



TRISTATE
COMMERCIAL
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

1,700 SF | 1448 Myrtle Ave | Retail/Event Space for Lease

1448 Myrtle Ave, Brooklyn, NY 11237

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Avi Akiva
718.437.6100 x110
Avi.A@TriStateCR.com



1,700 SF | 1448 Myrtle Ave | Retail/Event Space for Lease

1448 Myrtle Ave, Brooklyn, NY 11237



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

Executive Summary



OFFERING SUMMARY

Lease Rate: Call: 718-437-6100

Available SF: Fully Leased

Building Size: 2,565 SF

Lot Size: 1,659 SF

Number of Units: 1

Zoning: R6

PROPERTY OVERVIEW

Event space
Potential garage use
Can be used for retail or creative space

LOCATION OVERVIEW

Located in the Bushwick neighborhood of Brooklyn between Bleecker St & Menahan St near the Knickerbocker Ave subway station.

Nearest Transit: M train at Knickerbocker Ave, L train at Myrtle - Wyckoff Ave, and the B54 bus line.

Nearby tenants include FOOD BAZAAR, Blink Fitness, L Train Vintage, Knickerbocker Bagel, Duane Reade, Matto Espresso, Subway, CVS, Planet Fitness, Dollar Tree, 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.

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Avi Akiva
718.437.6100 x110
Avi.A@TriStateCR.com

Tri State Commercial® Realty Services LLC // 148 39th st // Brooklyn, 11232 // TriStateCR.com



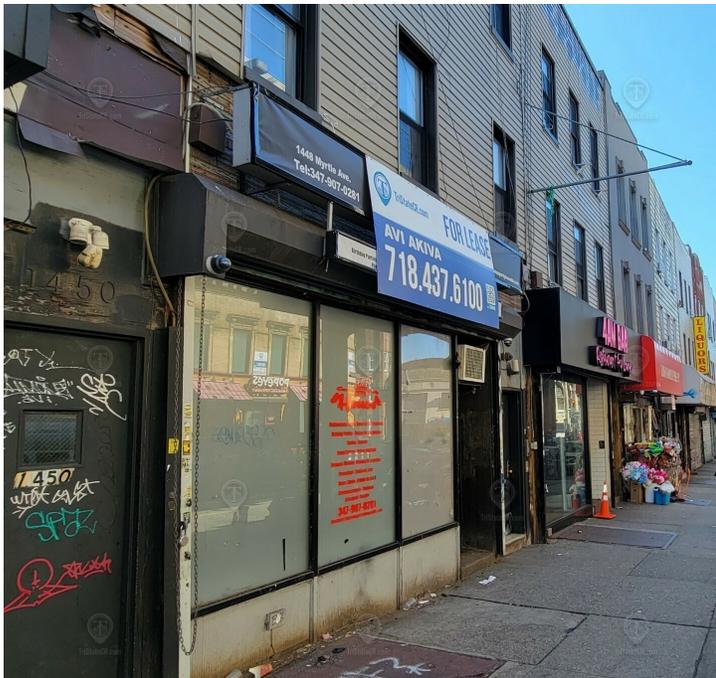
1,700 SF | 1448 Myrtle Ave | Retail/Event Space for Lease

1448 Myrtle Ave, Brooklyn, NY 11237



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

Additional Photos



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.

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Avi Akiva
718.437.6100 x110
Avi.A@TriStateCR.com

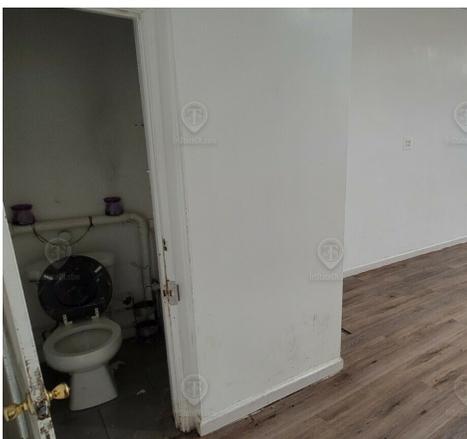
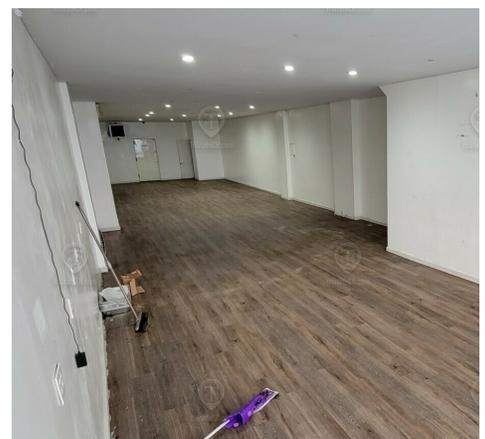
Tri State Commercial® Realty Services LLC // 148 39th st // Brooklyn, 11232 // TriStateCR.com



1,700 SF | 1448 Myrtle Ave | Retail/Event Space for Lease
1448 Myrtle Ave, Brooklyn, NY 11237



Additional Photos



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.

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Avi Akiva
718.437.6100 x110
Avi.A@TriStateCR.com

Tri State Commercial® Realty Services LLC // 148 39th st // Brooklyn, 11232 // TriStateCR.com



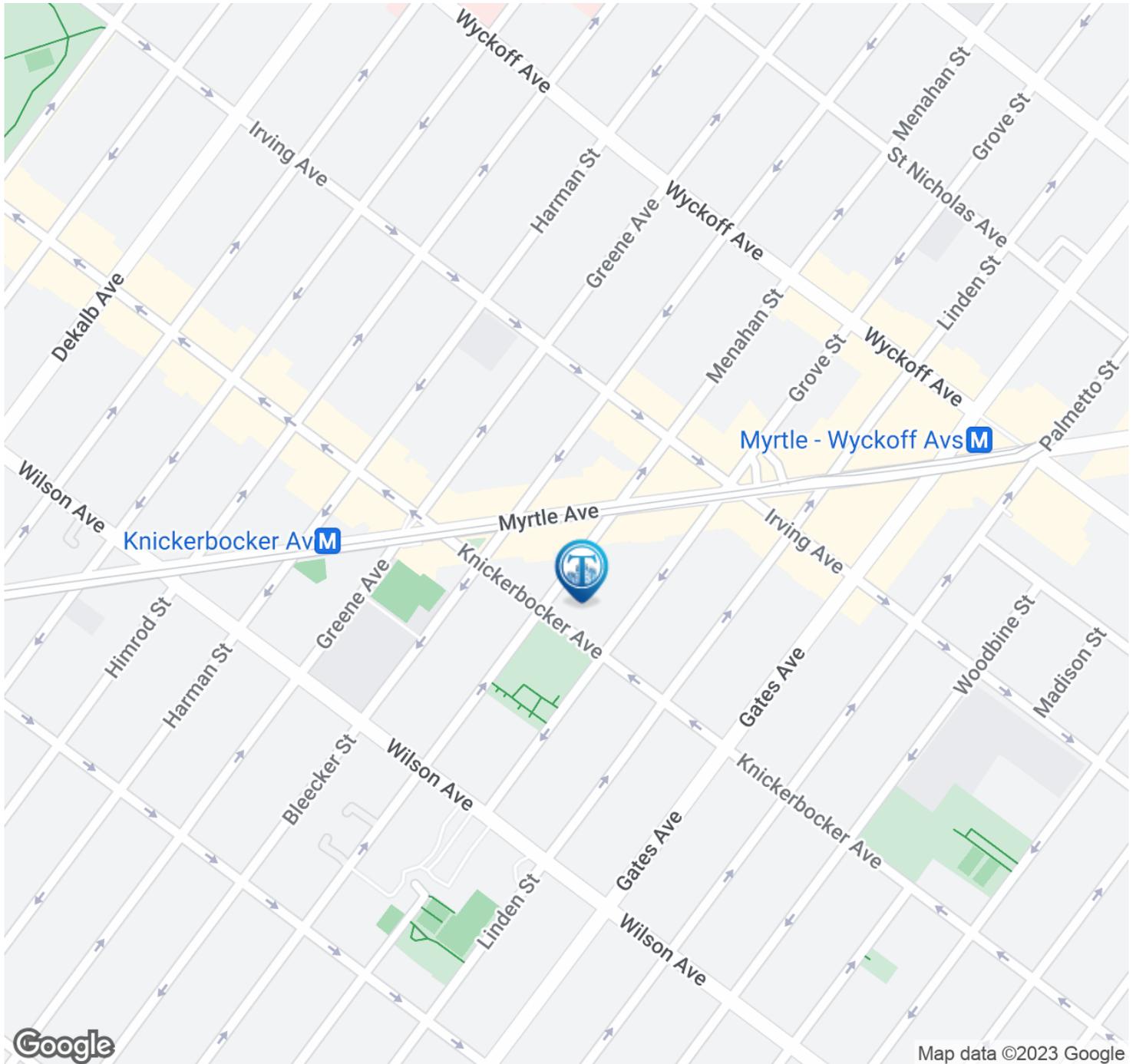
1,700 SF | 1448 Myrtle Ave | Retail/Event Space for Lease

1448 Myrtle Ave, Brooklyn, NY 11237



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

Location Map



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.

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Avi Akiva
718.437.6100 x110
Avi.A@TriStateCR.com

Tri State Commercial® Realty Services LLC // 148 39th st // Brooklyn, 11232 // TriStateCR.com



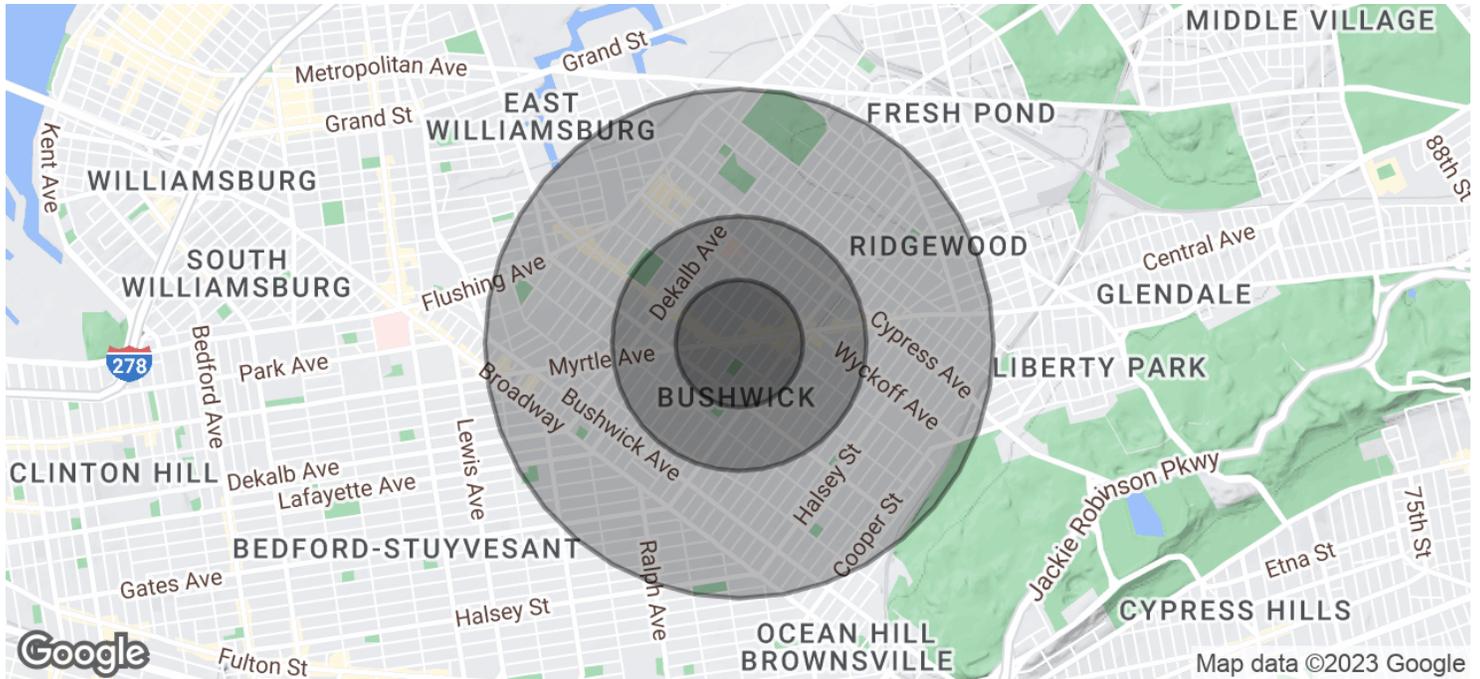
1,700 SF | 1448 Myrtle Ave | Retail/Event Space for Lease

1448 Myrtle Ave, Brooklyn, NY 11237



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	11,937	55,140	175,126
Average Age	30.3	32.0	32.9
Average Age (Male)	29.5	31.0	32.4
Average Age (Female)	31.2	33.3	33.7

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	4,855	21,767	69,045
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$66,914	\$73,725	\$77,876
Average House Value	\$286,965	\$440,283	\$532,204

* Demographic data derived from 2020 ACS - US Census

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.

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Avi Akiva
718.437.6100 x110
Avi.A@TriStateCR.com



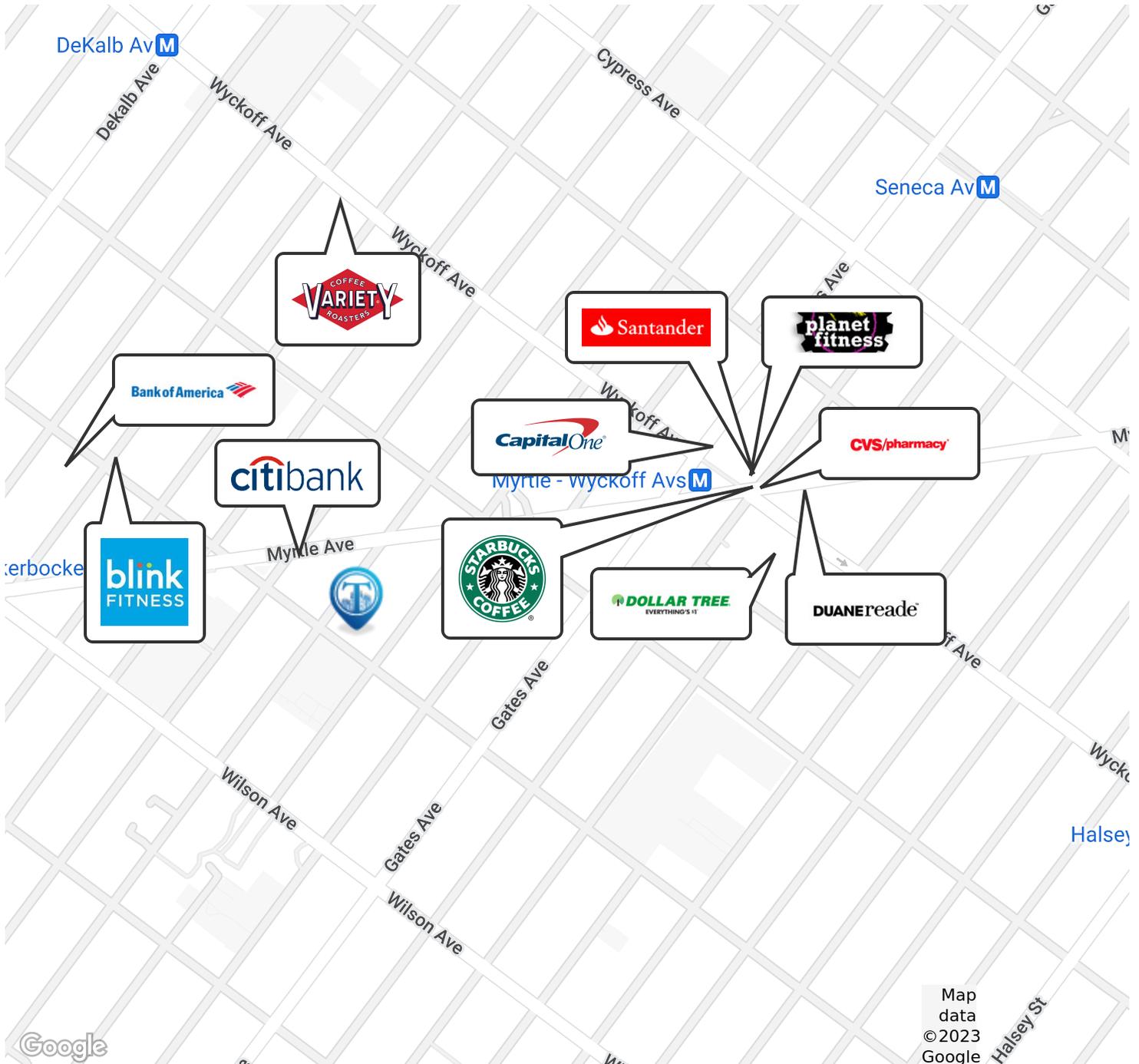
1,700 SF | 1448 Myrtle Ave | Retail/Event Space for Lease

1448 Myrtle Ave, Brooklyn, NY 11237



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

Retailer Map



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.

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Avi Akiva
718.437.6100 x110
Avi.A@TriStateCR.com

Tri State Commercial® Realty Services LLC // 148 39th st // Brooklyn, 11232 // TriStateCR.com

