



TRI STATE  
COMMERCIAL  
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

1,000 SF | 7502 13th Ave | Corner Retail Space for Lease

7502 13th Ave, Brooklyn, NY 11228

Shlomi Bagdadi  
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## Executive Summary



### OFFERING SUMMARY

Lease Rate:	Call: 718-437-6100
Available SF:	1,000 SF
Building Size:	3,000 SF
Lot Size:	2,000 SF
Zoning:	R5B

### PROPERTY OVERVIEW

Easy access to BQE  
Corner property  
Natural light  
15 ft wraparound frontage

### LOCATION OVERVIEW

Located in the Dyker Heights neighborhood of Brooklyn between 76th St & Bay Ridge Pkwy near the 71st St subway station.

Nearest Transit: D train at 71st St and the B4 & B64 bus lines.

Nearby tenants include Chase Bank, Domino's Pizza, Dunkin', T-Mobile, Subway, Key Food Supermarkets, TD Bank, Burger King, Shell, Walgreens, Krispy Pizza, Meze, 7-11, Ridgewood Savings Bank, 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.

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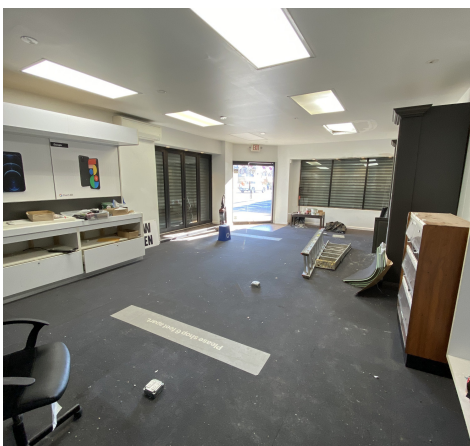
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## Additional Photos



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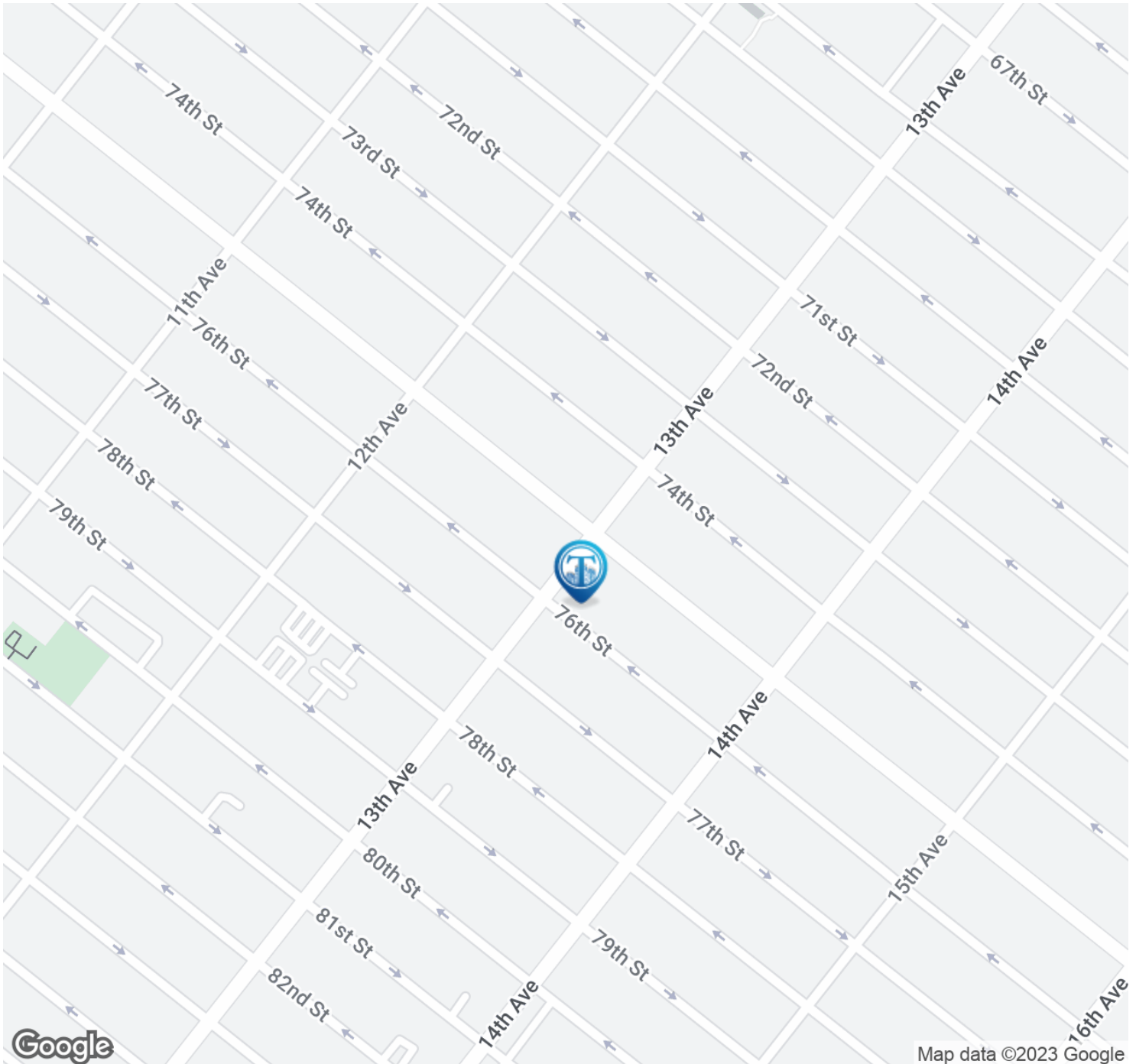
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## Location Map



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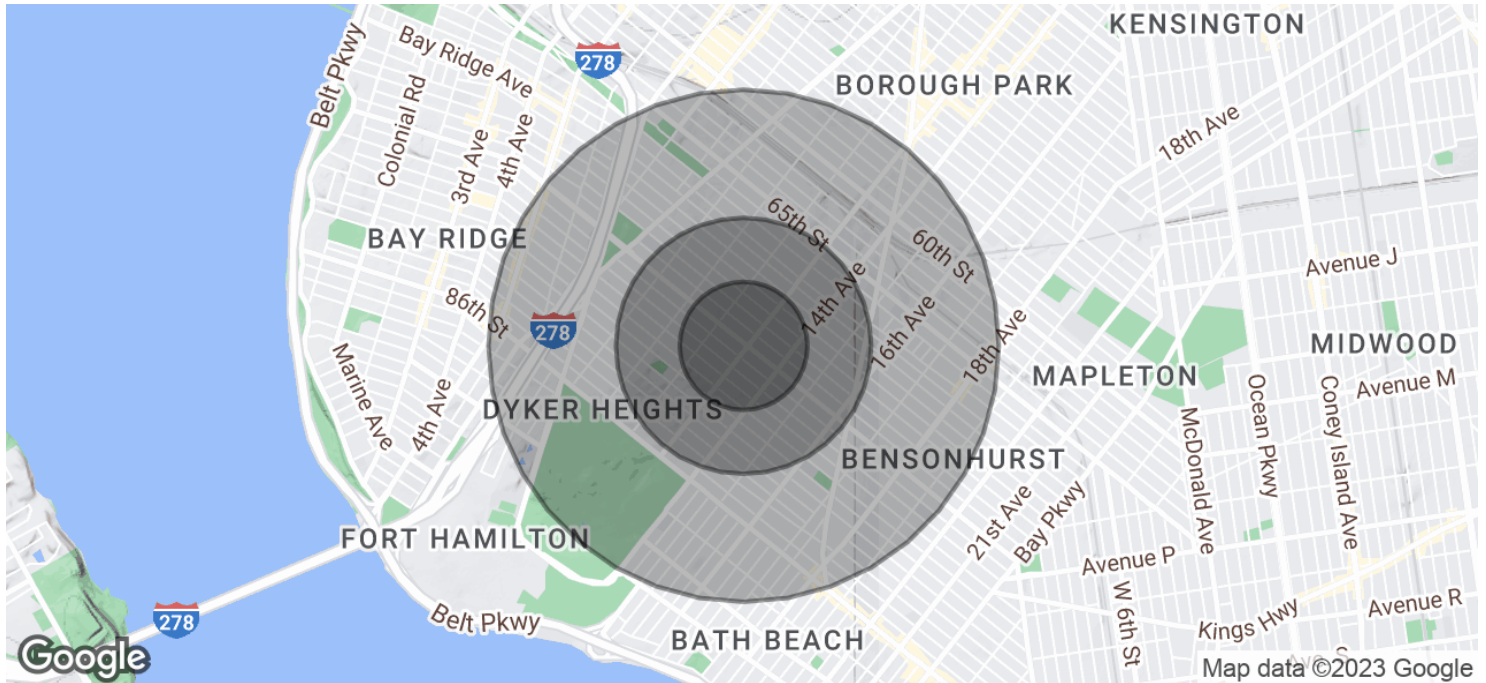
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## Demographics Map & Report



### POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	7,801	32,541	127,727
Average Age	41.4	42.0	38.3
Average Age (Male)	39.7	41.4	36.9
Average Age (Female)	43.3	43.1	39.9

### HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	2,837	11,955	45,601
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$89,733	\$91,037	\$82,350
Average House Value	\$1,013,519	\$961,547	\$914,618

\* Demographic data derived from 2020 ACS - US Census

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## Retailer Map



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