



TRI STATE
COMMERCIAL
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

1,600 SF | 15 Somers St | Brand New Retail Space for Lease

15 Somers St, Brooklyn, NY 11233

Shlomi Bagdadi
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Executive Summary



OFFERING SUMMARY

Lease Rate:	Call: 718-437-6100
Available SF:	1,600 SF
Building Size:	9,350 SF
Lot Size:	9,350 SF
Zoning:	R6

PROPERTY OVERVIEW

Brand new building
35 ft of glass frontage
Spaces can be leased together or separate
Basement
Sprinklers

LOCATION OVERVIEW

Located in the Ocean Hill neighborhood of Brooklyn at the intersection of Fulton St & Thomas S Boyland St near the Rockaway Ave subway station.

Nearest Transit: A & C trains at Rockaway Ave and the B25 & B7 bus lines.

Nearby tenants include Dunkin', Crown Fried Chicken, The Daily Press, Rite Aid, Beets Cafe, All Night Skate, Family Dollar, Ocean Hill Pharmacy, McDonald's, Popeyes, 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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Tri State Commercial® Realty Services LLC // 148 39th st // Brooklyn, 11232 // TriStateCR.com



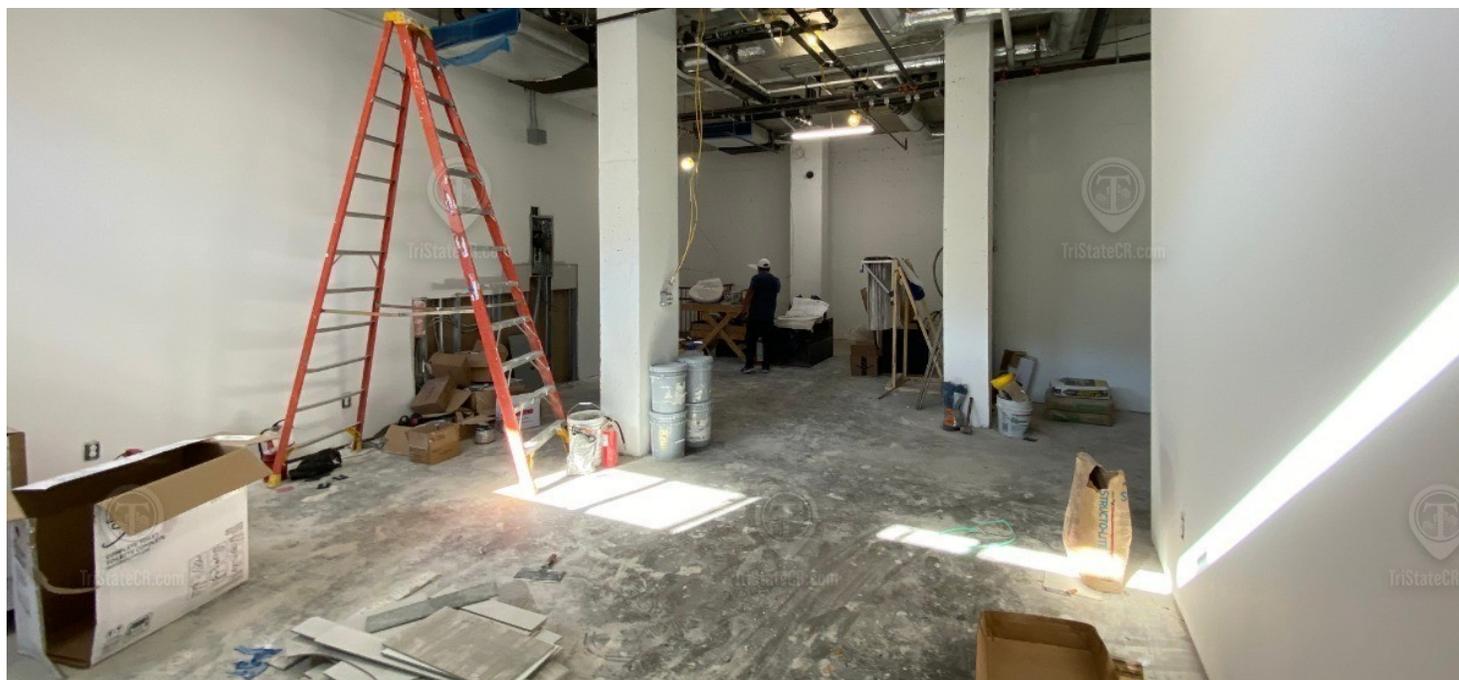
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Additional Photos



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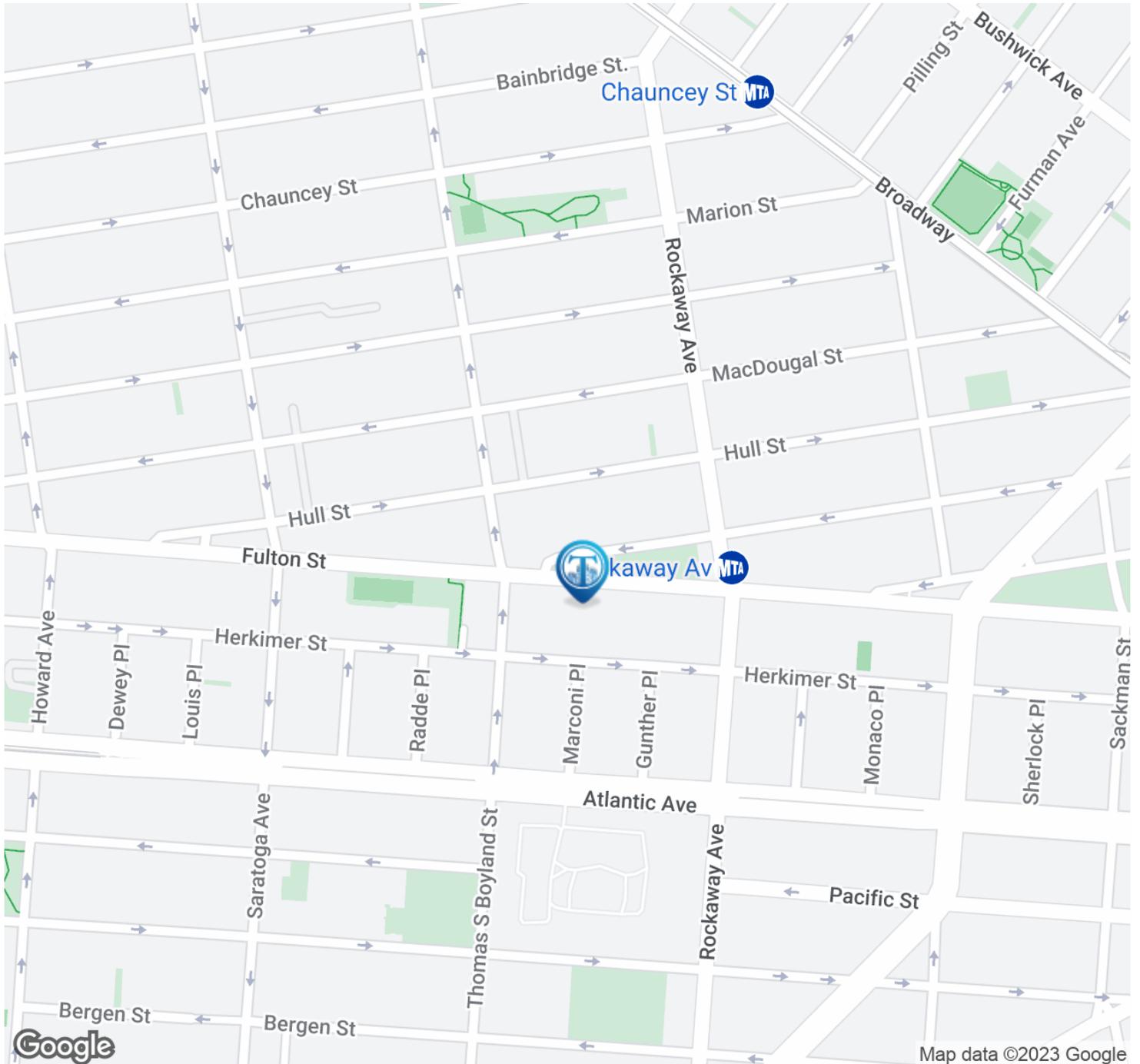
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Location Map



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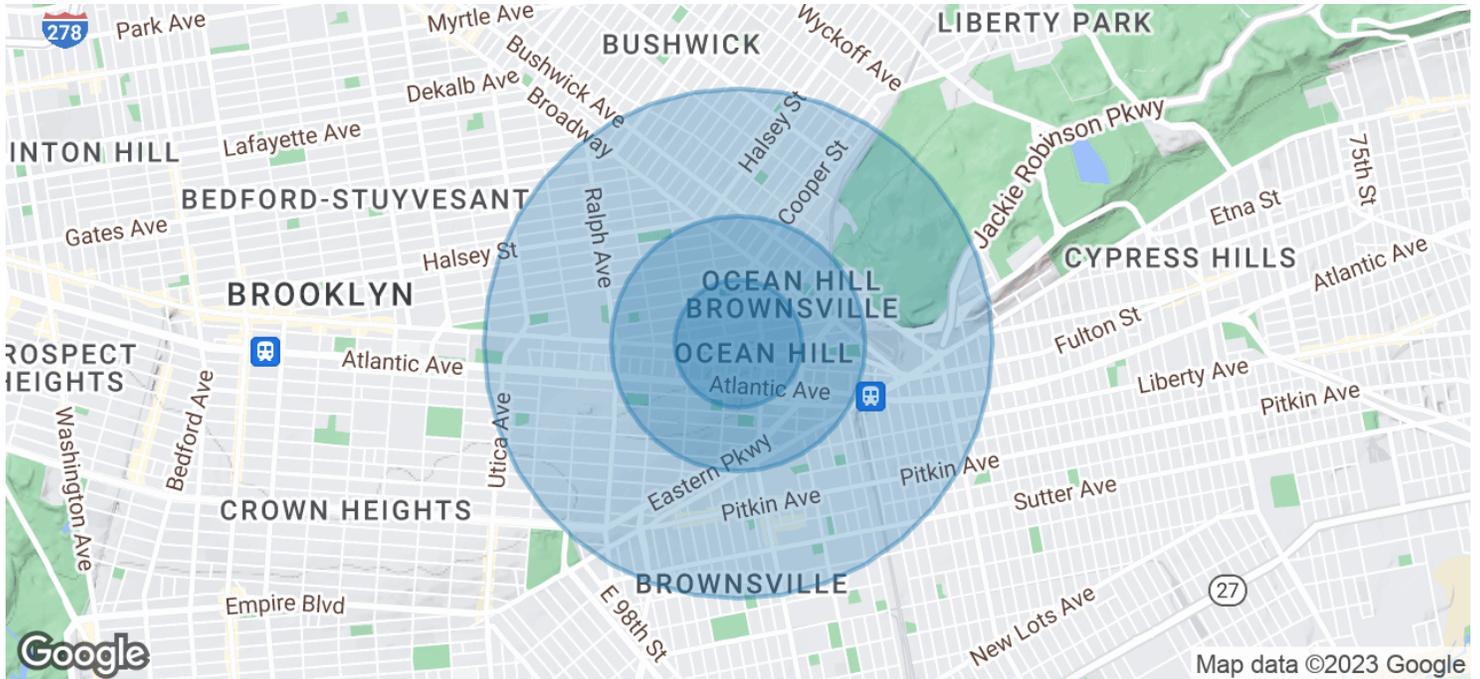
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	12,305	42,244	143,769
Average Age	32.9	34.0	34.7
Average Age (Male)	30.8	32.2	32.6
Average Age (Female)	35.3	36.3	37.0

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	4,943	17,636	60,598
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$65,238	\$62,451	\$64,577
Average House Value	\$650,829	\$581,627	\$549,351

* Demographic data derived from 2020 ACS - US Census

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Retailer Map



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