



TRI STATE
COMMERCIAL[®]
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

2,000 SF | 357 Avenue U | Vanilla Box Retail Space for Lease

357 Avenue U, Brooklyn, NY 11223

Shlomi Bagdadi
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Executive Summary



OFFERING SUMMARY

Lease Rate: Call: 718-437-6100

Available SF: Fully Leased

Building Size: 15,960 SF

Lot Size: 12,000 SF

Zoning: R6A

PROPERTY OVERVIEW

Vanilla box
Newly renovated
Backyard for seating
Easily ventable
400 SF backyard

LOCATION OVERVIEW

Located in Gravesend neighborhood of Brooklyn between West St & E 1st St, in the heart of one of the most affluent residential neighborhoods in NYC.

Nearest Transit: F, Q, N, & D trains, and the B3 Bus line.

Nearby Tenants: Khasky Foods Inc, Ouri's Market, Land of Laces, Sweetspot Cafe, Magic Furniture House, Popeyes, L&B Spumoni Gardens, Mizrahi Orthodontics, Kasai Kosher Hibachi, McDonald's, Skyline Billiards & Bar and more!

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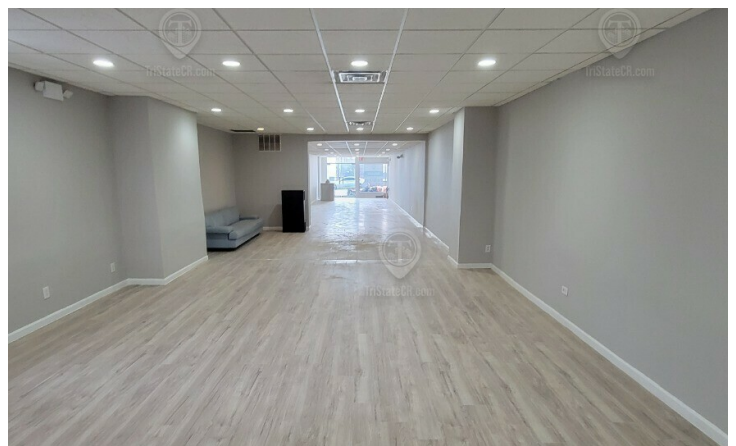
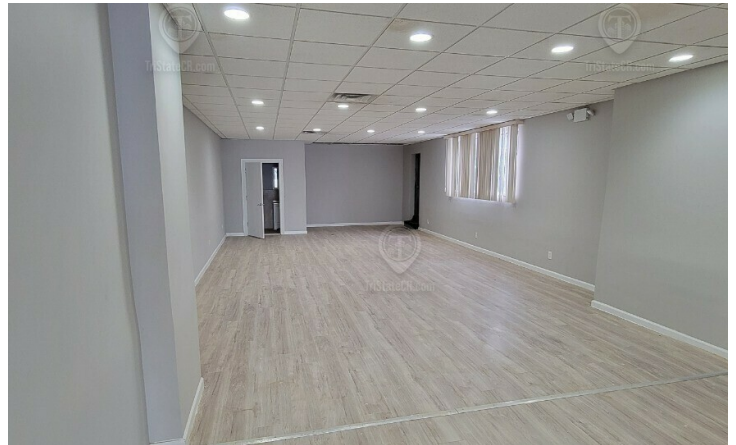
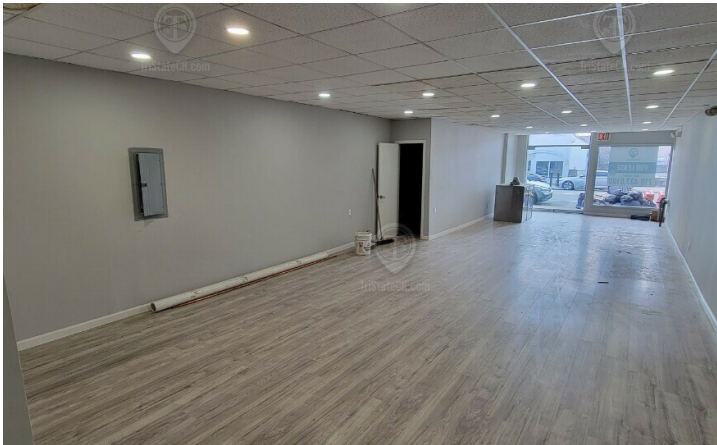
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Additional Photos



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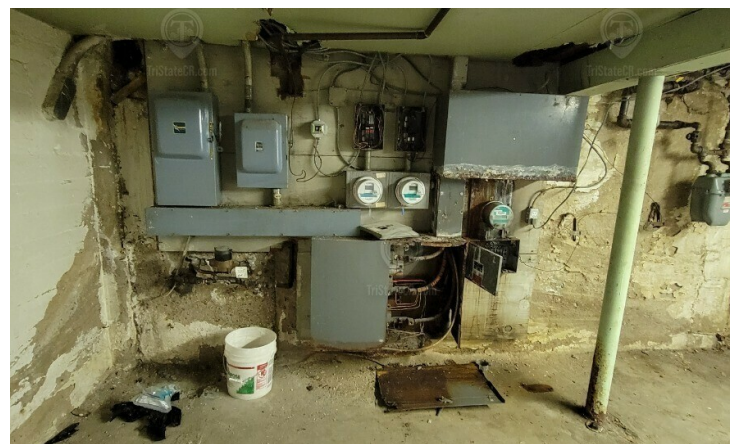
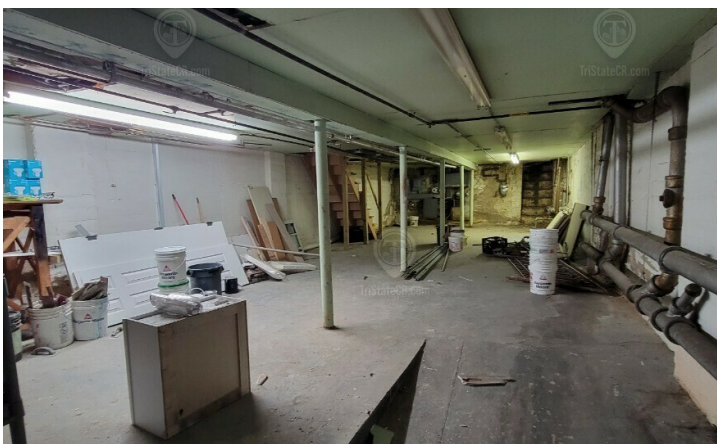
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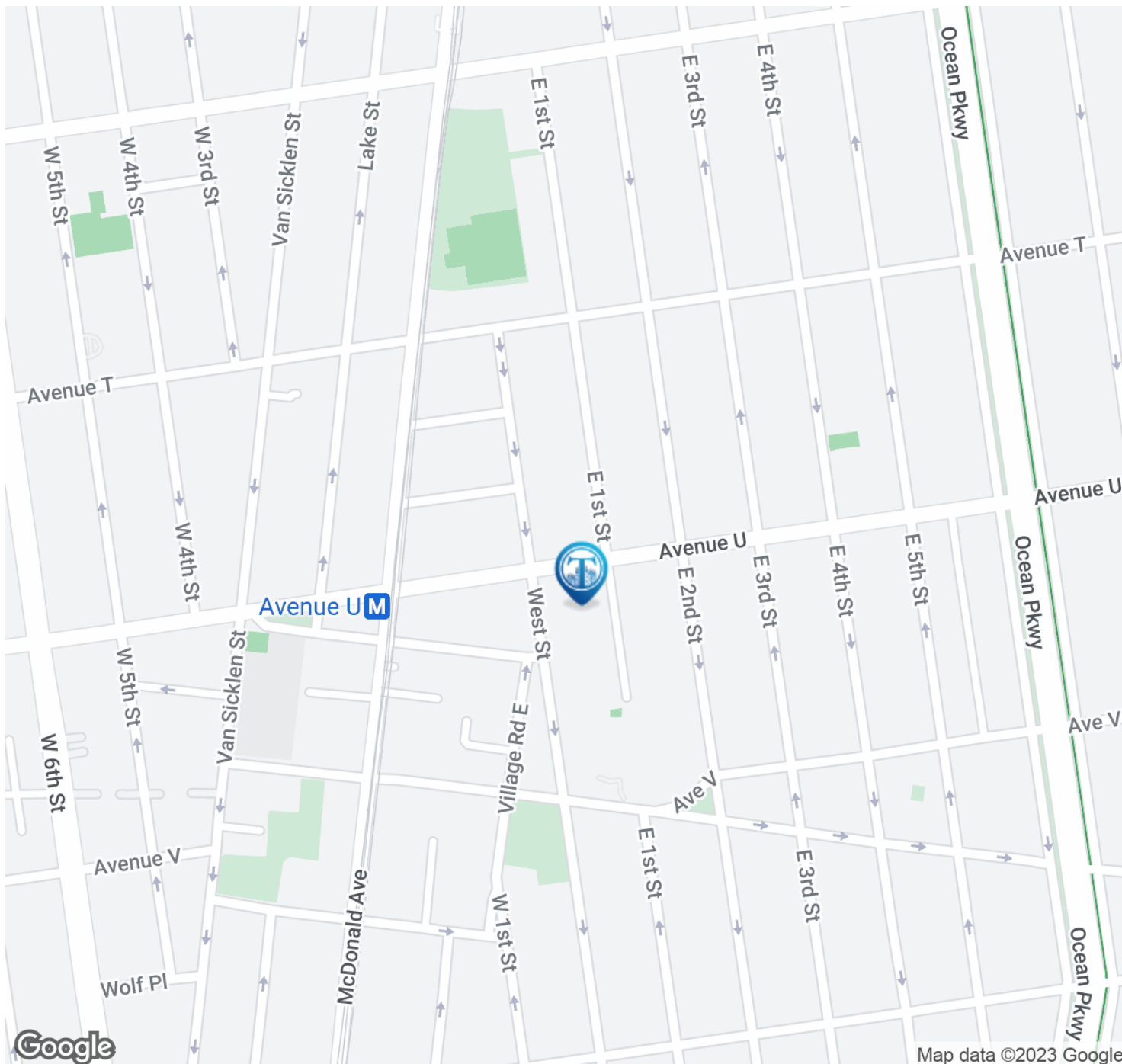
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Location Map



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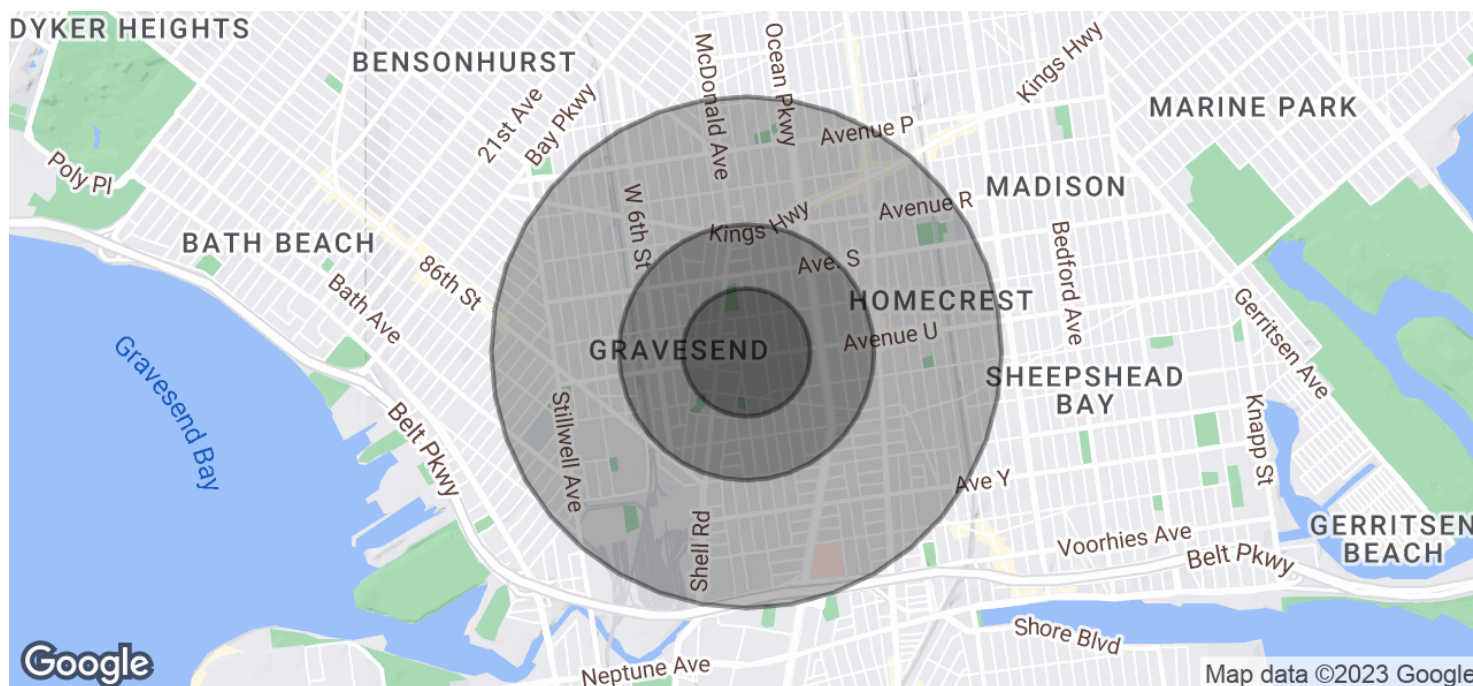
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	6,533	30,739	132,474
Average Age	35.0	35.8	38.5
Average Age (Male)	32.9	34.0	36.5
Average Age (Female)	37.1	37.2	40.2

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	2,432	11,381	50,573
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$89,926	\$86,228	\$78,454
Average House Value	\$943,542	\$846,788	\$749,046

* Demographic data derived from 2020 ACS - US Census

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Retailer Map



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