

## PRIME BAY RIDGE GROUND FLOOR RETAIL FOR LEASE - 600 SF

\$2,600 per month (MG)

8005 3rd Avenue  
Brooklyn, NY 11209

FOR LEASE

CBCWORLDWIDE.COM



### OFFICE

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LEASE



## OFFERING SUMMARY

Available SF: 600 SF

Lease Rate: \$2,600 per month (MG)

Lot Size: 4,000 SF

Building Size: 9,600 SF

Zoning: R6B / C1-3

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## PROPERTY OVERVIEW

Coldwell Banker Reliable Commercial Division is pleased to offer for lease 8005 3rd Avenue, Bay Ridge Brooklyn, NY. Space features approximately 600 SF. The space is a part of the third avenue business improvement district with close proximity to public transportation, roads, schools as well as local and national tenants. All uses will be considered. To schedule a preview please contact Exclusive Broker Coldwell Banker Reliable Commercial Division.

## PROPERTY HIGHLIGHTS

- 600 SF
- Densely Populated Area
- Close to Public Transportation
- All Use Types Will Be Considered



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## PROPERTY DESCRIPTION

Coldwell Banker Reliable Commercial Division is pleased to offer for lease 8005 3rd Avenue, Bay Ridge Brooklyn, NY. Space features approximately 600 SF. The space is a part of the third avenue business improvement district with close proximity to public transportation, roads, schools as well as local and national tenants. All uses will be considered. To schedule a preview please contact Exclusive Broker Coldwell Banker Reliable Commercial Division.

## PROPERTY HIGHLIGHTS

- 600 SF
- Densely Populated Area
- Close to Public Transportation
- All Use Types Will Be Considered

## OFFERING SUMMARY

Lease Rate:	\$2,600 per month (MG)
Available SF:	600 SF
Lot Size:	4,000 SF
Building Size:	9,600 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	3,268	12,852	38,592
Total Population	8,227	31,191	95,270
Average HH Income	\$81,317	\$76,608	\$71,717

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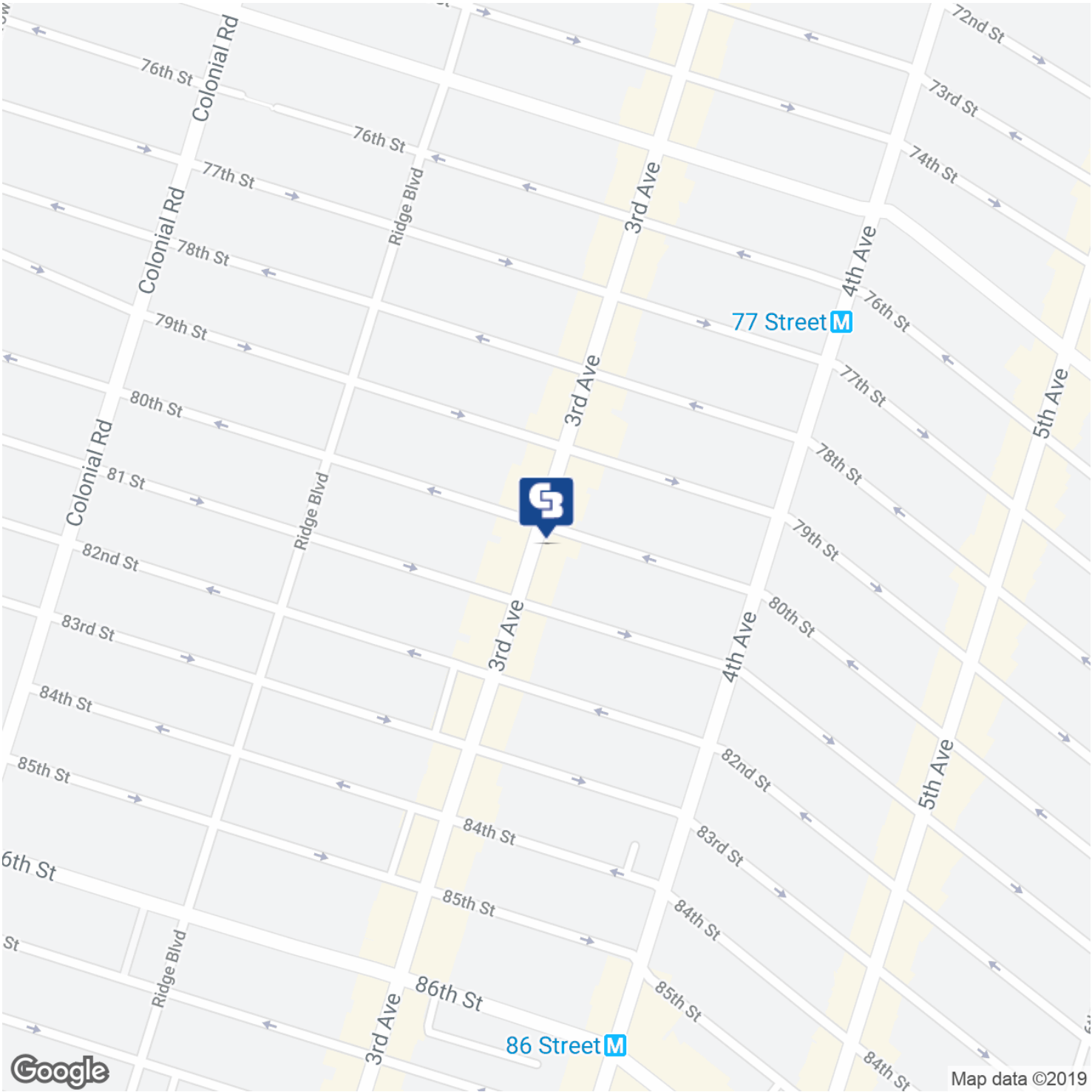
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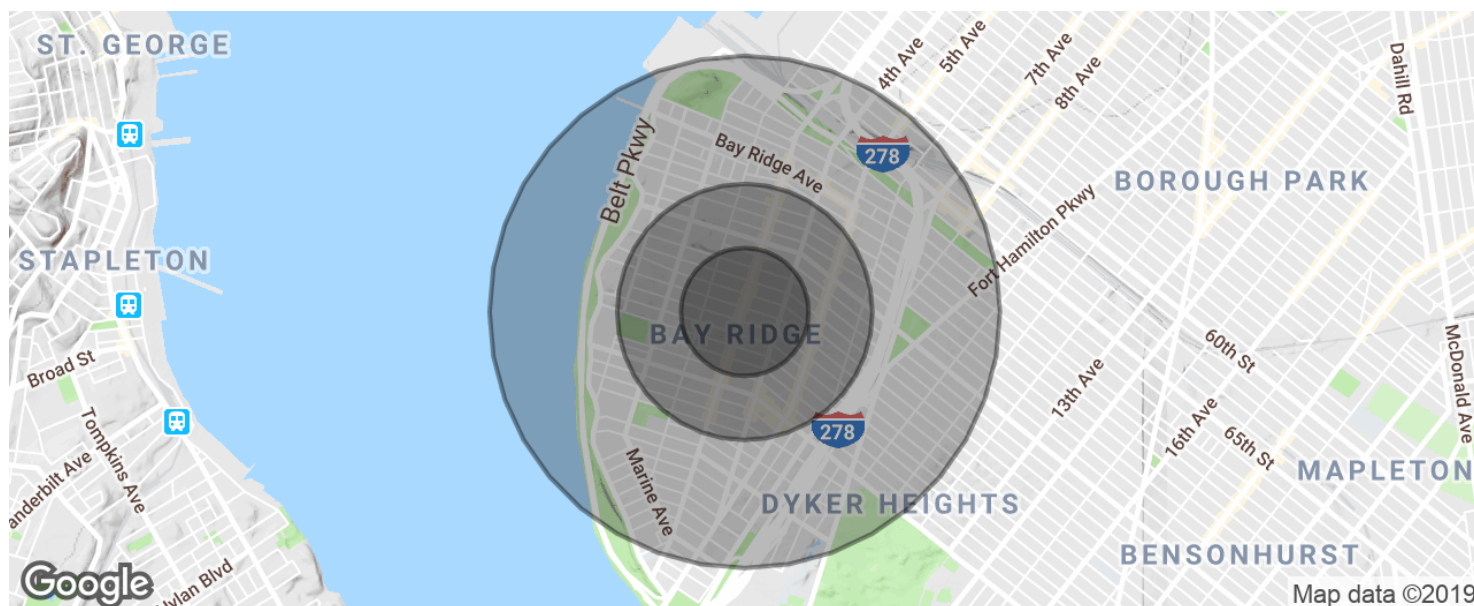




## PRIME BAY RIDGE GROUND FLOOR RETAIL FOR LEASE - 600 SF

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	8,227	31,191	95,270
Median age	35.5	36.5	38.0
Median age (Male)	34.5	35.9	36.6
Median age (Female)	40.6	38.3	39.7
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	3,268	12,852	38,592
# of persons per HH	2.5	2.4	2.5
Average HH income	\$81,317	\$76,608	\$71,717
Average house value	\$776,053	\$656,734	\$602,414

\* Demographic data derived from 2010 US Census

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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.