



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS



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FOR LEASE | RETAIL SPACE

2,800 SF | 1230 Bedford Ave | Vanilla Box Retail Space with Backyard for Lease!

1230 Bedford Ave, Brooklyn, NY 11213

Shlomi Bagdadi  
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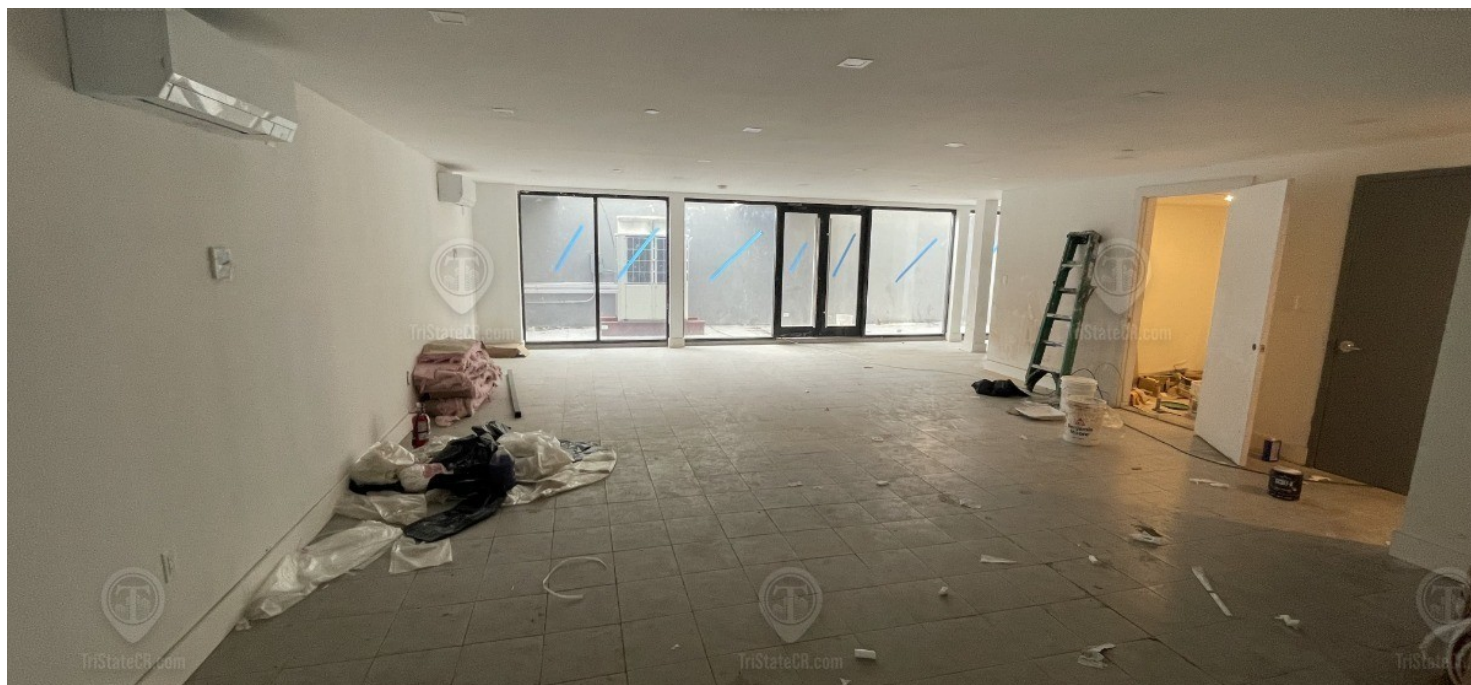
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## Executive Summary



### OFFERING SUMMARY

Lease Rate: Call: 718-437-6100

Available SF: 2,800 SF

Building Size: 2,800 SF

Lot Size: 1,600 SF

Number of Units: 1

Zoning: R6A

### PROPERTY OVERVIEW

Ground: 1,700 SF + backyard

Lower level: 1,100 SF + backyard

Front and rear glass curtain wall on the ground floor

Glass curtain wall in the lower level

Sellable lower level

Vanilla Boxed

Split units in place

Move-in ready

### LOCATION OVERVIEW

Located in the Bed-Stuy neighborhood of Brooklyn between Hancock St & Fulton St near the Franklin Ave subway station.

Nearest Transit: S, C, & A trains at Franklin Ave and the B26 & B44 bus lines.

Nearby tenants include Planet Fitness, Walgreens, Taco Bell, Blink Fitness, TD Bank, Chipotle, Lincoln Market, Popeyes, Papa Johns Pizza, Brooklyn Perk, and more!

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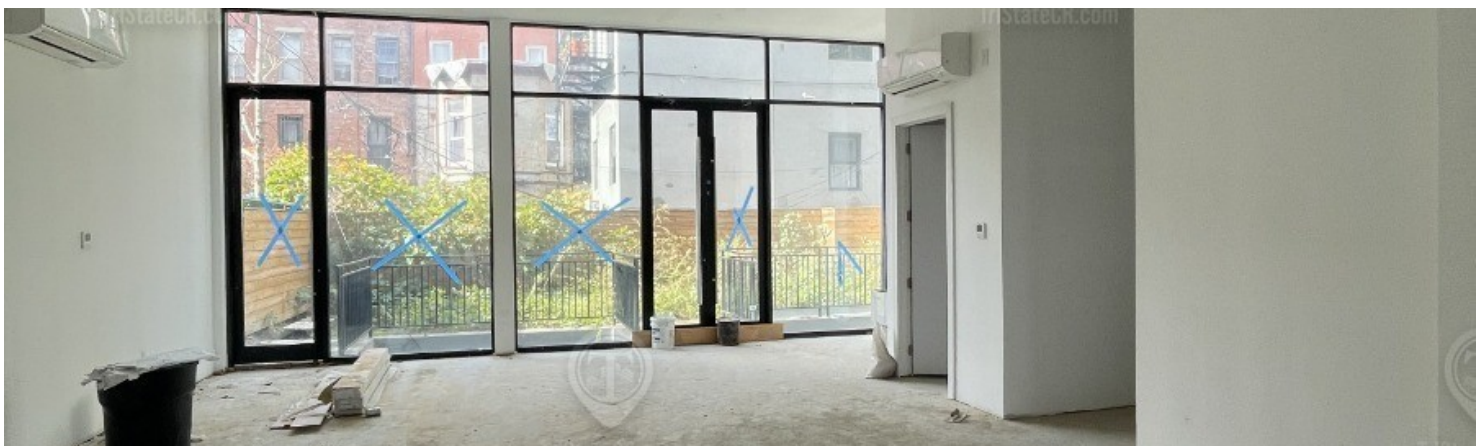
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## Additional Photos



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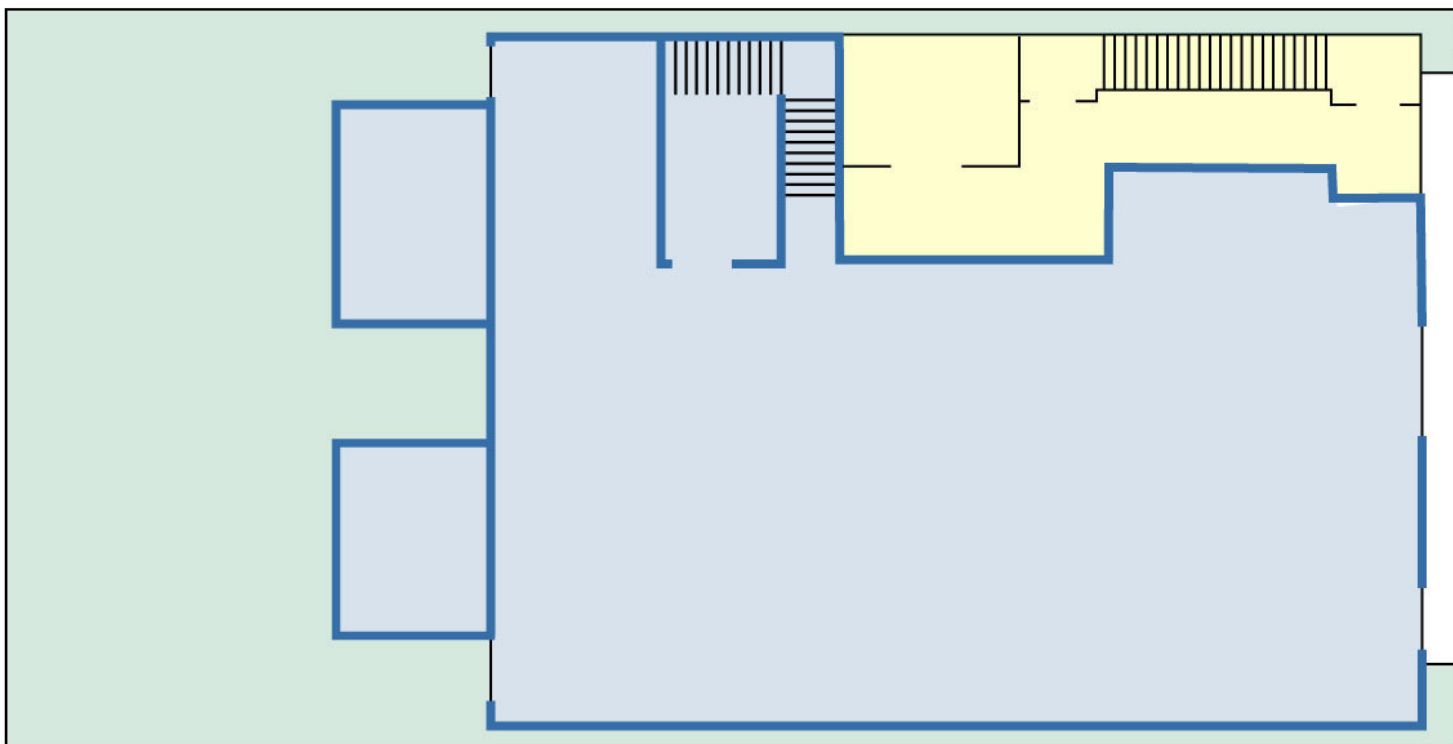
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## Floor plan - 1st Floor



## 1230 BEDFORD AVE 1ST FLOOR

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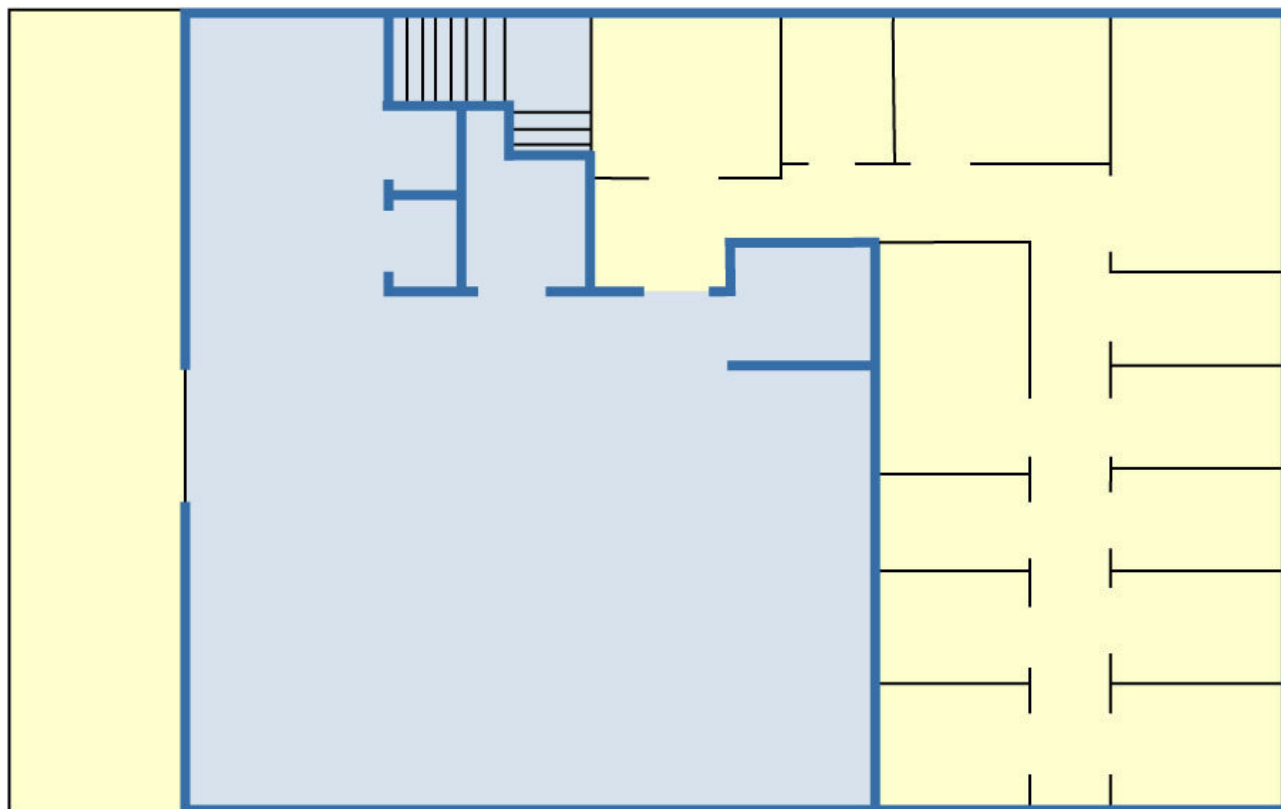
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## Floor plan - Cellar



## 1230 BEDFORD AVE CELLAR

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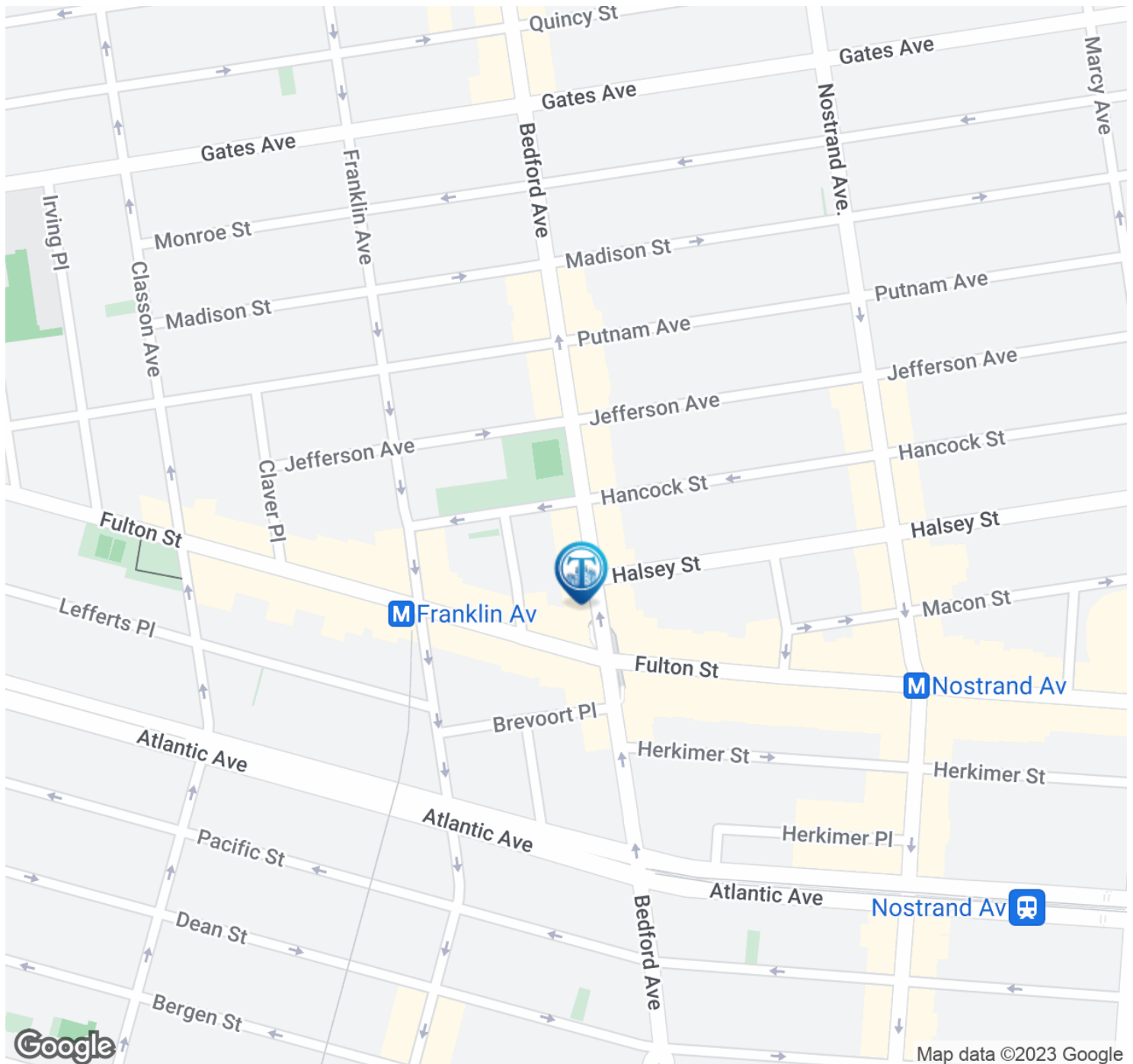
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## Location Map



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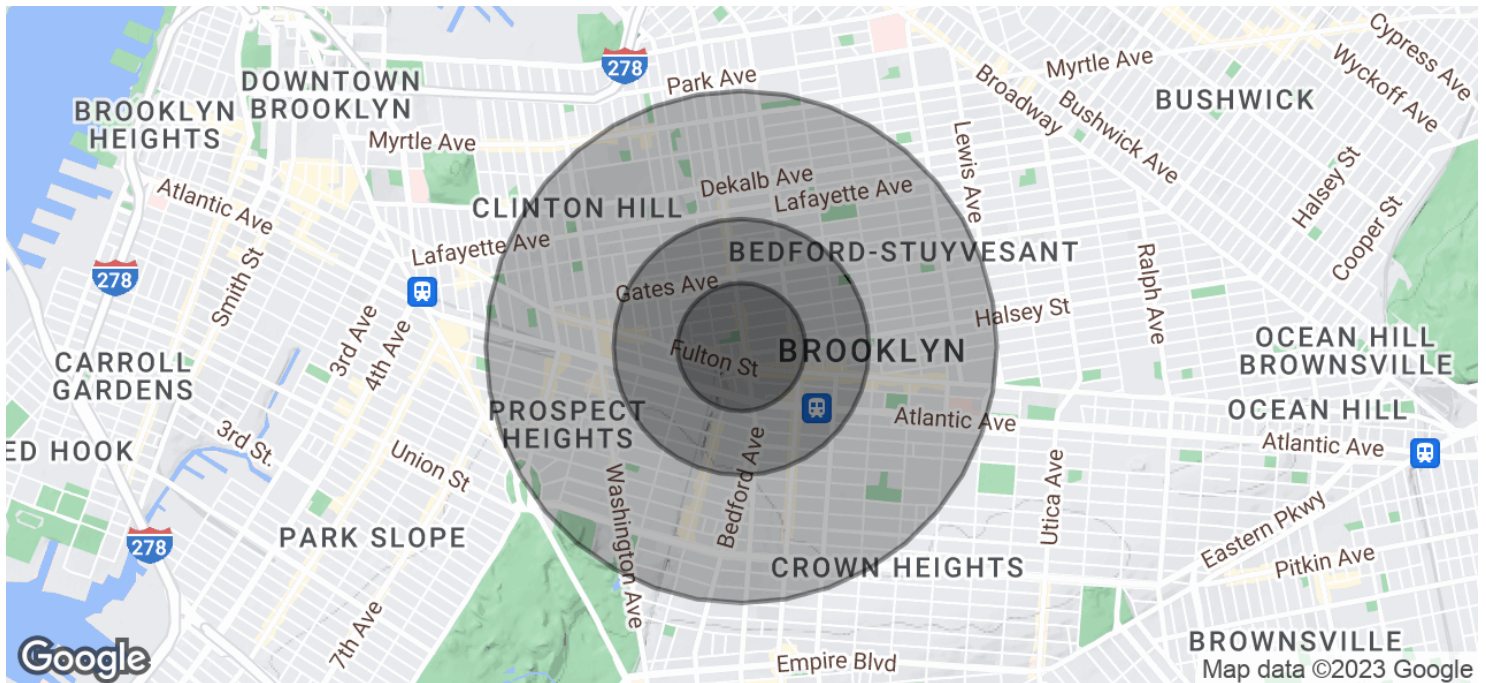
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## Demographics Map & Report



### POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	10,233	44,354	190,065
Average Age	33.4	34.4	34.8
Average Age (Male)	34.8	35.4	34.4
Average Age (Female)	31.8	33.7	35.1

### HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	5,033	21,686	88,065
# of Persons per HH	2.0	2.0	2.2
Average HH Income	\$95,535	\$100,185	\$101,519
Average House Value	\$1,170,081	\$878,562	\$876,785

\* Demographic data derived from 2020 ACS - US Census

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## Retailer Map



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