



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS



FOR LEASE | COMMUNITY FACILITY SPACE

Up to 1,830 SF | 485 E 28th St | Community Facility for Lease

485 E 28th St, Brooklyn, NY 11226

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Avi Akiva
718.437.6100 x110
Avi.A@TriStateCR.com



Up to 1,830 SF | 485 E 28th St | Community Facility for Lease

485 E 28th St, Brooklyn, NY 11226



**TRI STATE
COMMERCIAL**
REAL ESTATE EXPERTS

Executive Summary



OFFERING SUMMARY

Lease Rate: Call: 718-437-6100

Available SF: 1,830 SF

Building Size: 2,055 SF

Lot Size: 4,000 SF

Zoning: R6

PROPERTY OVERVIEW

Ground floor 580 SF

Lower Level 1,250 SF

Brand new building

LOCATION OVERVIEW

Located in the Flatbush neighborhood of Brooklyn between Newkirk Ave & Foster Ave near the Newkirk Ave train station.

Nearest Transit: 2 & 5 trains at Newkirk Ave and the B8 bus line.

Nearby tenants include Subway, Dunkin', Al Medina Pharmacy, Texas Chicken & Burgers, Target, Aldi, The UPS Store, Key Food Supermarkets, Papa Johns Pizza, T-Mobile, Boost Mobile, Golden Krust, and more!

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Avi Akiva
718.437.6100 x110
Avi.A@TriStateCR.com

Tri State Commercial® Realty Services LLC // 148 39th st // Brooklyn, 11232 // TriStateCR.com



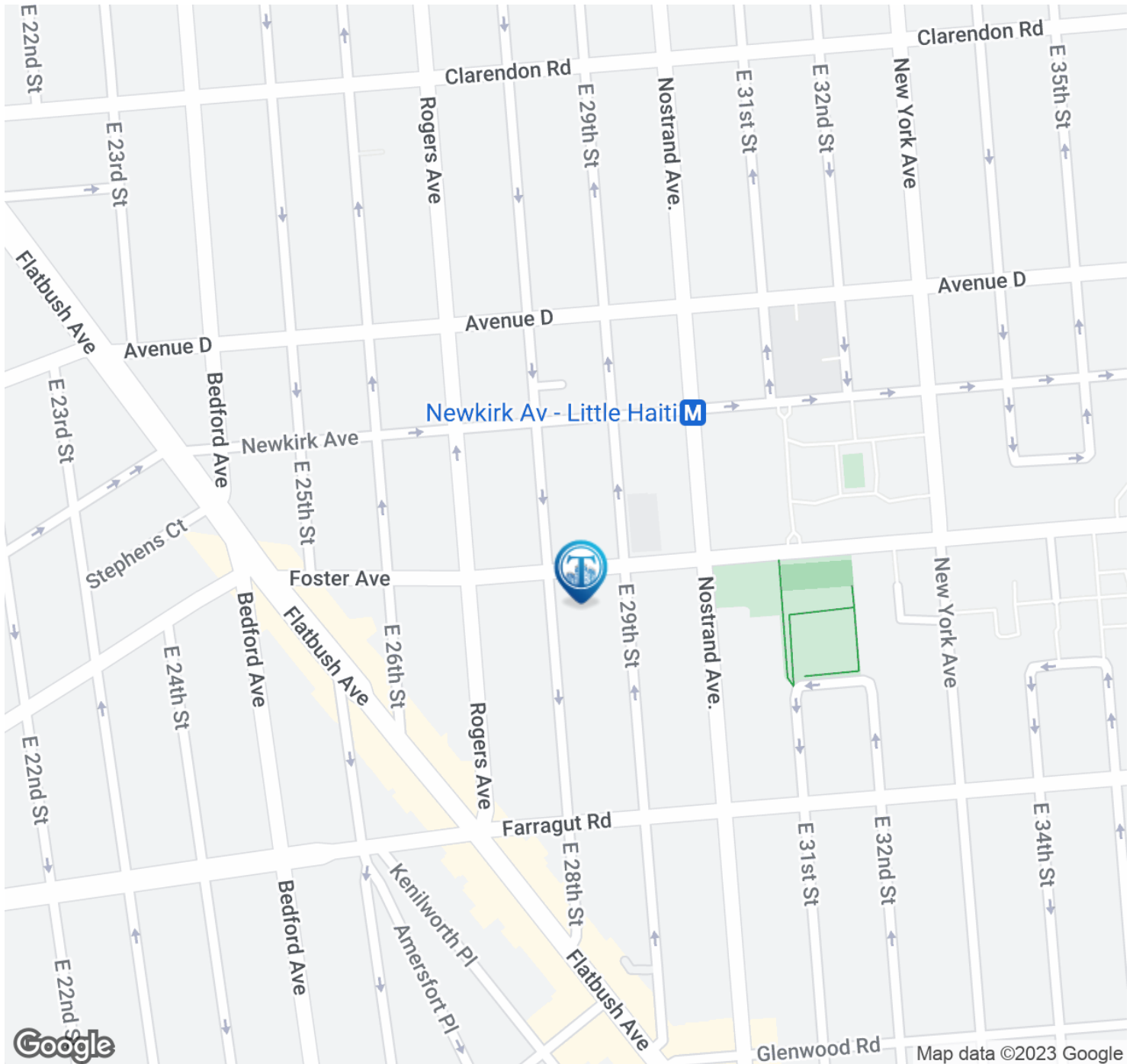
Up to 1,830 SF | 485 E 28th St | Community Facility for Lease

485 E 28th St, Brooklyn, NY 11226



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

Location Map



Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Avi Akiva
718.437.6100 x110
Avi.A@TriStateCR.com

Tri State Commercial® Realty Services LLC // 148 39th st // Brooklyn, 11232 // TriStateCR.com



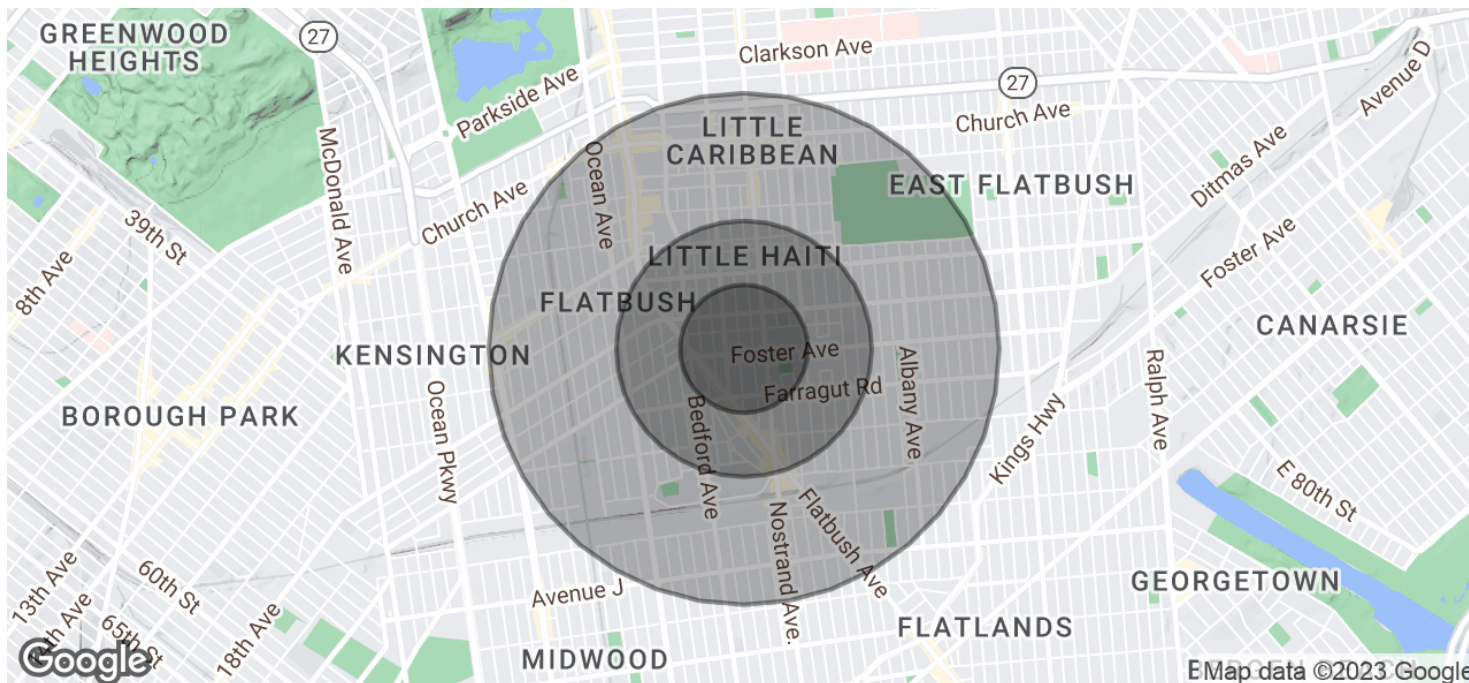
Up to 1,830 SF | 485 E 28th St | Community Facility for Lease

485 E 28th St, Brooklyn, NY 11226



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	10,552	41,519	133,020
Average Age	34.3	35.4	37.1
Average Age (Male)	33.4	33.7	35.3
Average Age (Female)	35.2	36.7	38.7

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	4,415	16,884	54,740
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$70,294	\$68,744	\$76,351
Average House Value	\$570,426	\$541,075	\$591,785

* Demographic data derived from 2020 ACS - US Census

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Avi Akiva
718.437.6100 x110
Avi.A@TriStateCR.com

Tri State Commercial® Realty Services LLC // 148 39th st // Brooklyn, 11232 // TriStateCR.com



Up to 1,830 SF | 485 E 28th St | Community Facility for Lease

485 E 28th St, Brooklyn, NY 11226



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

Retailer Map



Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Avi Akiva
718.437.6100 x110
Avi.A@TriStateCR.com

Tri State Commercial® Realty Services LLC // 148 39th st // Brooklyn, 11232 // TriStateCR.com

