



**COLDWELL
BANKER
COMMERCIAL**

RELIABLE REAL ESTATE

PRIME BAY RIDGE GROUND FLOOR RETAIL SPACES FOR LEASE

\$2,500 per month (MG)

7207 3rd Avenue
Brooklyn, NY 11209

AVAILABLE SPACE
500 SF

FEATURES

- 500 SF
- Outdoor Space
- Newly Renovated

AREA

Bay Ridge is a neighborhood in the southwest corner of the New York City borough of Brooklyn. It is bounded by Sunset Park on the north, Dyker Heights on the east, the Narrows and the Belt Parkway on the west, and Fort Hamilton Army Base and the Verrazano-Narrows Bridge on the south.



FOR LEASE

CBCWORLDWIDE.COM

OFFICE

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COLDWELL BANKER COMMERCIAL
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7428 5th Avenue, Brooklyn, New York 11209
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7207 3rd Avenue, Brooklyn, NY 11209



OFFERING SUMMARY

Available SF:	500 SF
Lease Rate:	\$2,500 per month (MG)
Lot Size:	2,667 SF
Building Size:	5,034 SF
Zoning:	R6B / C1-3

PROPERTY OVERVIEW

Coldwell Banker Reliable Commercial Division is pleased to offer for lease 7203 3rd Avenue, Bay Ridge Brooklyn, NY. Space features approximately 500 SF plus backyard. 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

- 500 SF
- Outdoor Space
- Newly Renovated

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PRIME BAY RIDGE GROUND FLOOR RETAIL SPACES FOR LEASE

7207 3rd Avenue, Brooklyn, NY 11209

LEASE

Property Name:	Prime Bay Ridge Ground Floor Retail Spaces For Lease
Property Address:	7207 3rd Avenue, Brooklyn, NY 11209
Property Type:	Mixed-Use
Lot Size:	2,667 SF
Building Size:	5,034 SF
Zoning:	R6B / C1-3
Rail Access:	N/A

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LOCATION OVERVIEW

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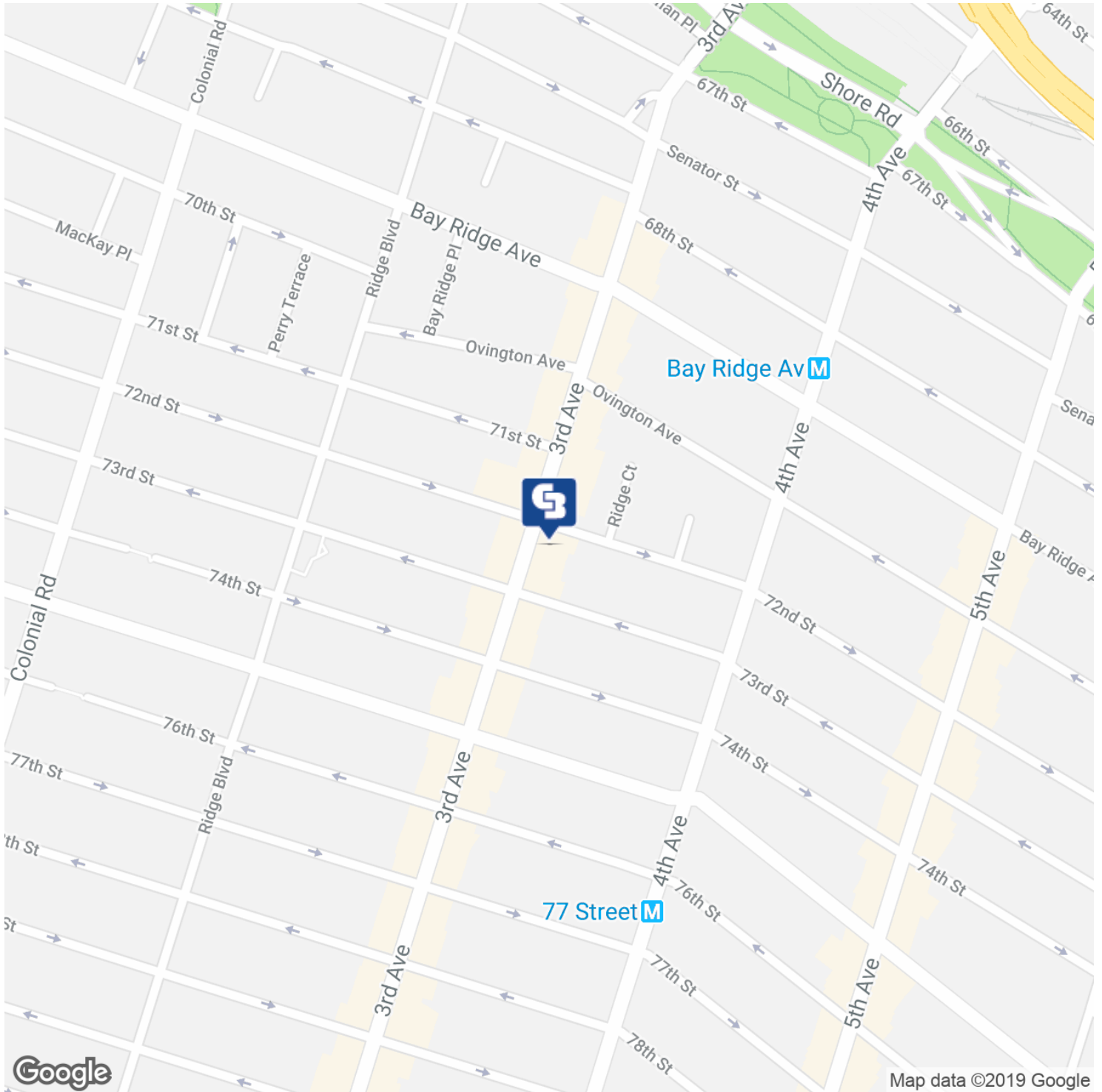
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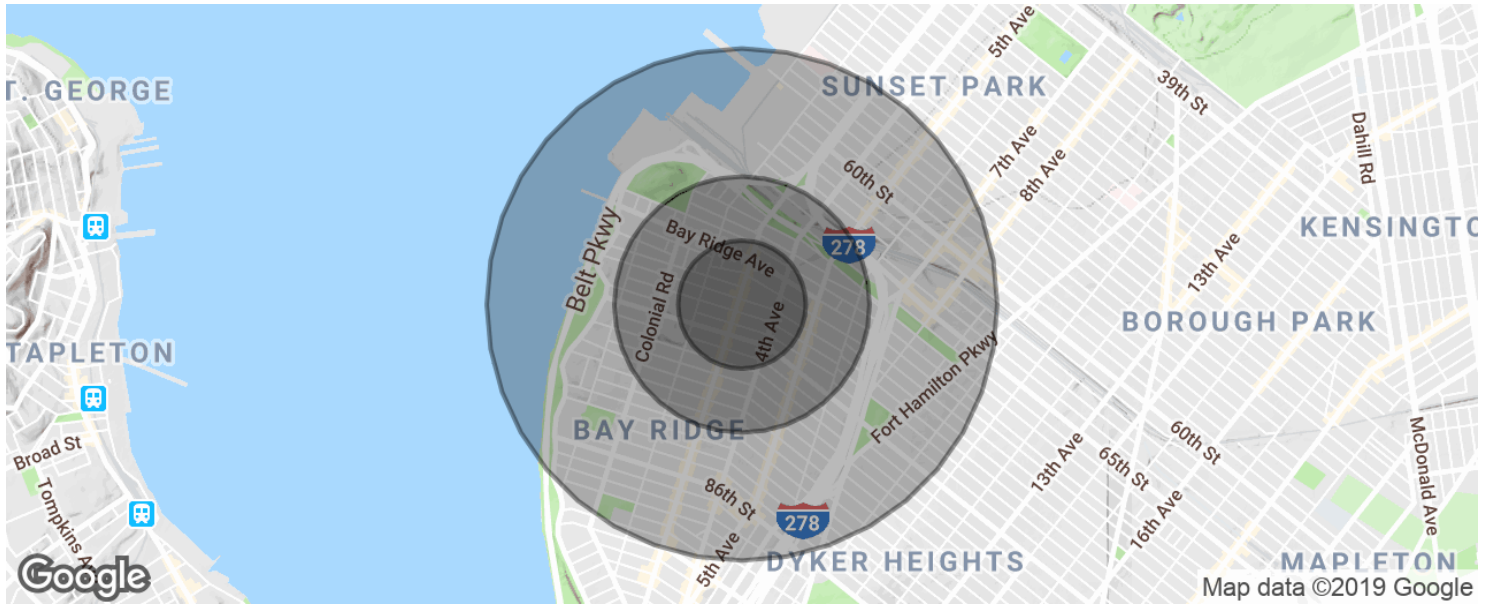
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	12,272	39,562	103,782
Median age	36.7	36.9	36.4
Median age (Male)	37.5	35.4	35.1
Median age (Female)	36.9	39.6	38.1
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	4,900	15,441	38,541
# of persons per HH	2.5	2.6	2.7
Average HH income	\$62,181	\$68,496	\$66,943
Average house value	\$598,406	\$603,520	\$620,619

* Demographic data derived from 2010 US Census

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Confidentiality Statement

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Confidentiality Statement

This offering has been prepared solely for informational purposes. It is designed to assist a potential tenant 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 Reliable Commercial Division or by Ownership.

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 of Coldwell Banker Reliable Commercial Division or the property Ownership.

Interested lessees should be aware that the lessor 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 lease, as appropriate, lessee will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the lessee'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 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.

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