



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

TriStateCR.com



FOR LEASE | RETAIL SPACE

7,400 SF | 180 Throop Ave | FRESH Program Retail Space for Lease

180 Throop Ave, Brooklyn, NY 11206

Shlomi Bagdadi
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Executive Summary



OFFERING SUMMARY

Lease Rate: Call: 718-437-6100

Available SF: 7,400 SF

Building Size: 2,772 SF

Lot Size: 9,700 Acres

Zoning: R6A

PROPERTY OVERVIEW

120 ft glass corner

FRESH Program

Supermarket space

New development

Vanilla box

High ceilings

3,300 SF basement

LOCATION OVERVIEW

Located in the Bedford-Stuyvesant neighborhood of Brooklyn between Ellery St & Park Ave near the Flushing Ave subway station.

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

Nearby tenants include Taco Bell, Walgreens, Chipotle, Planet Fitness, Burger King, Chase Bank, Starbucks, T-Mobile, TD Bank, Foot Locker, Dunkin', Popular Bank, Max Deals, Little Caesars, 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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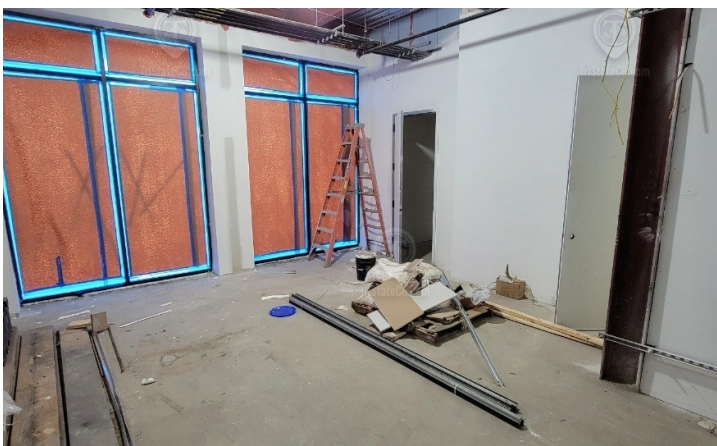
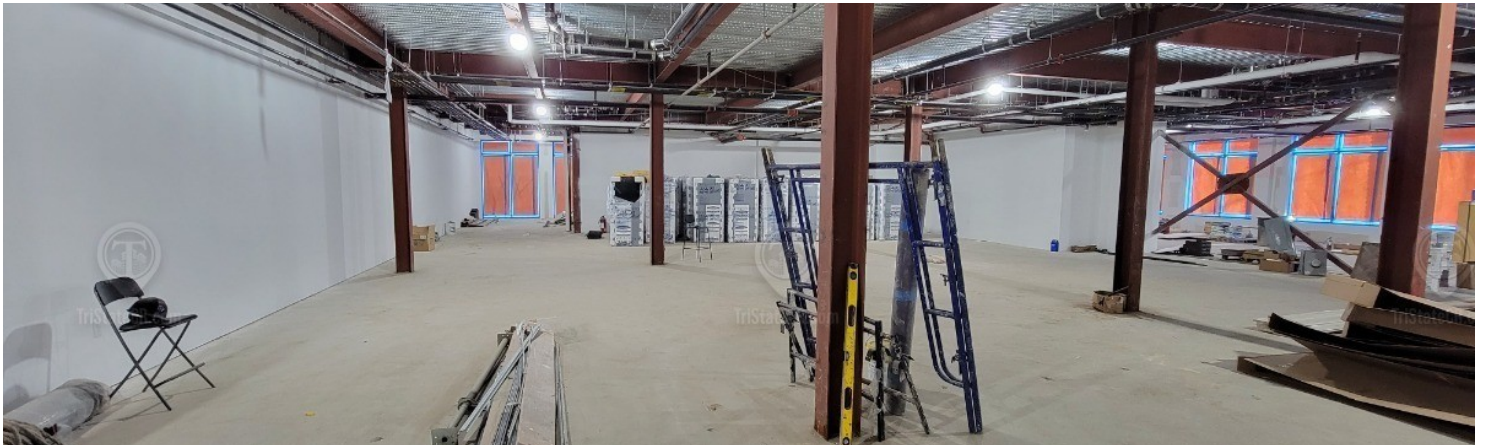
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Additional Photos



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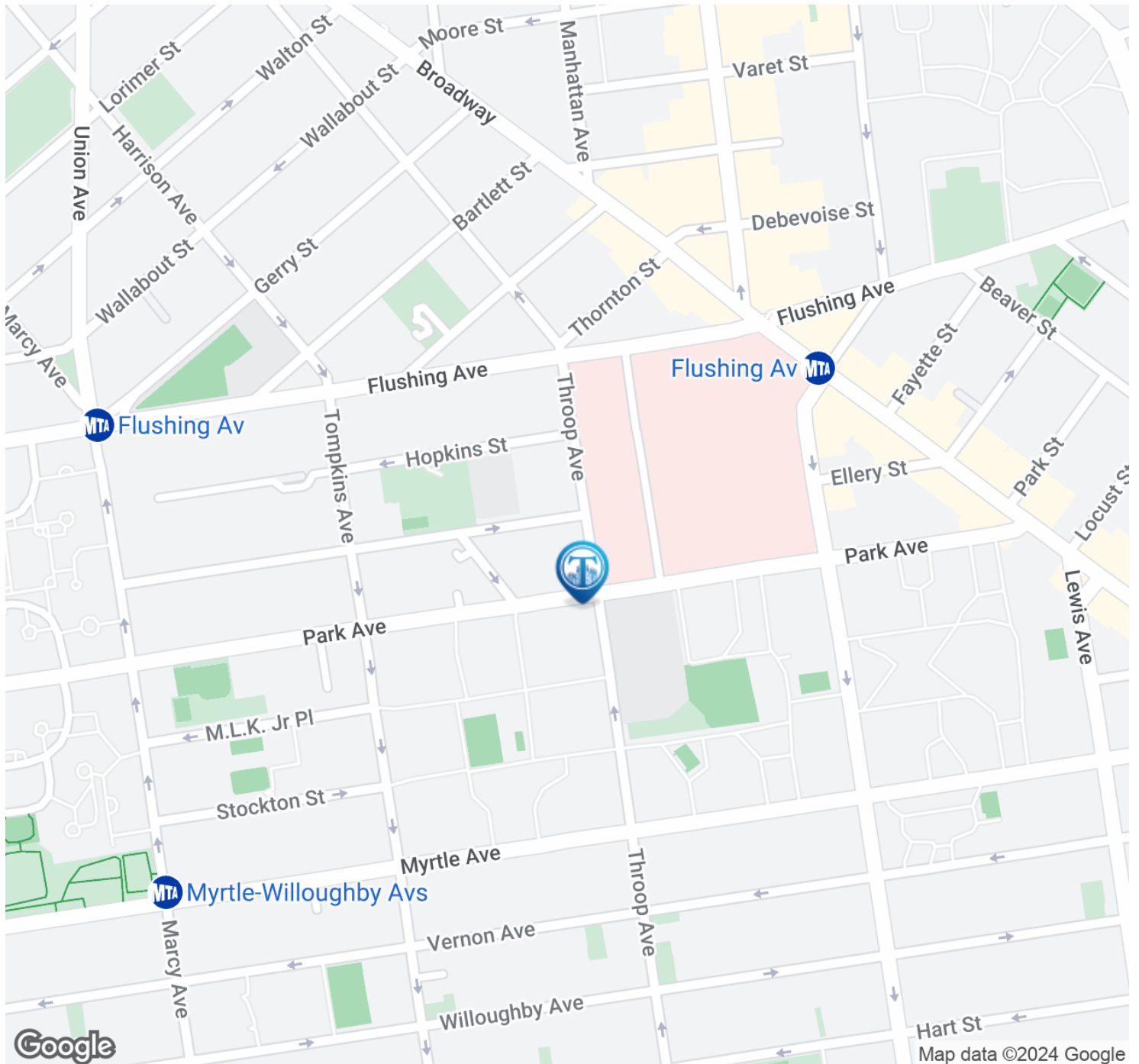
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Location Map



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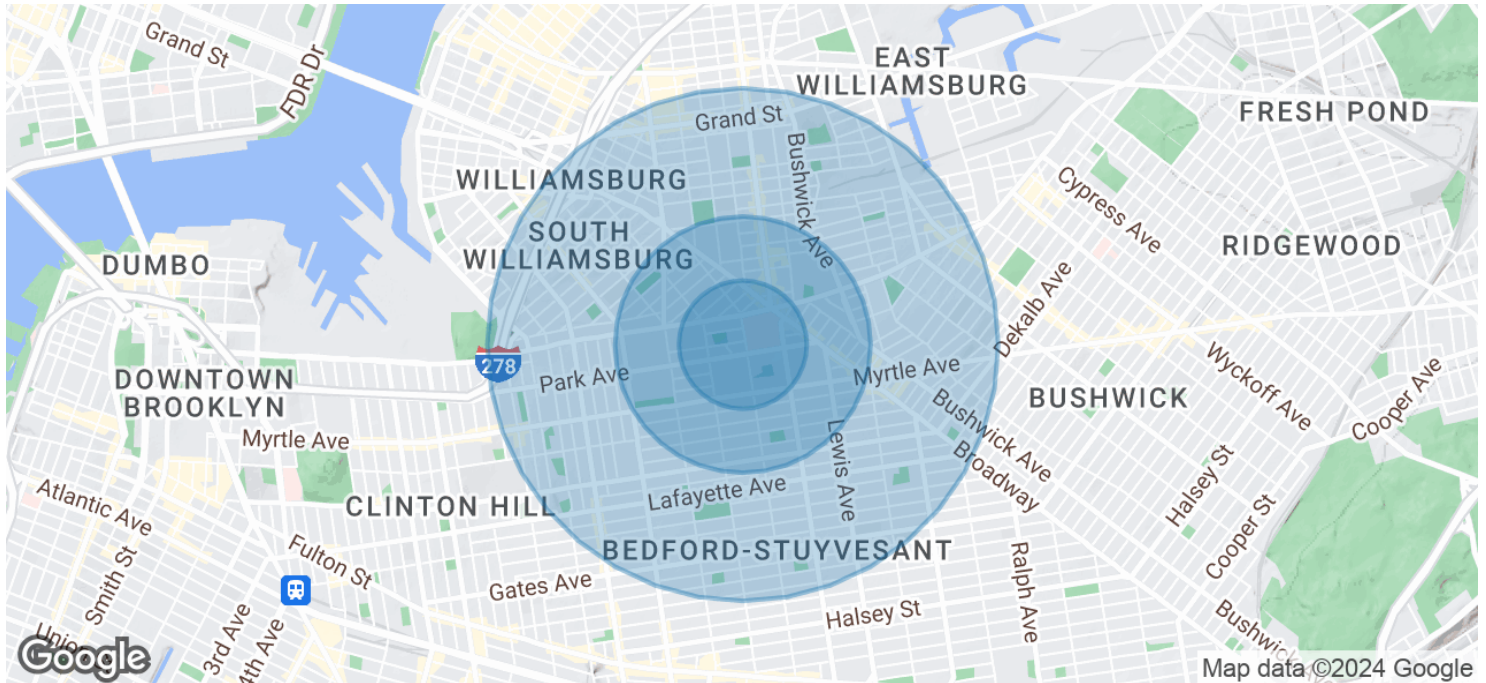
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	10,895	55,570	192,783
Average Age	29.2	29.9	29.3
Average Age (Male)	25.9	26.4	27.5
Average Age (Female)	31.7	31.9	31.1

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	3,926	20,326	73,844
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$50,994	\$61,322	\$73,699
Average House Value	\$238,820	\$265,051	\$514,877

* Demographic data derived from 2020 ACS - US Census

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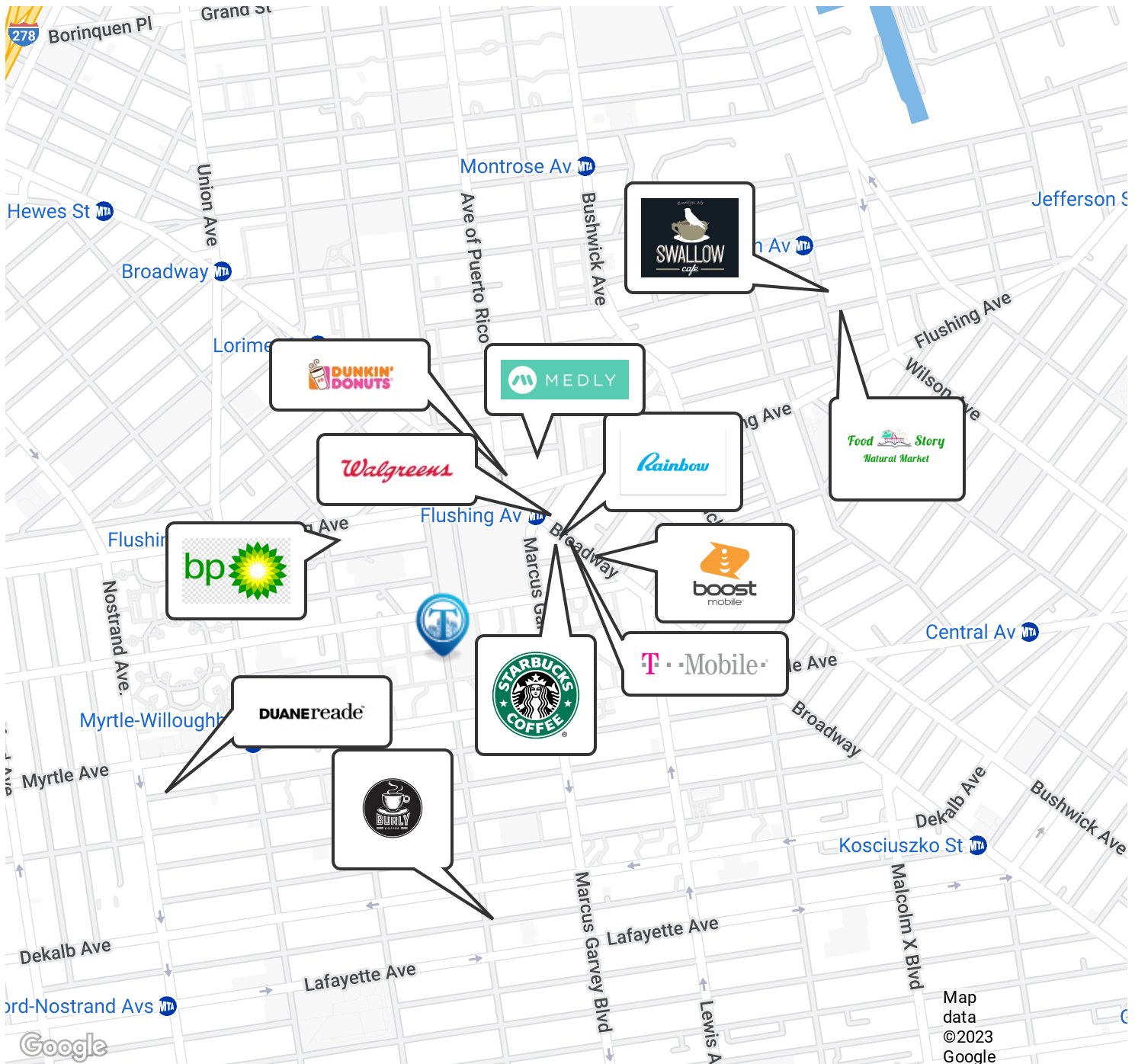
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Retailer Map



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