



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

400 SF | 539 New York Ave | Full Building Branding Opportunity

539 New York Ave, Brooklyn, NY 11225

Shlomi Bagdadi  
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## Executive Summary



### OFFERING SUMMARY

Lease Rate: Call: 718-437-6100

Available SF: Fully Leased

Building Size: 3,000 SF

Lot Size: 2,000 SF

Number of Units: 1

Zoning: R6

### PROPERTY OVERVIEW

Renovated space  
Glass storefront  
Building branding opportunity  
One story building

### LOCATION OVERVIEW

Located in the Prospect Lefferts Gardens neighborhood of Brooklyn between Lincoln Rd & Maple St near the Sterling St subway station.

Nearest Transit: 2 & 5 trains at Sterling St and the B44 bus line.

Nearby tenants include Little Skips, CVS, Family Dollar, TD Bank, Burger King, McDonald's, Wendy's, Planet Fitness, Foodtown, Dunkin', Rite Aid, Walgreens, Ideal Food Basket, 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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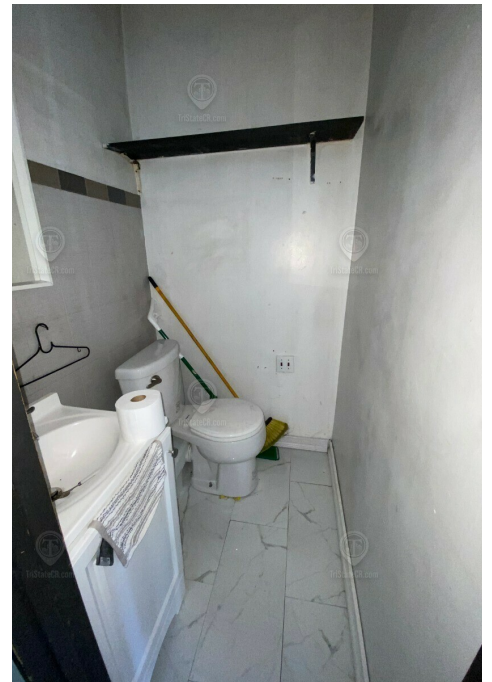
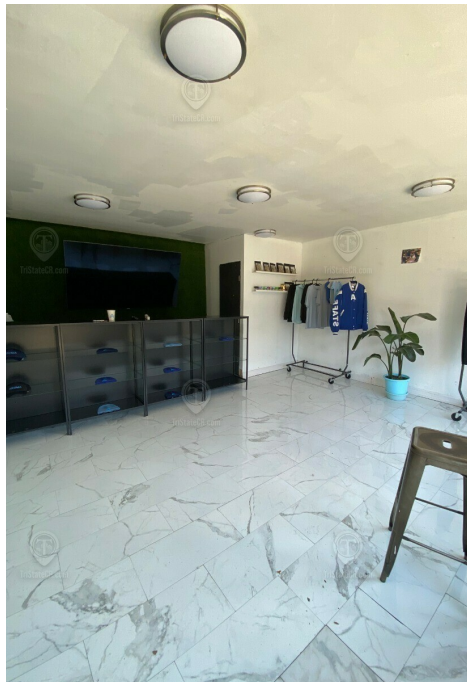
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## Additional Photos



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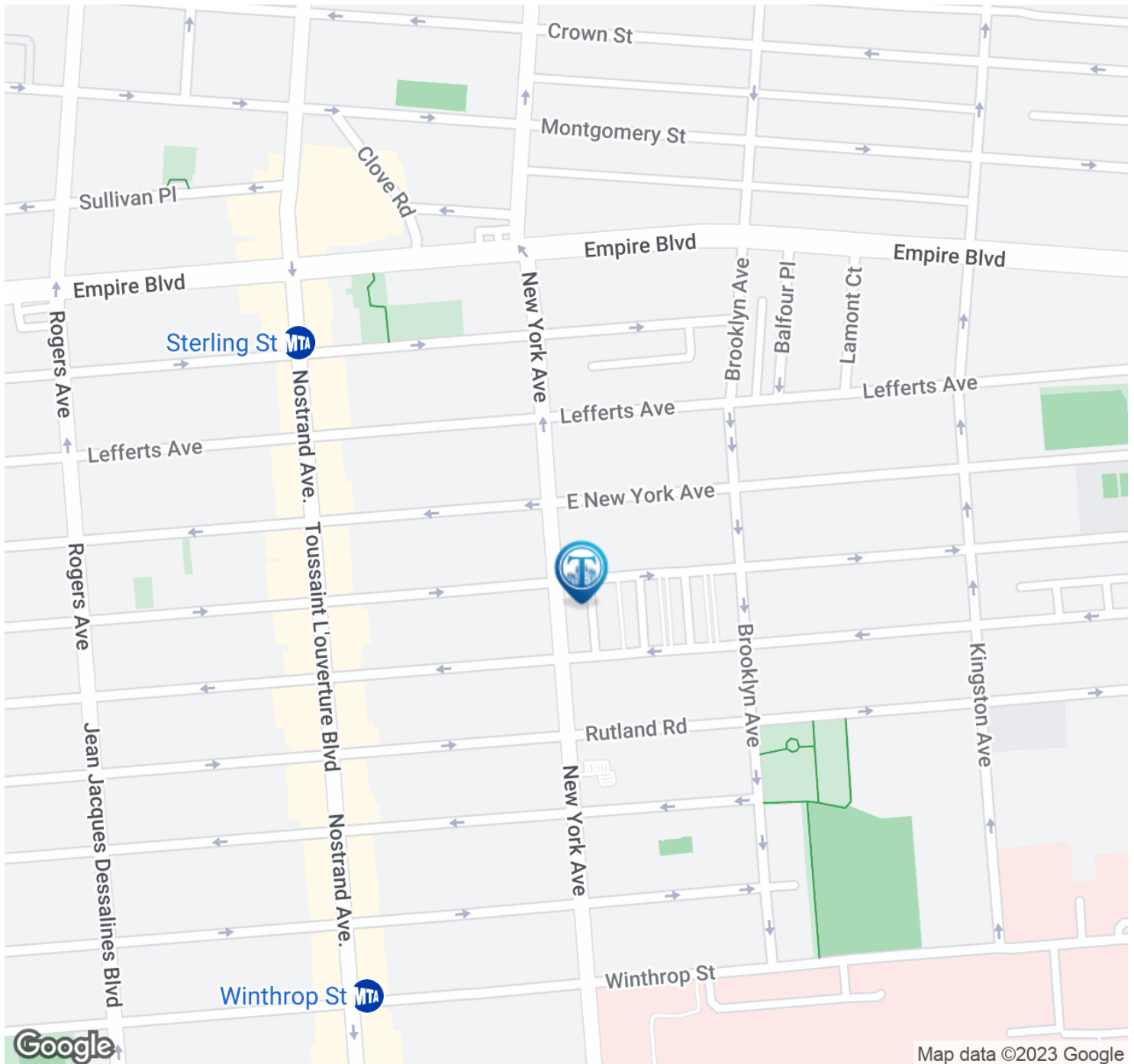
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## Location Map



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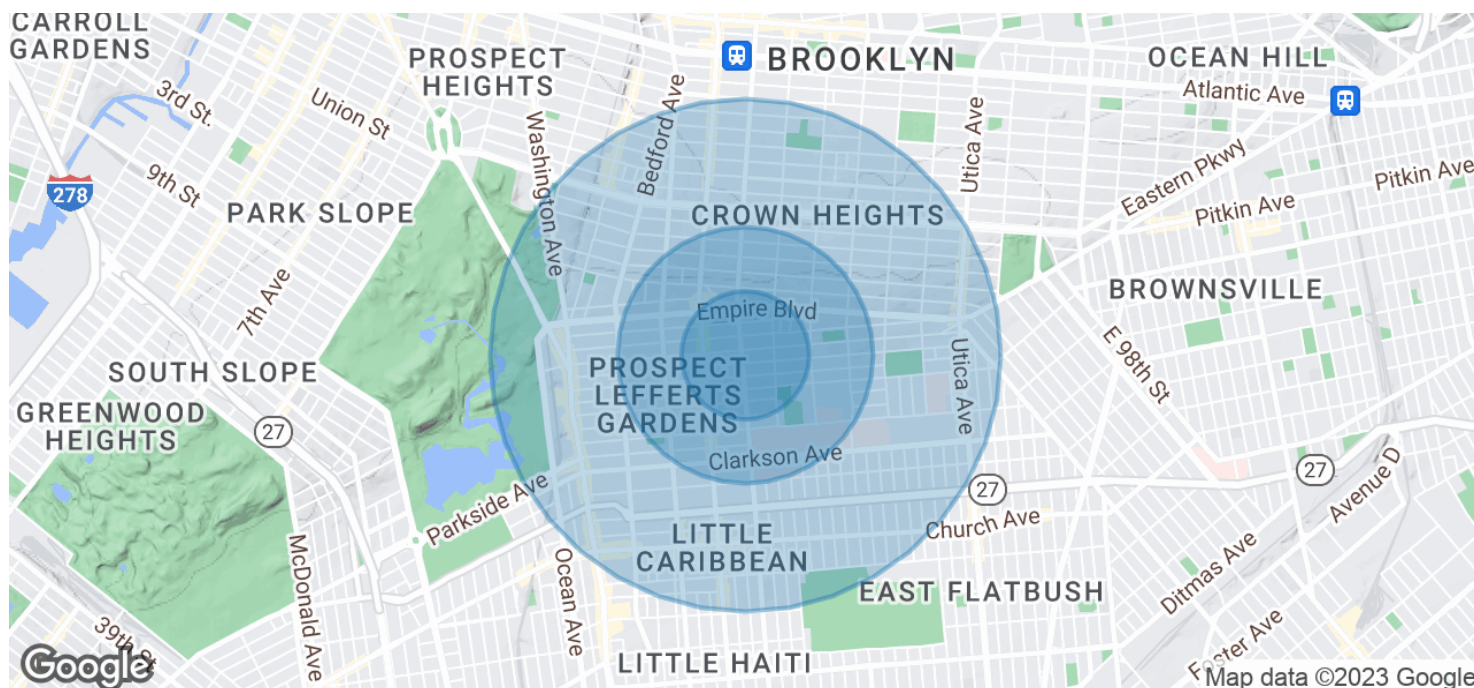
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## Demographics Map & Report



### POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	12,188	43,502	180,804
Average Age	37.3	36.3	36.2
Average Age (Male)	38.8	34.7	34.4
Average Age (Female)	40.1	39.3	39.2

### HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	5,390	18,659	79,461
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$76,450	\$81,026	\$78,395
Average House Value	\$723,848	\$701,303	\$566,324

\* Demographic data derived from 2020 ACS - US Census

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## Retailer Map



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