



**COLDWELL
BANKER
COMMERCIAL**

RELIABLE REAL ESTATE

FOR LEASE

GROUND FLOOR COMMERCIAL SPACE

**FOR LEASE - 1,140 SF
\$3,500/PER MONTH**

2779 86th Street, Brooklyn, NY 11223
Brooklyn, NY 11223



OFFICE

Joseph T. Hamdan
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**COLDWELL BANKER COMMERCIAL
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7428 5th Avenue, Brooklyn, NY 11209
718.921.3100

CBCWORLDWIDE.COM



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OFFERING SUMMARY

Available SF:	1,140 SF
Zoning	R5, C1-2
Lease Rate:	\$3,500.00 /Per Month
Use Type:	Retail Professional Studio
Market:	Brooklyn
Submarket:	Gravesend

PROPERTY OVERVIEW

Coldwell Banker Reliable Commercial Division is pleased to offer for lease 1,140 SF of commercial space in the Gravesend section of Brooklyn. The space is suitable for many use types including retail, professional space, restaurants or medical offices other uses will be considered. The space is in good condition, close to public transportation and a large residential community with approved plans in place to install a new storefront. In addition, the space features two restrooms, a full basement, and a large private backyard. For a tour or additional information please contact exclusive broker Coldwell Banker Reliable Commercial Division.

PROPERTY HIGHLIGHTS

- 1,140 SF
- Close Proximity to Public Transportation
- Large Residential Community
- Professional, Retail, Medical, Studio or Restaurant Use

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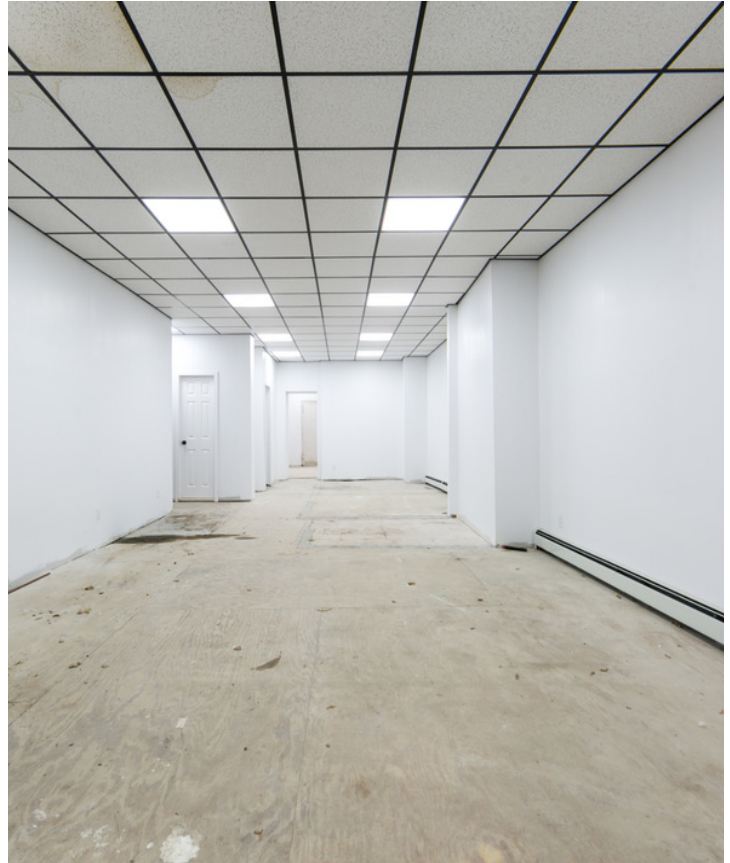
Property Name:	Ground Floor Commercial Space For lease - 1,140 SF \$3,500/Per Month
Property Address:	2779 86th Street, Brooklyn, NY 11223
Property Type:	Retail
Size:	1,140 SF
Building Size:	2,208 SF
Building Class:	B
Rail Access:	N/A
Cross Streets:	W. 9th Street
Number of Units:	1

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LOCATION OVERVIEW

Gravesend is a neighborhood in the south-central section of the New York City borough of Brooklyn, on the southwestern edge of Long Island in the U.S. state of New York. As of 2010, Gravesend had a population of 29,436.



LEASE HIGHLIGHTS

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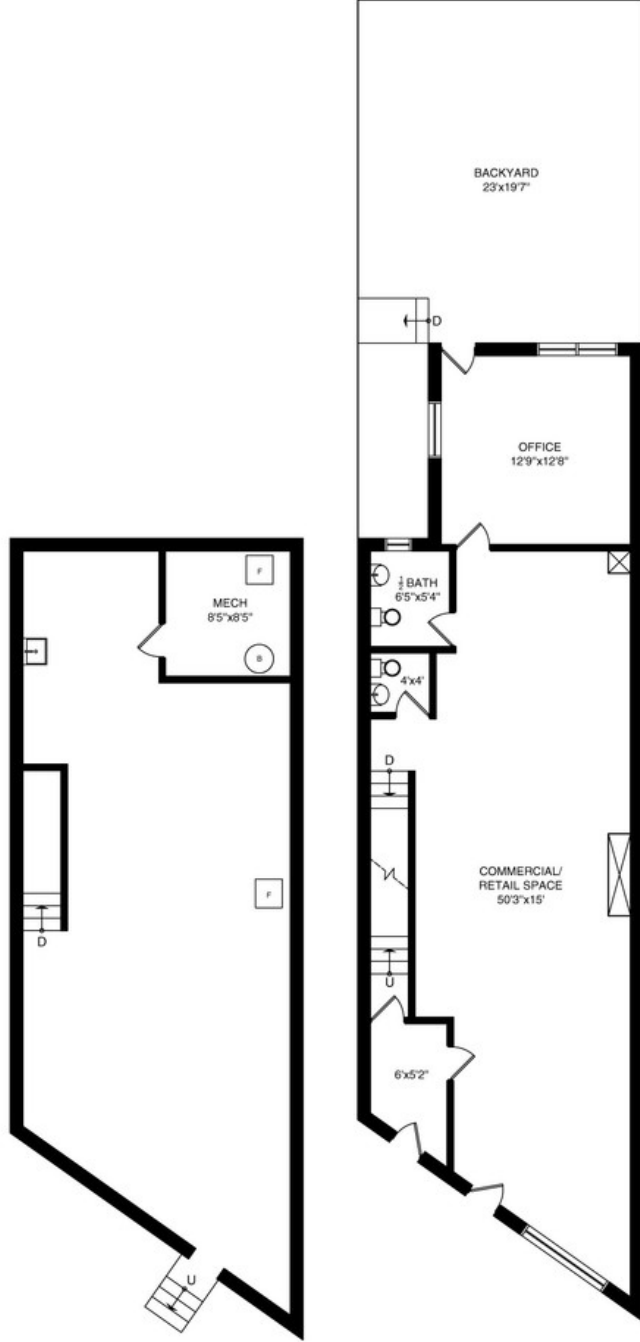
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BASEMENT

GROUND FLOOR

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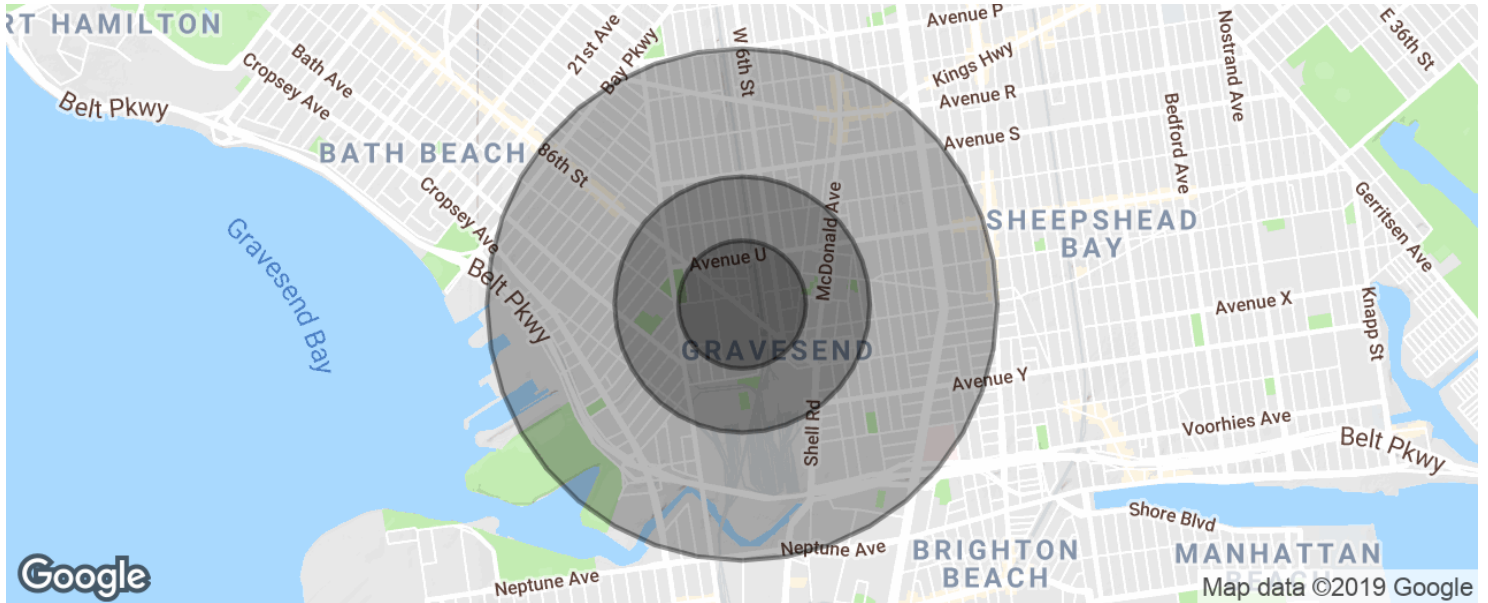
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	7,880	26,898	99,608
Median age	38.4	39.1	41.3
Median age (Male)	36.2	37.5	40.2
Median age (Female)	39.3	39.9	42.3
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	2,825	9,523	37,212
# of persons per HH	2.8	2.8	2.7
Average HH income	\$45,524	\$51,260	\$56,117
Average house value	\$651,960	\$650,026	\$609,702

* Demographic data derived from 2010 US Census

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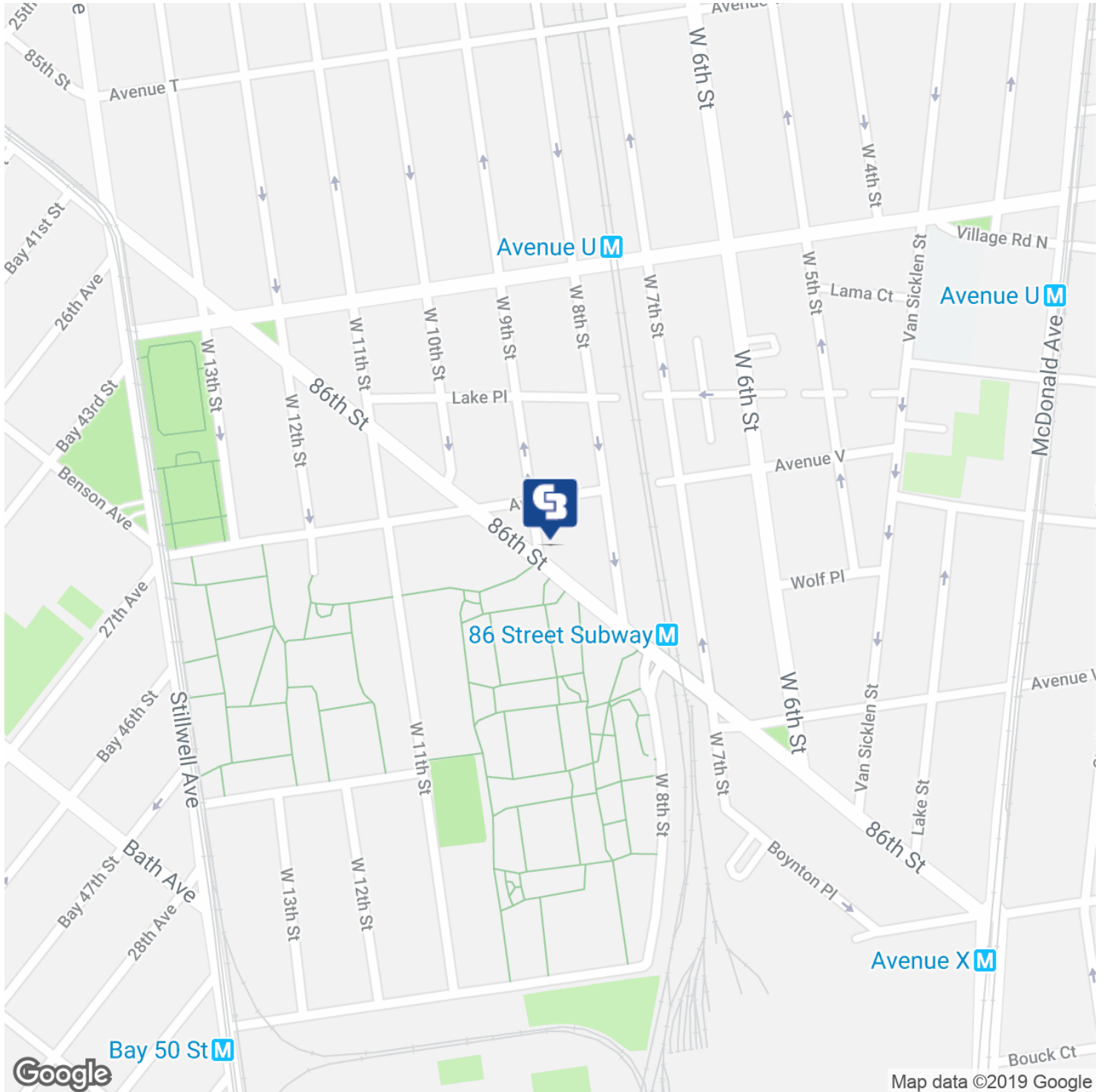
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Confidentiality Statement

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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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