



TRI STATE
COMMERCIAL
REAL ESTATE COMPANY



FOR LEASE | RETAIL SPACE

1,650 SF | 99 Varet St | Retail Space for Lease

99 Varet St, Brooklyn, NY 11206

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Eddie Keda
718.437.6100 x117
Eddie.K@TriStateCR.com



1,650 SF | 99 Varet St | Retail Space for Lease

99 Varet St, Brooklyn, NY 11206



**TRI STATE
COMMERCIAL®**
REAL ESTATE EXPERTS

Executive Summary



OFFERING SUMMARY

Lease Rate: Call: 718-437-6100

Available SF: Fully Leased

Building Size: 4,125 SF

Lot Size: 2,500 SF

Number of Units: 1

Zoning: R6

PROPERTY OVERVIEW

Vanilla boxed

Basement

10.5 ft ceilings

LOCATION OVERVIEW

Located in the Bushwick neighborhood of Brooklyn between Graham Ave & Humboldt St near the Flushing Ave subway station.

Nearest Transit: J & M trains at Flushing Ave and the B43 bus line.

Nearby tenants include Chase Bank, McDonald's, Walgreens, Bank of America, Food Bazaar, Bushwick Grind Cafe, Dunkin', Taco Bell, Burger King, TD Bank, T-Mobile, Planet Fitness, 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

Eddie Keda
718.437.6100 x117
Eddie.K@TriStateCR.com

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



1,650 SF | 99 Varet St | Retail Space for Lease

99 Varet St, Brooklyn, NY 11206



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

Additional Photos



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

Eddie Keda
718.437.6100 x117
Eddie.K@TriStateCR.com

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



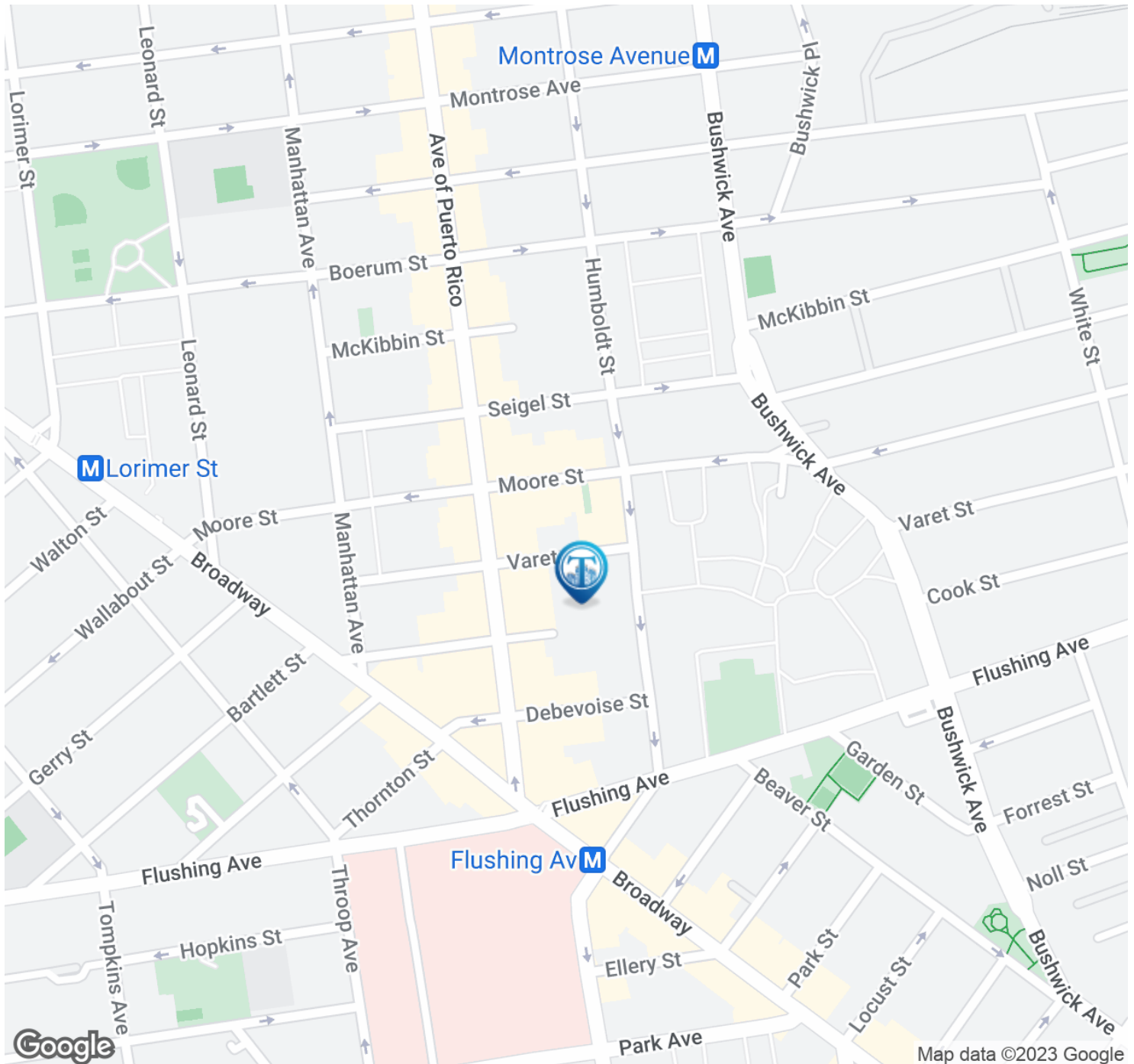
1,650 SF | 99 Varet St | Retail Space for Lease

99 Varet St, Brooklyn, NY 11206



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

Eddie Keda
718.437.6100 x117
Eddie.K@TriStateCR.com

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



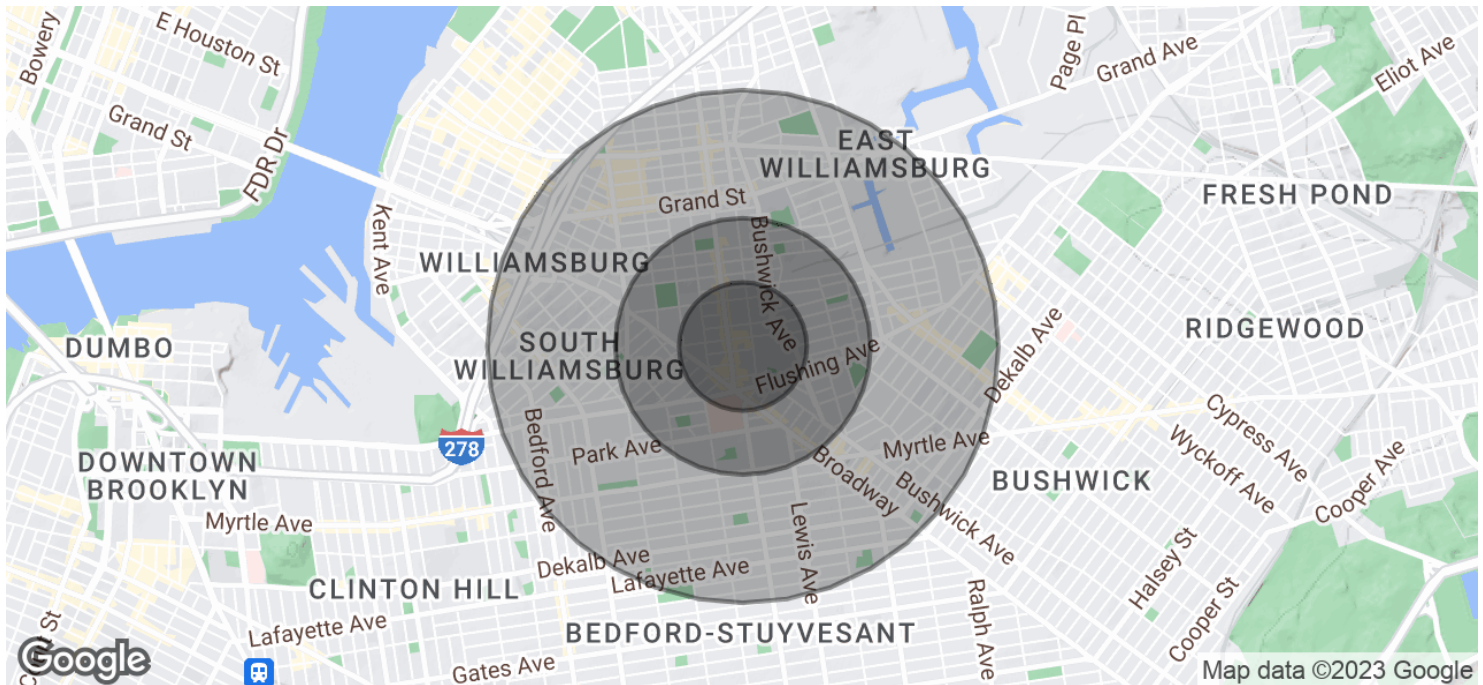
1,650 SF | 99 Varet St | Retail Space for Lease

99 Varet St, Brooklyn, NY 11206



**TRI STATE
COMMERCIAL®**
REAL ESTATE EXPERTS

Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	13,457	43,797	174,377
Average Age	34.0	32.4	29.3
Average Age (Male)	28.4	28.8	27.6
Average Age (Female)	38.1	35.8	30.9

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	5,428	17,306	66,740
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$55,088	\$64,554	\$76,232
Average House Value	\$171,898	\$249,189	\$437,635

* 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

Eddie Keda
718.437.6100 x117
Eddie.K@TriStateCR.com

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



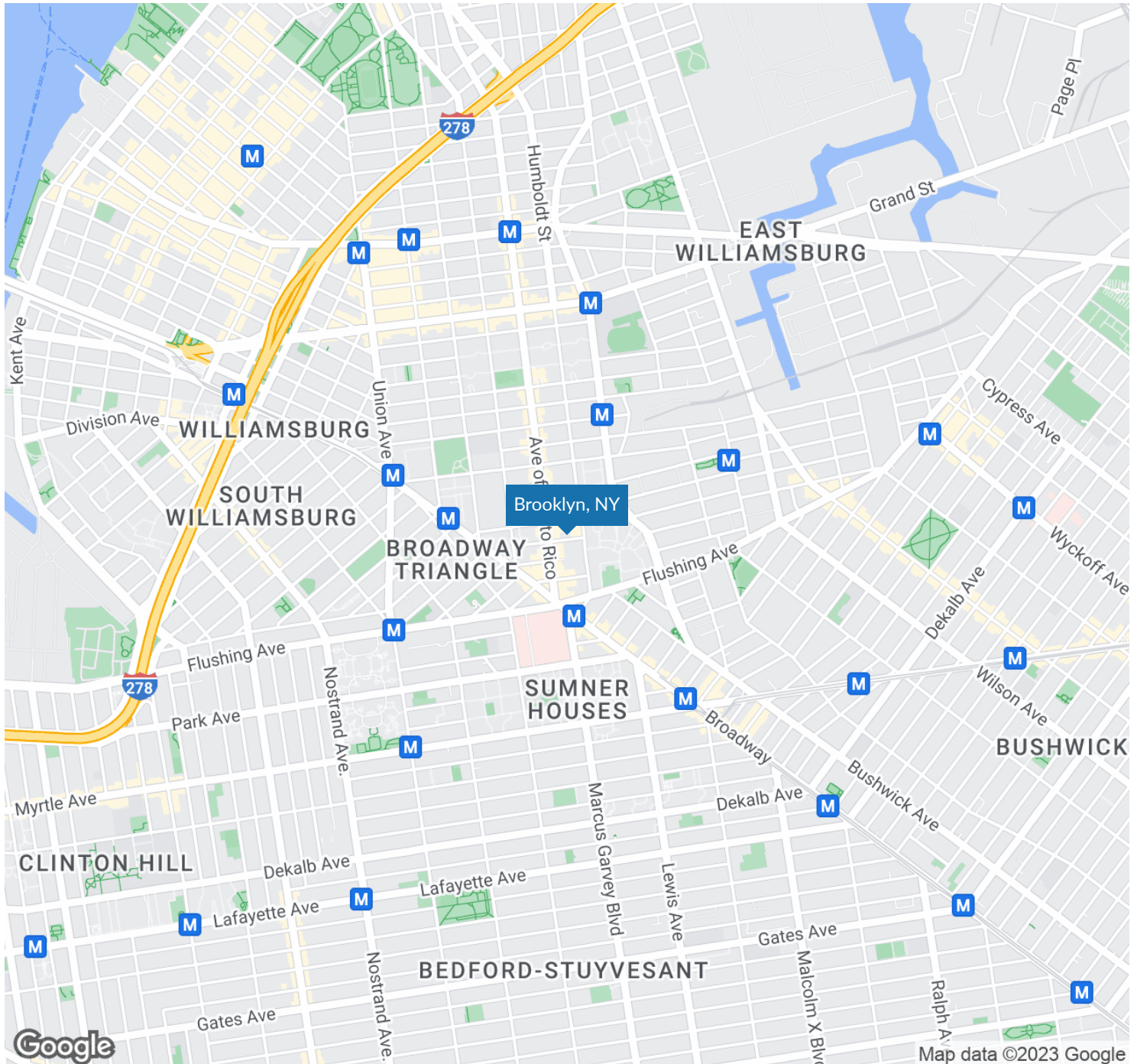
1,650 SF | 99 Varet St | Retail Space for Lease

99 Varet St, Brooklyn, NY 11206



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

Regional 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

Eddie Keda
718.437.6100 x117
Eddie.K@TriStateCR.com

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



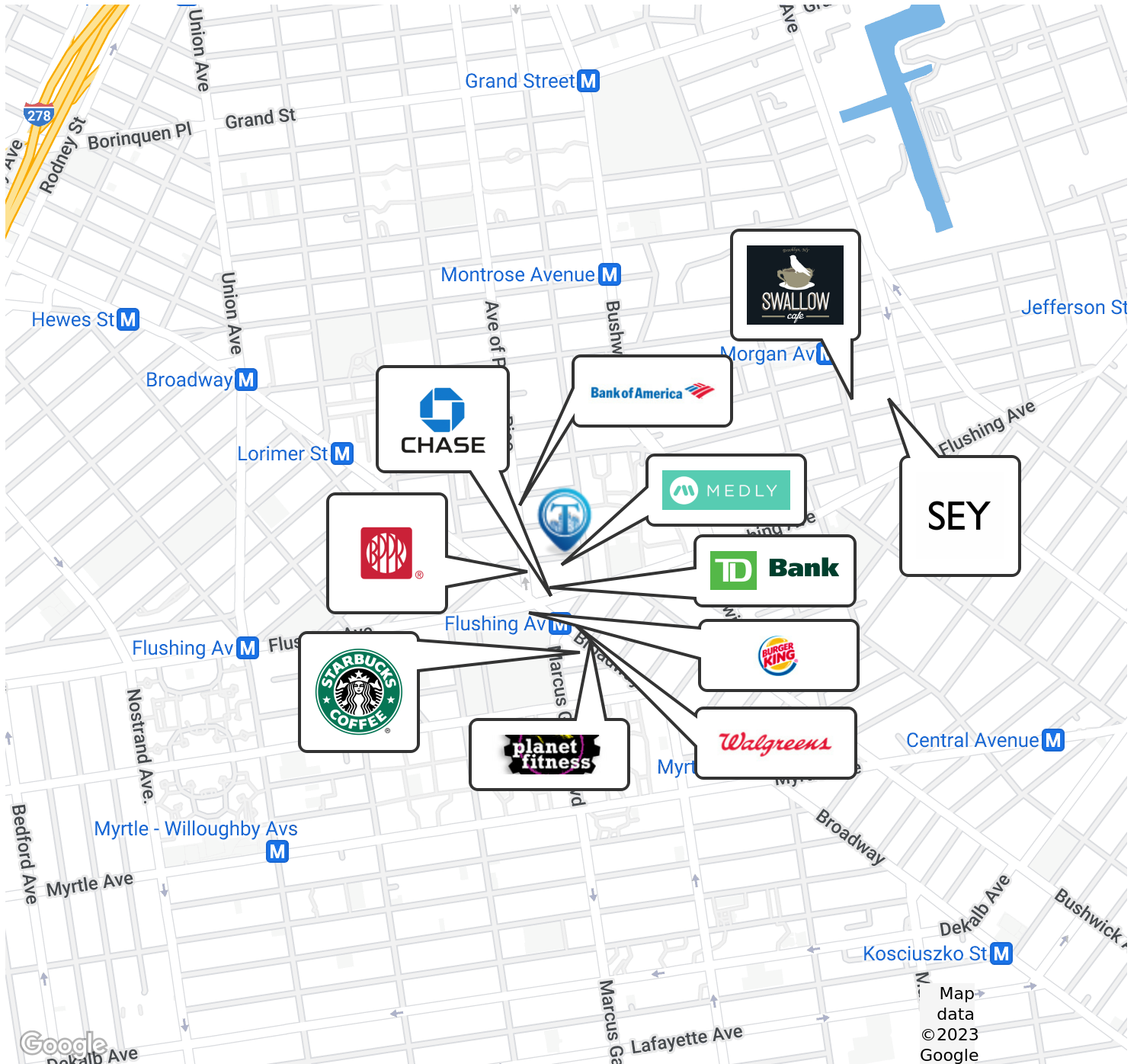
1,650 SF | 99 Varet St | Retail Space for Lease

99 Varet St, Brooklyn, NY 11206



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
Eddie Keda
718.437.6100 x117
Eddie.K@TriStateCR.com

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

