCOME	\$52,241	\$59,458	\$59,640
AVERAGE HOUSE VALUE	\$650,712	\$580,997	\$559,269

* Demographic data derived from 2010 US Census

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Retailer Map



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