



**COLDWELL  
BANKER  
COMMERCIAL**

RELIABLE REAL ESTATE

## 311 SARATOGA AVENUE

Brooklyn, NY 11233

AVAILABLE SPACE  
1,600 SF

LEASE RATE  
\$3,800.00 per month (MG)



FOR LEASE

CBCWORLDWIDE.COM

### OFFICE

Kimberly Fong  
718 921 3100 x161  
kimberlyfong.cb@gmail.com

Olga Pidhirnyak  
718 921 3100 x110  
olga.pidhirnyak@cbrcd.com

©2021 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

COLDWELL BANKER COMMERCIAL  
RELIABLE REAL ESTATE  
7428 5th Avenue, Brooklyn, NY 11209  
718.921.3100





# 311 SARATOGA AVENUE

Brooklyn, NY 11233

LEASE



## OFFERING SUMMARY

Available SF: 1,600 SF

Lease Rate: \$3,800.00 per month (MG)

Lot Size: 1,586 SF

Building Size: 2,676 SF

Zoning: R6

CBCWORLDWIDE.COM

Kimberly Fong  
718 921 3100 x161  
kimberlyfong.cb@gmail.com

Olga Pidhirnyak  
718 921 3100 x110  
olga.pidhirnyak@cbrcd.com

## PROPERTY OVERVIEW

Coldwell Banker Reliable Real Estate Commercial Division is pleased to offer for lease 311 Saratoga Avenue, Brooklyn, NY 11233. The corner property's ground floor retail space is approximately 1,600 SF. The space was formerly a daycare and has a fire alarm system installed. The space features a high level of street exposure on both Saratoga Avenue and Dean Street. The space is located in proximity to public transportation and a dense residential population. Nearby tenants include Jackson Hewitt Tax Service, Dunkin Donuts as well as numerous churches and schools.

## PROPERTY HIGHLIGHTS

- Corner space with a high level of street exposure
- Former daycare with a fire alarm system
- Dense residential population
- Close to the Rockaway Avenue A and C train station



# 311 SARATOGA AVENUE

Brooklyn, NY 11233

LEASE



## LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,600 SF	Lease Rate:	\$3,800.00 per month

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Ground Floor Retail Space Approximately 1,600 SF	Available	1,600 SF	Modified Gross	\$3,800 per month	Retail / Professional Space

CBCWORLDWIDE.COM

Kimberly Fong  
 718 921 3100 x161  
 kimberlyfong.cb@gmail.com

Olga Pidhirnyak  
 718 921 3100 x110  
 olga.pidhirnyak@cbrcd.com





# 311 SARATOGA AVENUE

Brooklyn, NY 11233

LEASE



Map data ©2021 Google

CBCWORLDWIDE.COM

Kimberly Fong  
 718 921 3100 x161  
 kimberlyfong.cb@gmail.com

Olga Pidhirnyak  
 718 921 3100 x110  
 olga.pidhirnyak@cbrcd.com







# 311 SARATOGA AVENUE

Brooklyn, NY 11233

LEASE



CBCWORLDWIDE.COM

Kimberly Fong  
718 921 3100 x161  
kimberlyfong.cb@gmail.com

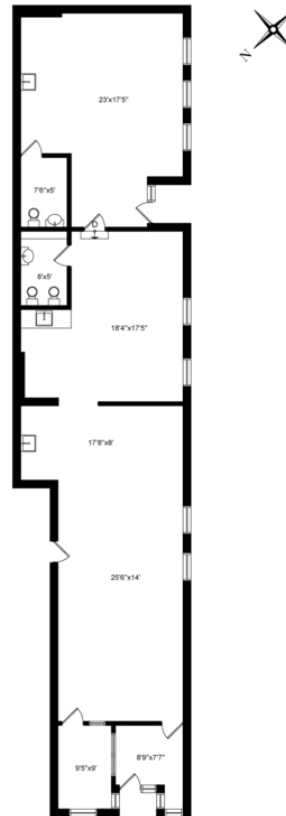
Olga Pidhirnyak  
718 921 3100 x110  
olga.pidhirnyak@cbrcd.com



# 311 SARATOGA AVENUE

Brooklyn, NY 11233

LEASE



Floor plan measurements are approximate and are for marketing purposes only.

CBCWORLDWIDE.COM

Kimberly Fong  
718 921 3100 x161  
kimberlyfong.cb@gmail.com

Olga Pidhirnyak  
718 921 3100 x110  
olga.pidhirnyak@cbrcd.com

 **COLDWELL  
BANKER  
COMMERCIAL**  
RELIABLE REAL ESTATE



# 311 SARATOGA AVENUE

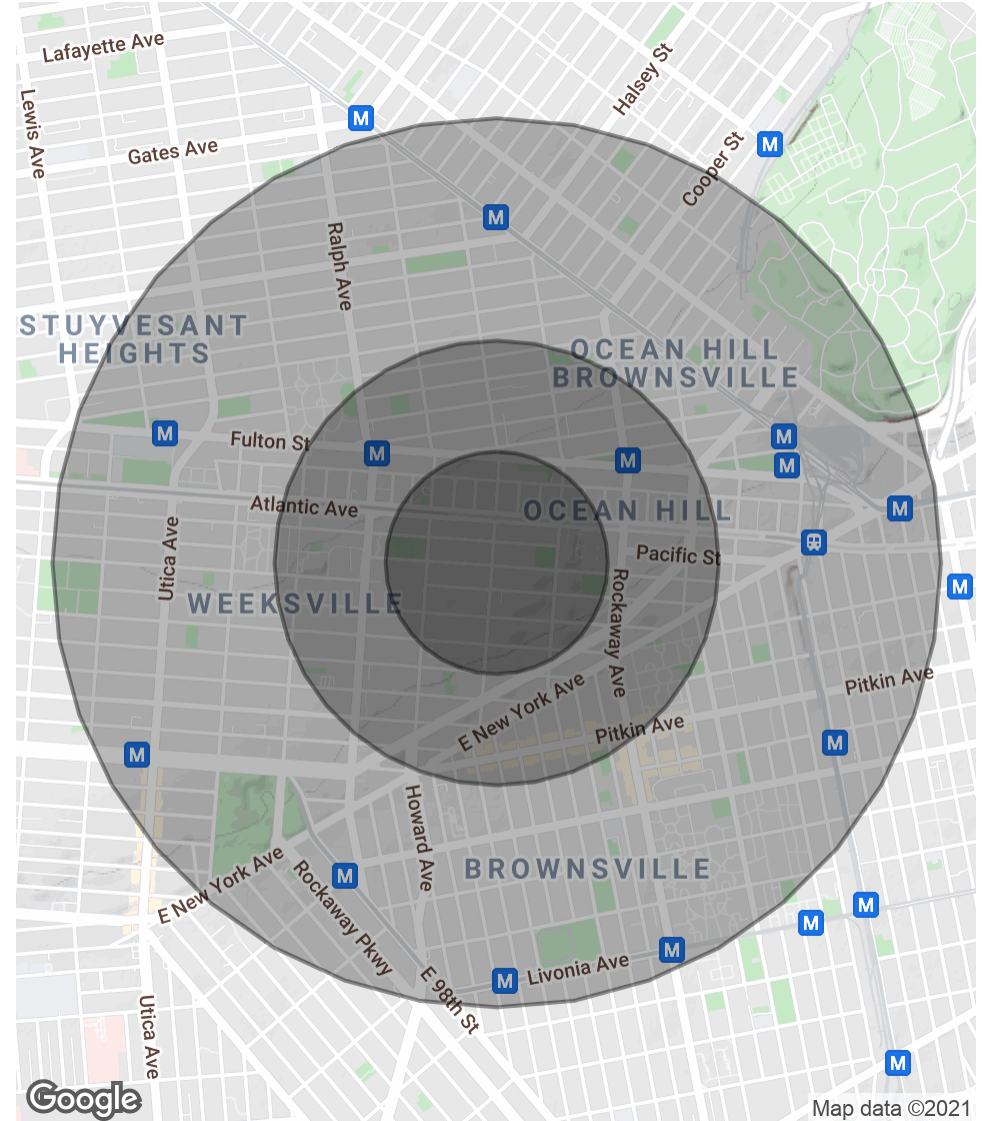
Brooklyn, NY 11233

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	7,950	34,143	143,670
Average age	29.1	30.8	30.3
Average age (Male)	27.2	28.4	26.9
Average age (Female)	29.6	31.6	32.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	2,891	12,737	53,849
# of persons per HH	2.7	2.7	2.7
Average HH income	\$43,485	\$44,541	\$39,866
Average house value	\$507,415	\$469,475	\$471,726

\* Demographic data derived from 2010 US Census



Map data ©2021

CBCWORLDWIDE.COM

Kimberly Fong  
 718 921 3100 x161  
 kimberlyfong.cb@gmail.com

Olga Pidhirnyak  
 718 921 3100 x110  
 olga.pidhirnyak@cbrcd.com



## 311 SARATOGA AVENUE

Brooklyn, NY 11233

LEASE

### CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth 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 affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested tenants should be aware that the owner is leasing the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, tenant will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the tenant's choosing.

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 must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the owner and executed by both parties; and (iii) approved by owner and such other parties who may have an interest in the Property. Neither the prospective tenant nor owner shall be bound until execution of the contract of lease, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

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

CBCWORLDWIDE.COM

---

Kimberly Fong  
718 921 3100 x161  
kimberlyfong.cb@gmail.com

---

Olga Pidhirnyak  
718 921 3100 x110  
olga.pidhirnyak@cbrcd.com

 **COLDWELL  
BANKER  
COMMERCIAL**  
RELIABLE REAL ESTATE