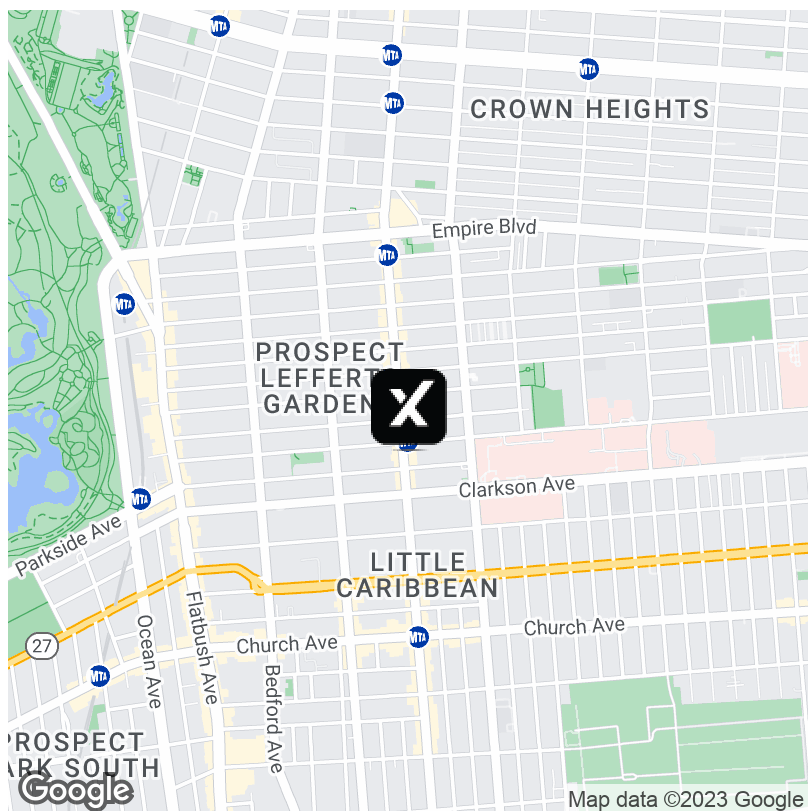


FOR LEASE | Nostrand Ave Retail Space

1243 NOSTRAND AVENUE, Brooklyn, NY 11225



Offering Summary

Lease Rate:	Negotiable
Building Size:	2,496 SF
Available SF:	
Number of Units:	2
Year Built:	1930
Market:	Retail
Submarket:	Commercial

Property Overview

Formerly a barber's shop, this space has an open layout for the creativity of its new tenant. It has an outdoor space and adequate storage. This space is ideal for but not limited for the use as a Coffee shop, Florist, or other small Retail businesses. It has an abundance of foot traffic from the #2 subway at the Winthrop Street stop, CVS Pharmacy, Key Foods Grocery, Medical center on the same block on Nostrand Ave. Use the contact button below to contact the property's agent, William Adams, for more information.

Property Highlights

- This space requires a minimum two-year lease.
- • Tenants will be responsible for supplying electrical heat and AC.
- • Tenants will be responsible for establishing a separate water meter.
- • Outdoor Space – approx. 500 sq. ft.

William Adams

646.820.0509

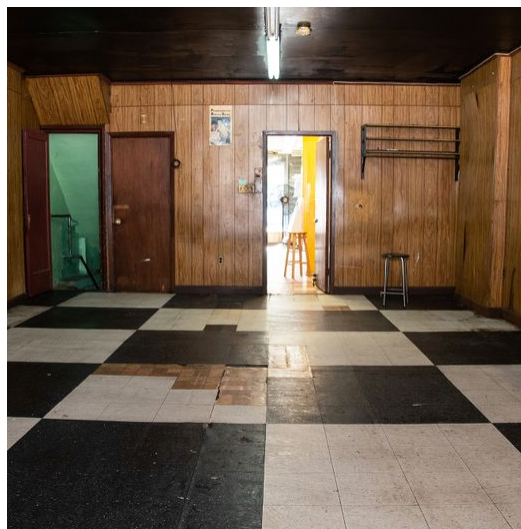
william.adams@expcommercial.com



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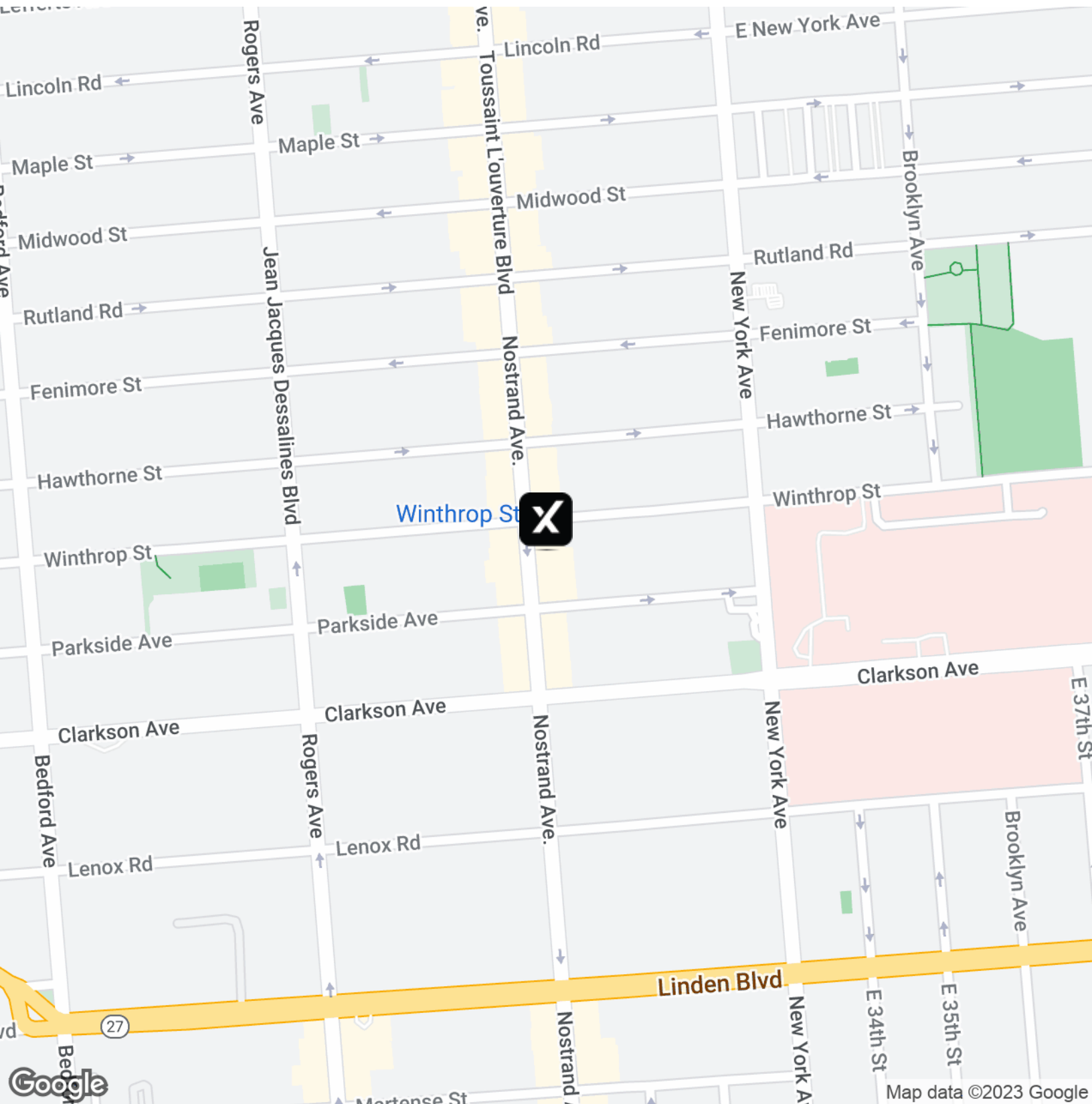
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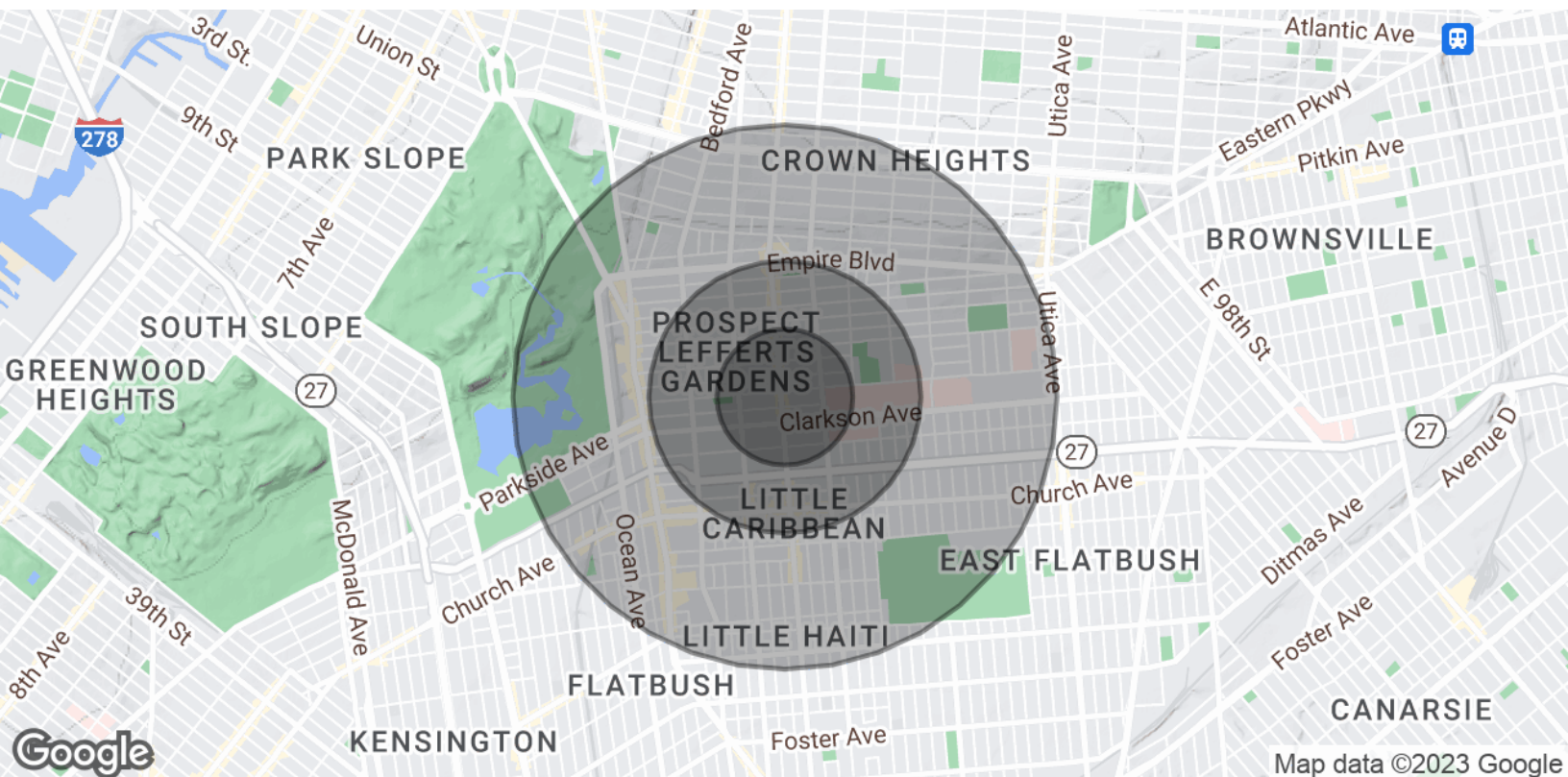
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	11,695	47,089	190,094
Average Age	33.5	35.7	34.7
Average Age (Male)	30.1	32.1	31.8
Average Age (Female)	36.8	38.4	37.4
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	4,385	18,408	71,565
# of Persons per HH	2.7	2.6	2.7
Average HH Income	\$54,708	\$51,464	\$52,242
Average House Value	\$772,609	\$626,696	\$550,094

* Demographic data derived from 2020 ACS - US Census

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