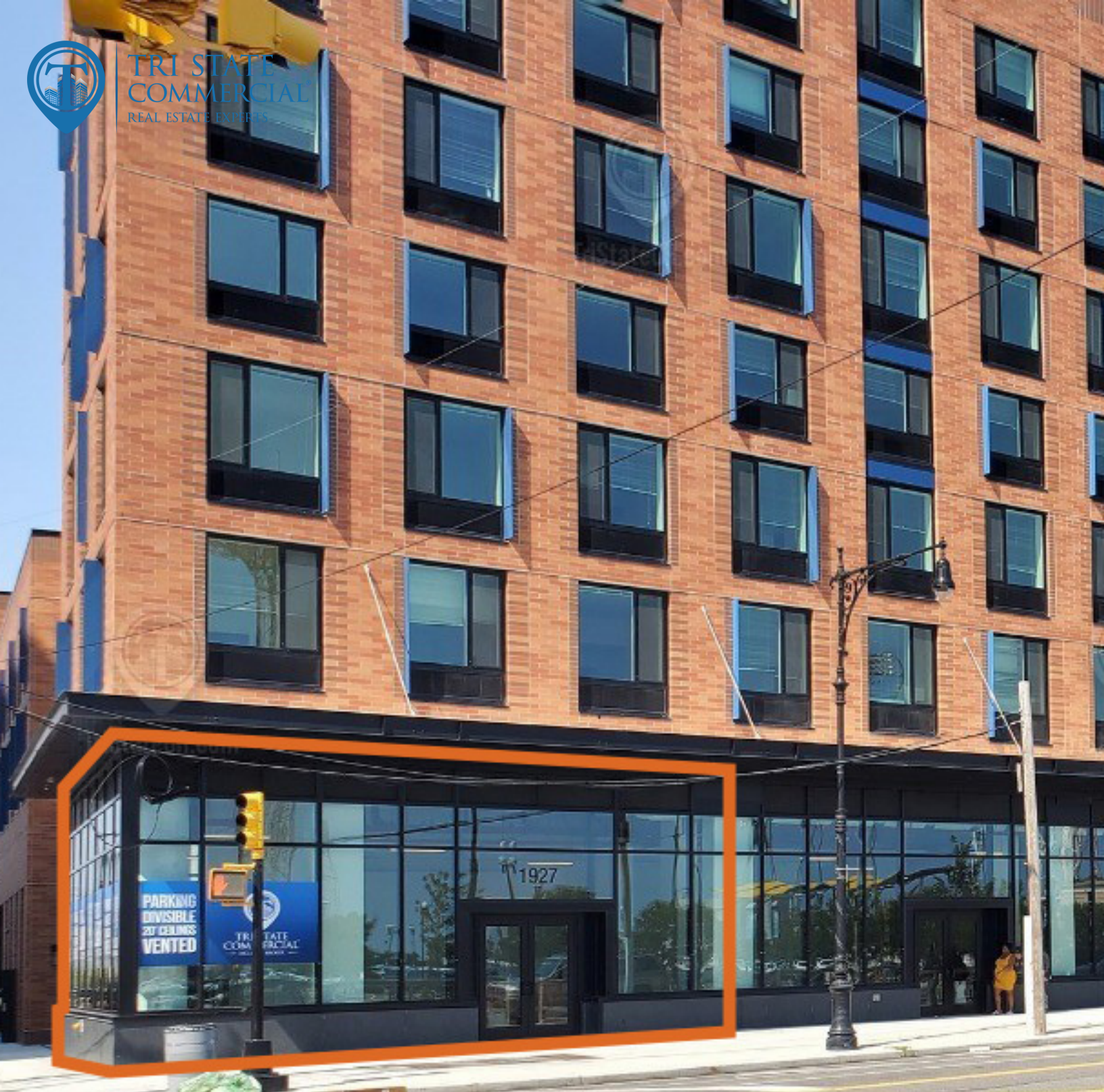




TRI STATE
COMMERCIAL
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

1,513 SF | 1921 Surf Ave | Brand New Corner Retail Spaces for Lease

1921 Surf Avenue, Brooklyn, NY 11224

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Avi Akiva
718.437.6100 x110
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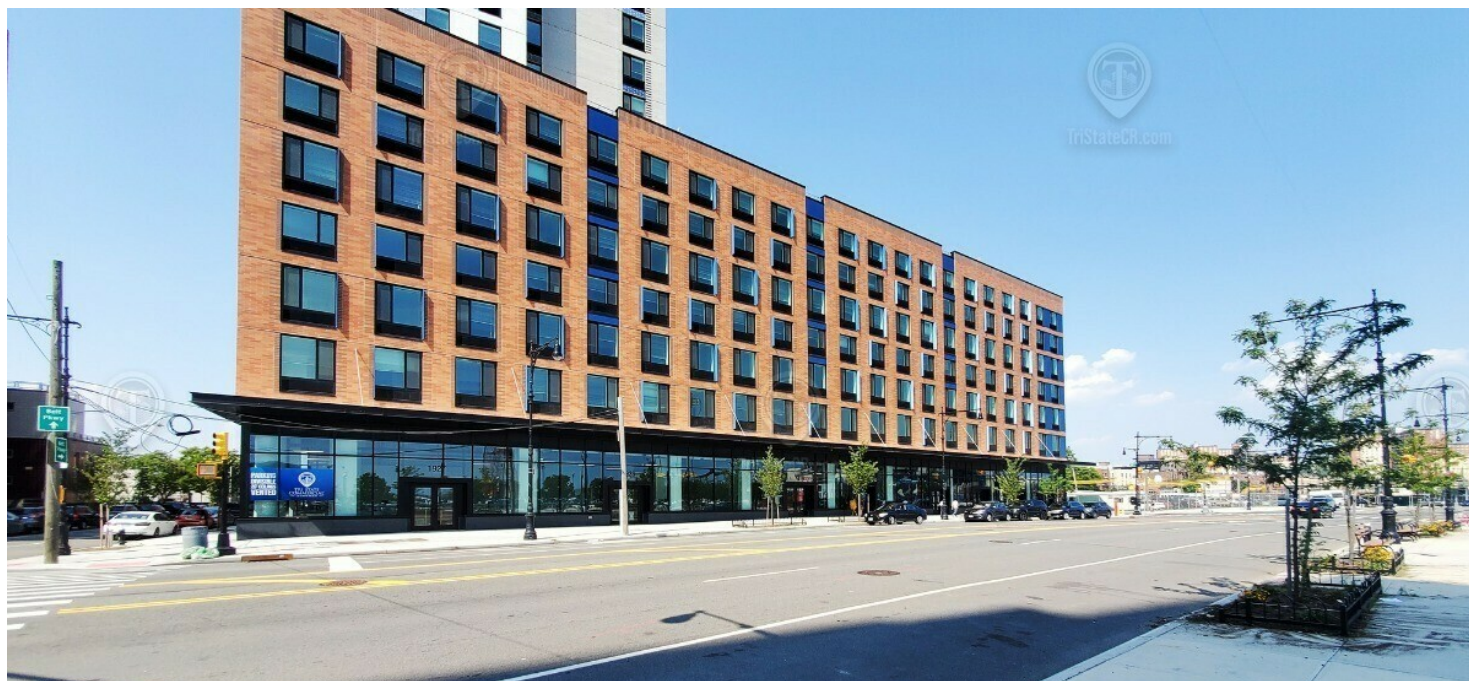
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Executive Summary



OFFERING SUMMARY

Lease Rate: Call: 718-437-6100

Available SF: 1,513 SF

Building Size: 52,113 SF

Lot Size: 89,312 SF

Number of Units: 1

Zoning: R7X

PROPERTY OVERVIEW

20 ft ceilings

Can be vented

Brand new

Glass frontage

LOCATION OVERVIEW

Located in the Coney Island neighborhood of Brooklyn between W 19th St & W 20th St near the Coney Island - Stillwell Ave subway station.

Nearest Transit: D, F, N, & Q trains at Coney Island - Stillwell Ave and the B36, B74, X38, X28, & B82 bus lines.

Nearby tenants include Nathan's Famous, Dunkin', Hook & Reel, Taco Bell, Starbucks, Rite Aid, Coney Island Brewery, Mobil, Burger King, McDonald's, Chase Bank, Footprints Cafe, & 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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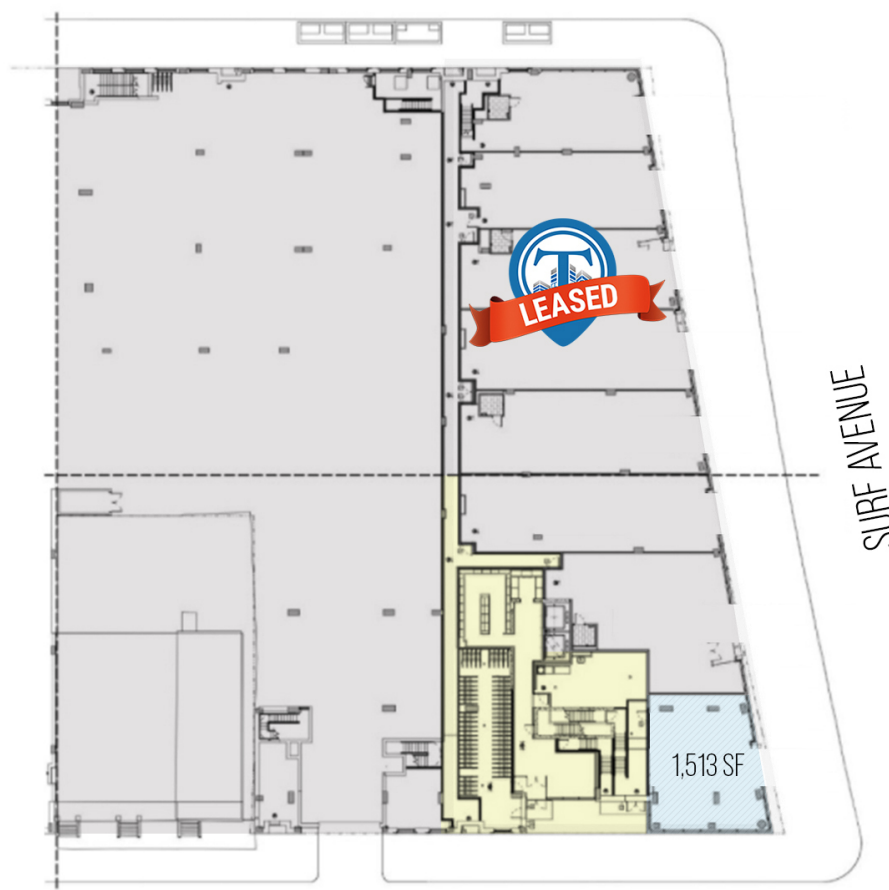
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Floor Plan



1921 SURF AVENUE

TOTAL AVAILABLE SPACE: 1,513 SF

ALL SQUARE FOOTAGES
ARE APPROXIMATE

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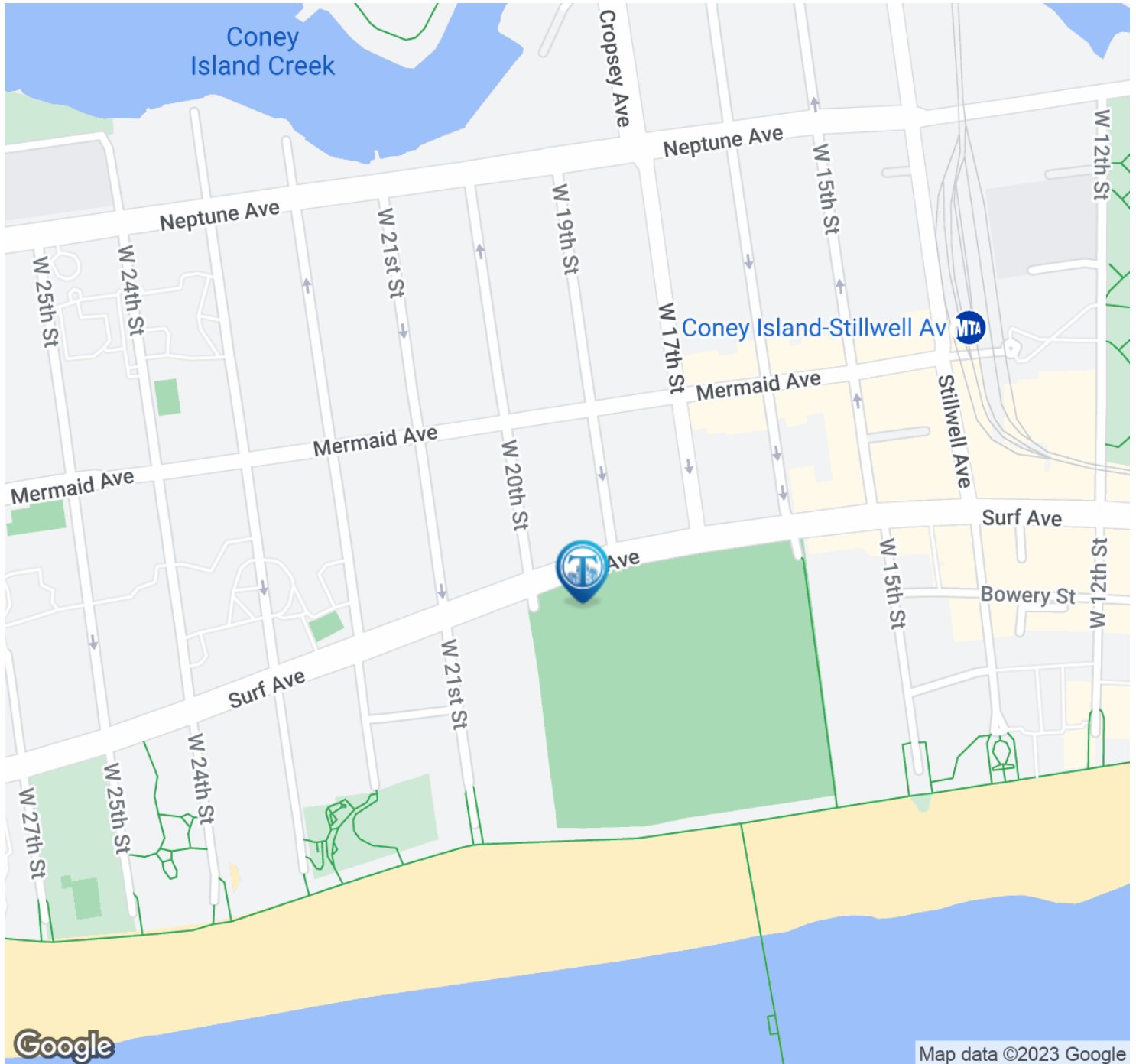
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Location Map



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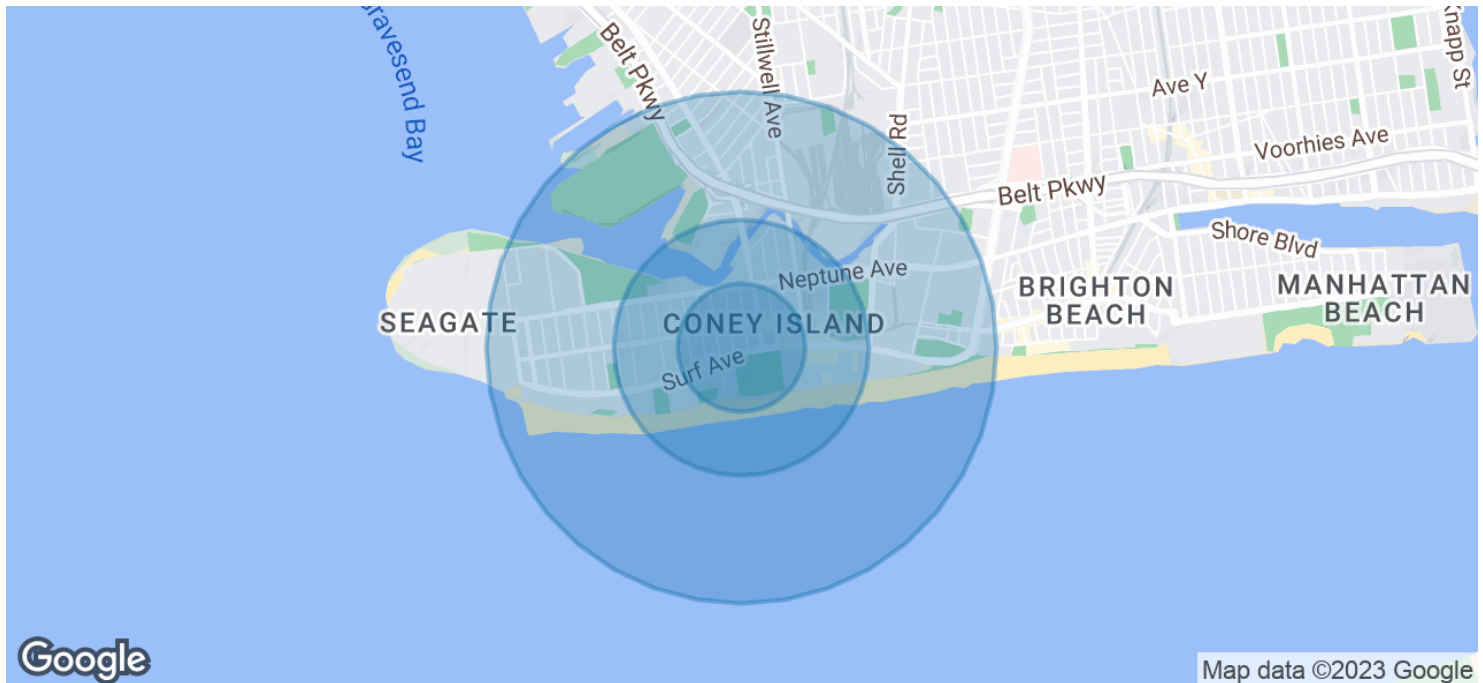
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	6,001	16,047	50,996
Average Age	34.0	40.5	46.7
Average Age (Male)	36.4	40.0	43.4
Average Age (Female)	34.4	42.9	50.0

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	2,092	6,116	22,931
# of Persons per HH	2.9	2.6	2.2
Average HH Income	\$57,775	\$53,195	\$56,317
Average House Value	\$422,154	\$275,715	\$313,482

* Demographic data derived from 2020 ACS - US Census

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Retailer Map



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