



**COLDWELL
BANKER
COMMERCIAL**

RELIABLE REAL ESTATE

BATH BEACH SECOND FLOOR PROFESSIONAL SPACE FOR LEASE

\$4,200.00 SF/month (MG)

1751-1753 Bath Avenue
Brooklyn, NY 11214

AVAILABLE SPACE
3,170 SF



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FOR LEASE

CBCWORLDWIDE.COM

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**COLDWELL BANKER COMMERCIAL
RELIABLE REAL ESTATE**
7428 5th Avenue, Brooklyn, New York 11209
718.921.3100



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1751-1753 Bath Avenue, Brooklyn, NY 11214

LEASE



OFFERING SUMMARY

| | |
|----------------|--------------------------|
| Available SF: | 3,170 SF |
| Lease Rate: | \$4,200.00 SF/month (MG) |
| Lot Size: | 3,168 SF |
| Year Built: | 1924 |
| Building Size: | 9,600 SF |
| Zoning: | R5, C2-2 |
| Market: | Brooklyn |
| Submarket: | Bath Beach |

PROPERTY OVERVIEW

Coldwell Banker Reliable Commercial Division is pleased to offer for lease approximately 3,170 SF of 2nd floor commercial space at 1751 - 1753 Bath Avenue, Brooklyn, NY 11214. The corner space has a high level of frontage and street visibility and is in proximity to public transportation. Nearby tenants include Citizens Bank, Bay Ridge Subaru and the United States Postal Service. Suitable uses include, but are not limited to professional office, medical center, fitness center and event hall among others.

PROPERTY HIGHLIGHTS

- Close Proximity to 18th Avenue D train station and B 64 and B 8 bus stations
- 3,170 SF of space

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2ND FLOOR

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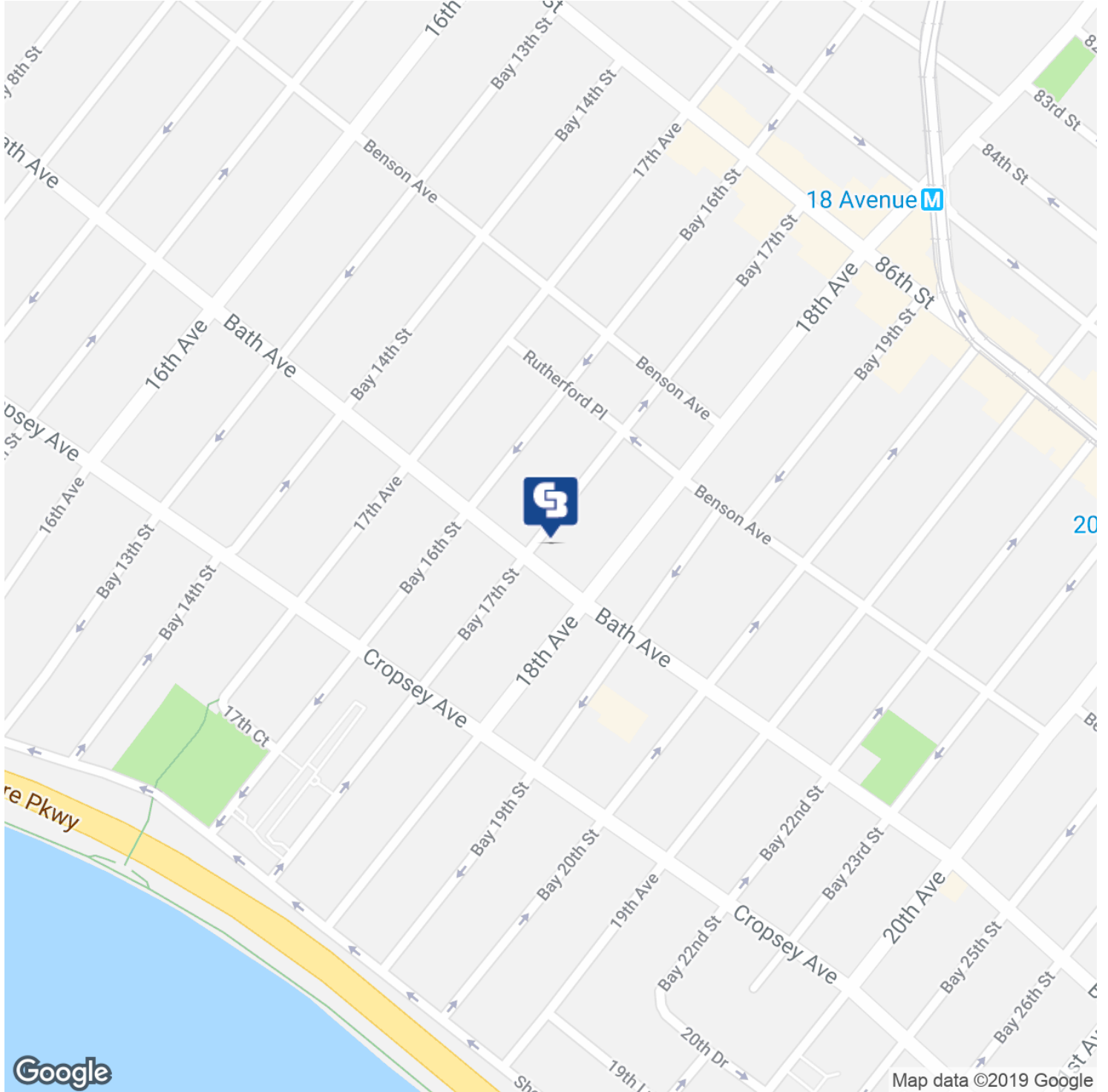
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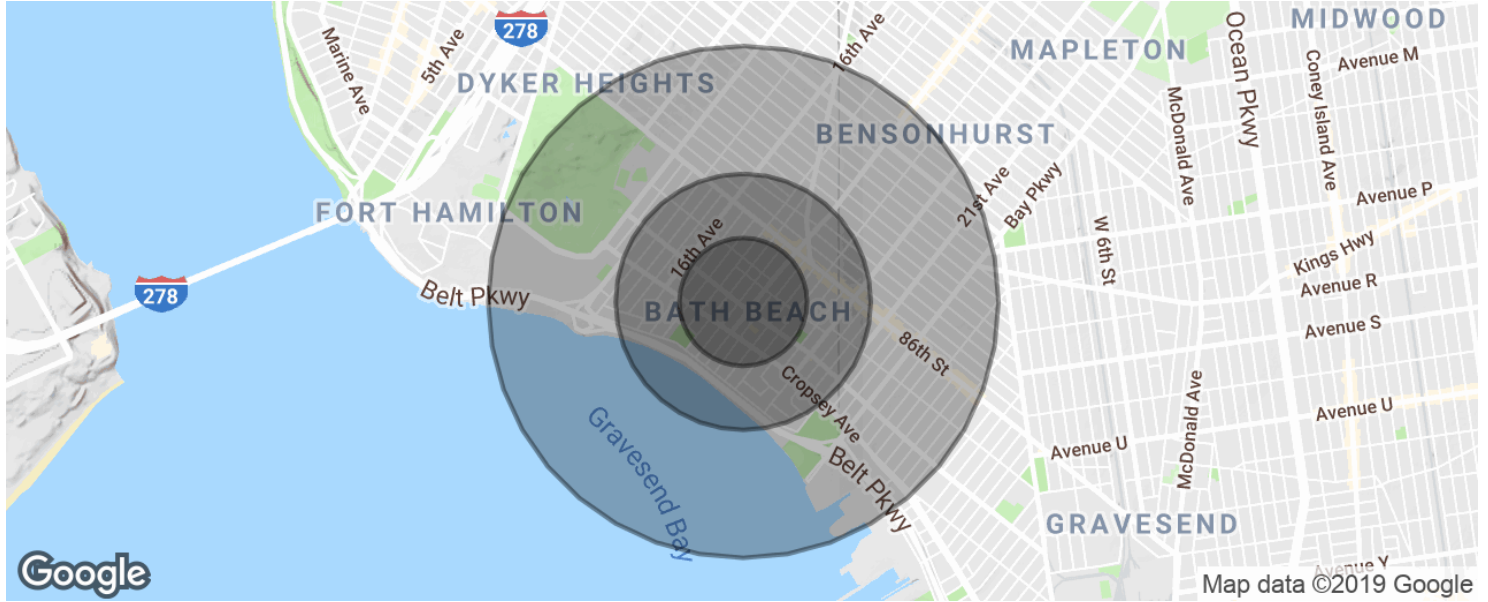
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BATH BEACH SECOND FLOOR PROFESSIONAL SPACE FOR LEASE

1751-1753 Bath Avenue, Brooklyn, NY 11214

LEASE



| POPULATION | 0.25 MILES | 0.5 MILES | 1 MILE |
|---------------------|------------|-----------|-----------|
| Total population | 5,724 | 24,461 | 79,710 |
| Median age | 39.4 | 40.0 | 41.0 |
| Median age (Male) | 36.6 | 38.0 | 39.2 |
| Median age (Female) | 43.3 | 42.3 | 43.3 |
| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE |
| Total households | 2,117 | 9,316 | 30,296 |
| # of persons per HH | 2.7 | 2.6 | 2.6 |
| Average HH income | \$57,452 | \$56,677 | \$57,857 |
| Average house value | \$563,738 | \$584,485 | \$631,003 |

* Demographic data derived from 2010 US Census

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Confidentiality Statement

This offering has been prepared solely for informational purposes. It is designed to assist potential tenants or prospective purchasers in determining whether they wish to proceed with an indepth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial Reliable Real Estate or by Ownership.

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The Owner reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to lease or purchase must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract to lease or purchase and prepared by the Owner or their representatives and executed by both parties; and (iii) approved by the Owner and such other parties who may have an interest in the Property. Neither the prospective tenant or purchaser nor Owner shall be bound until execution of a formal lease or contract of sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective tenants or purchasers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.