



TRI STATE  
COMMERCIAL  
REAL ESTATE



FOR LEASE | RETAIL SPACE

600 SF | 745 Dekalb Ave | Built Out Bakery Space for Lease

745 Dekalb Ave, Brooklyn, NY 11216

Shlomi Bagdadi  
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## Executive Summary



### OFFERING SUMMARY

Lease Rate: Call: 718-437-6100

Available SF: 600 SF

Building Size: 13,000 SF

Lot Size: 5,050 SF

Number of Units: 1

Zoning: R6a

### PROPERTY OVERVIEW

Fully built-out bakery/restaurant  
Vent in place

### LOCATION OVERVIEW

Located in the Bed-Stuy neighborhood of Brooklyn between Marcy Ave & Tompkins Ave near the Myrtle - Willoughby Ave subway station.

Nearest Transit: G train at Myrtle - Willoughby Ave and the B38 & B43 bus lines.

Nearby tenants include Brooklyn Kolache, Bravo Supermarkets, Dunkin', Little Roy Coffee, Bed-Vyne Brew, BKLYN Blend, The Coyote Club, Rolling Cream, Bar Camilo, 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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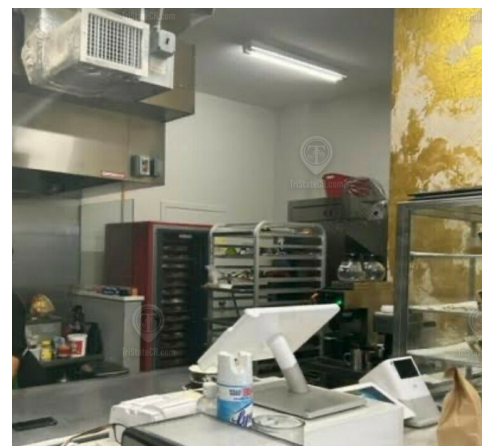
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## Additional Photos



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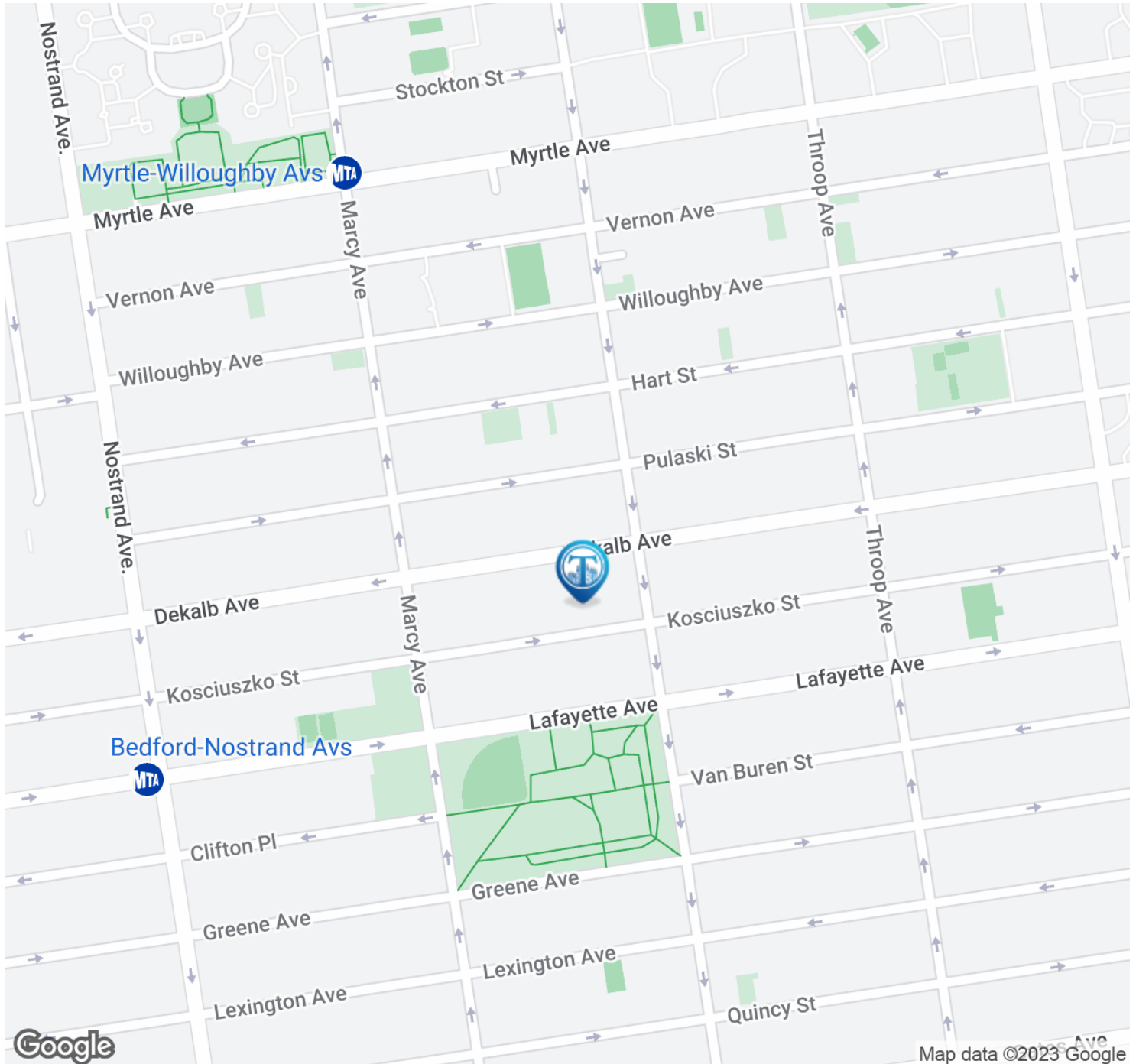
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## Location Map



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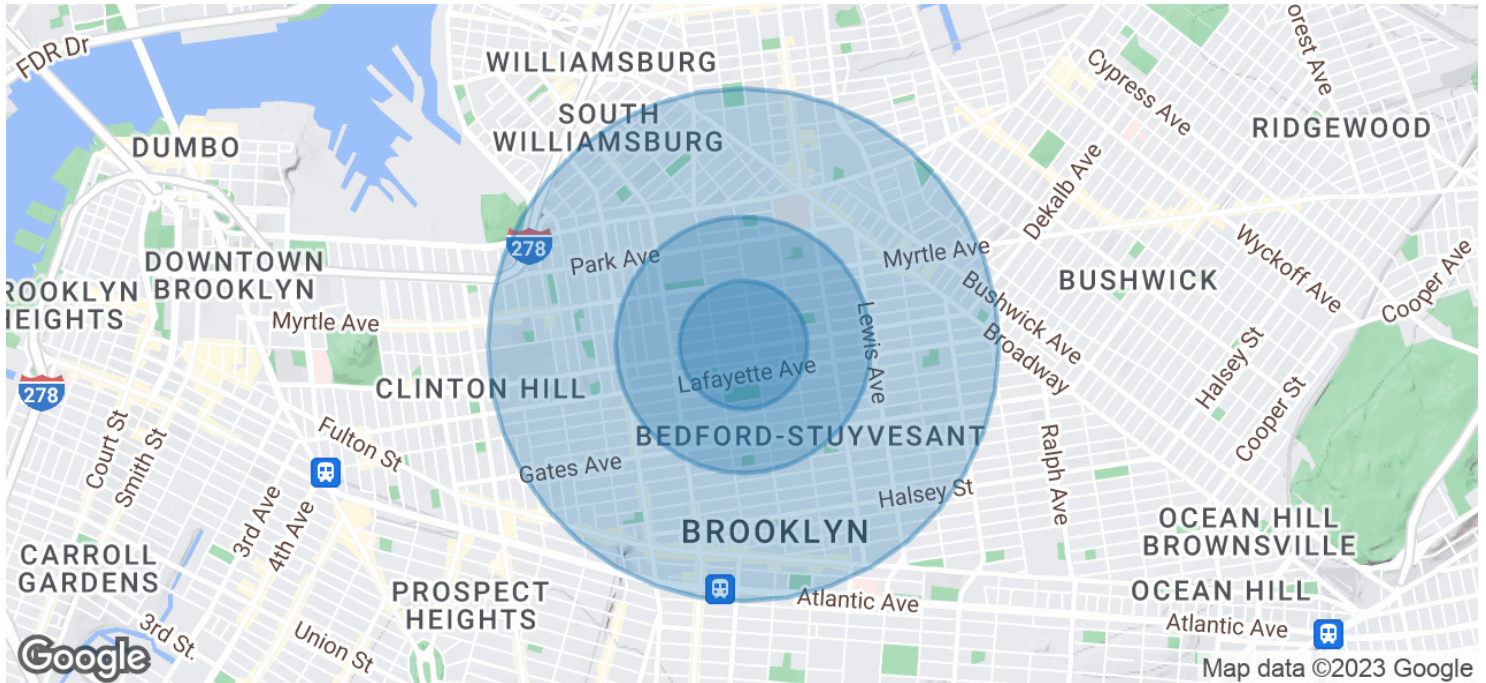
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## Demographics Map & Report



### POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	10,924	50,602	198,262
Average Age	31.7	32.8	30.6
Average Age (Male)	30.5	29.7	29.1
Average Age (Female)	31.5	34.7	31.6

### HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	5,088	22,011	78,974
# of Persons per HH	2.1	2.3	2.5
Average HH Income	\$72,462	\$69,979	\$80,789
Average House Value	\$518,195	\$669,640	\$739,021

\* Demographic data derived from 2020 ACS - US Census

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## Retailer Map



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