



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

1,500 SF | 250 Albany Ave | Newly Renovated Retail Space for Lease

250 Albany Ave, Brooklyn, NY 11213

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## Executive Summary



### OFFERING SUMMARY

Lease Rate: Call: 718-437-6100

Available SF: Fully Leased

Building Size: 2,336 SF

Lot Size: 1,360 SF

Number of Units: 1

Zoning: R6

### PROPERTY OVERVIEW

Backyard  
Newly renovated

### LOCATION OVERVIEW

Located in the Crown Heights neighborhood between Sterling Pl & Park Pl near the Kingston Ave subway station.

Nearest Transit: 2, 3, 4, & 5 trains at Kingston Ave and the B45 & B43 bus lines.

Nearby tenants include Fine Fare Supermarkets, Walgreens, Bakerie, Crab Du Jour, Lakou Cafe, McDonald's, Chase Bank, Mozzarella, Shop Fair, AppleBank, and more!

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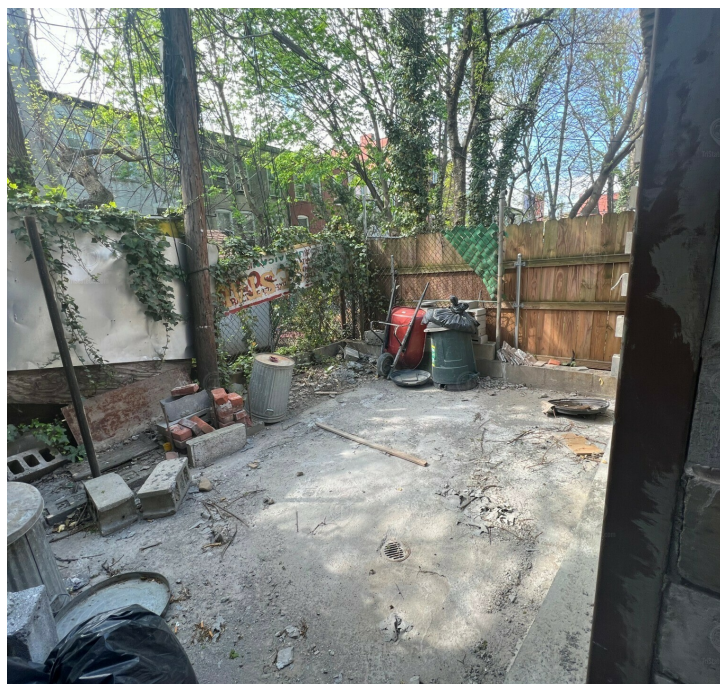
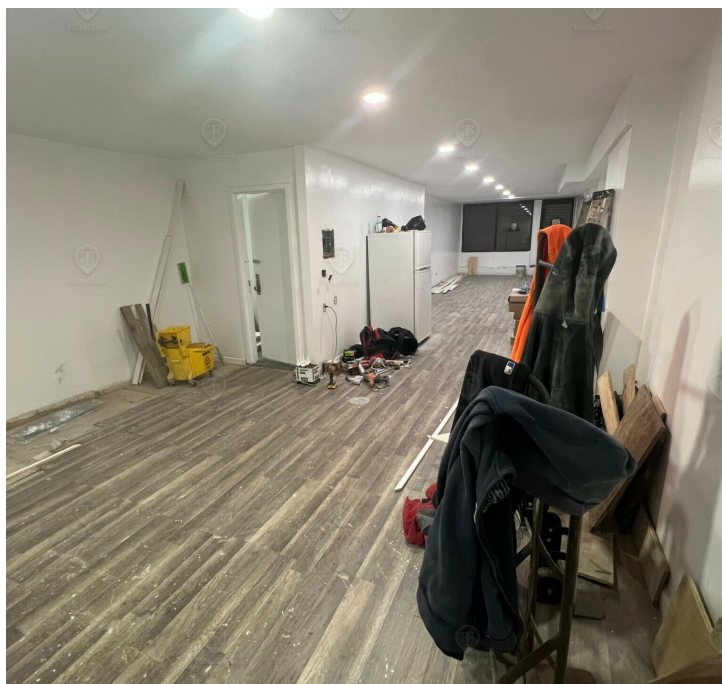
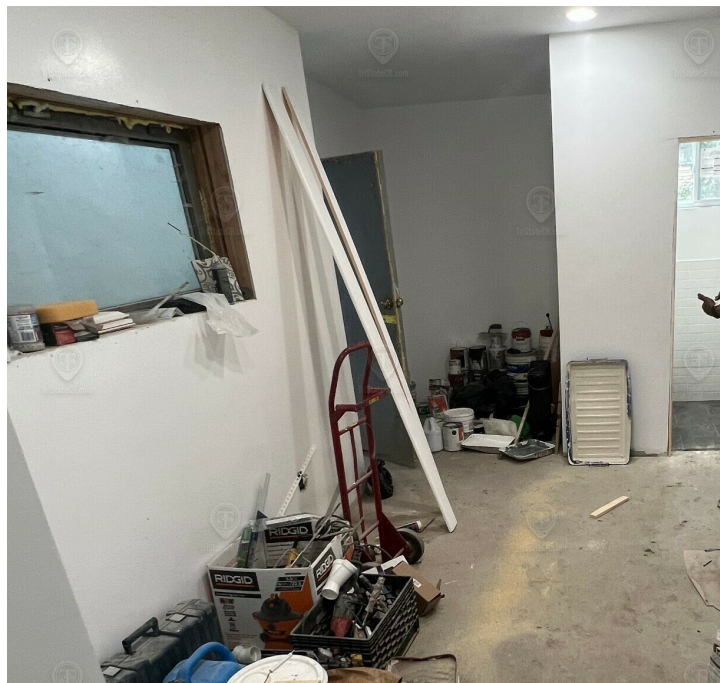
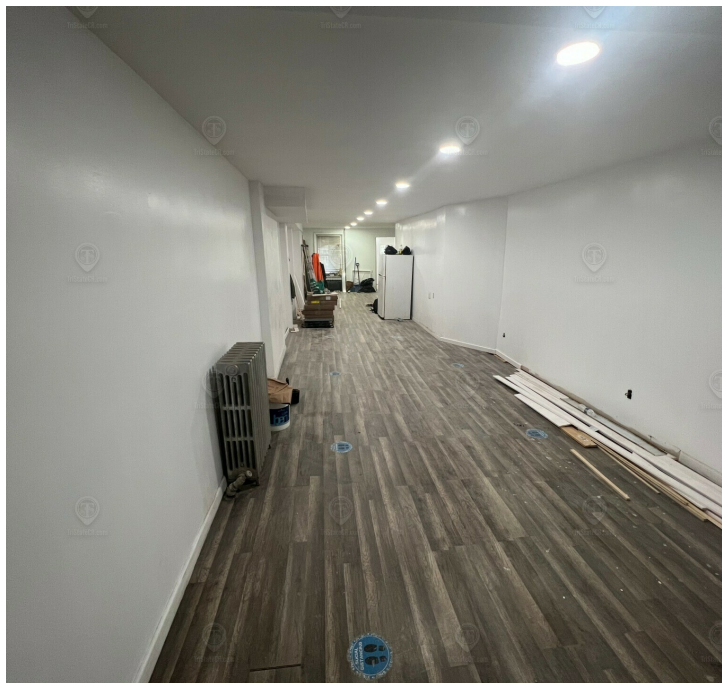
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## Additional Photos



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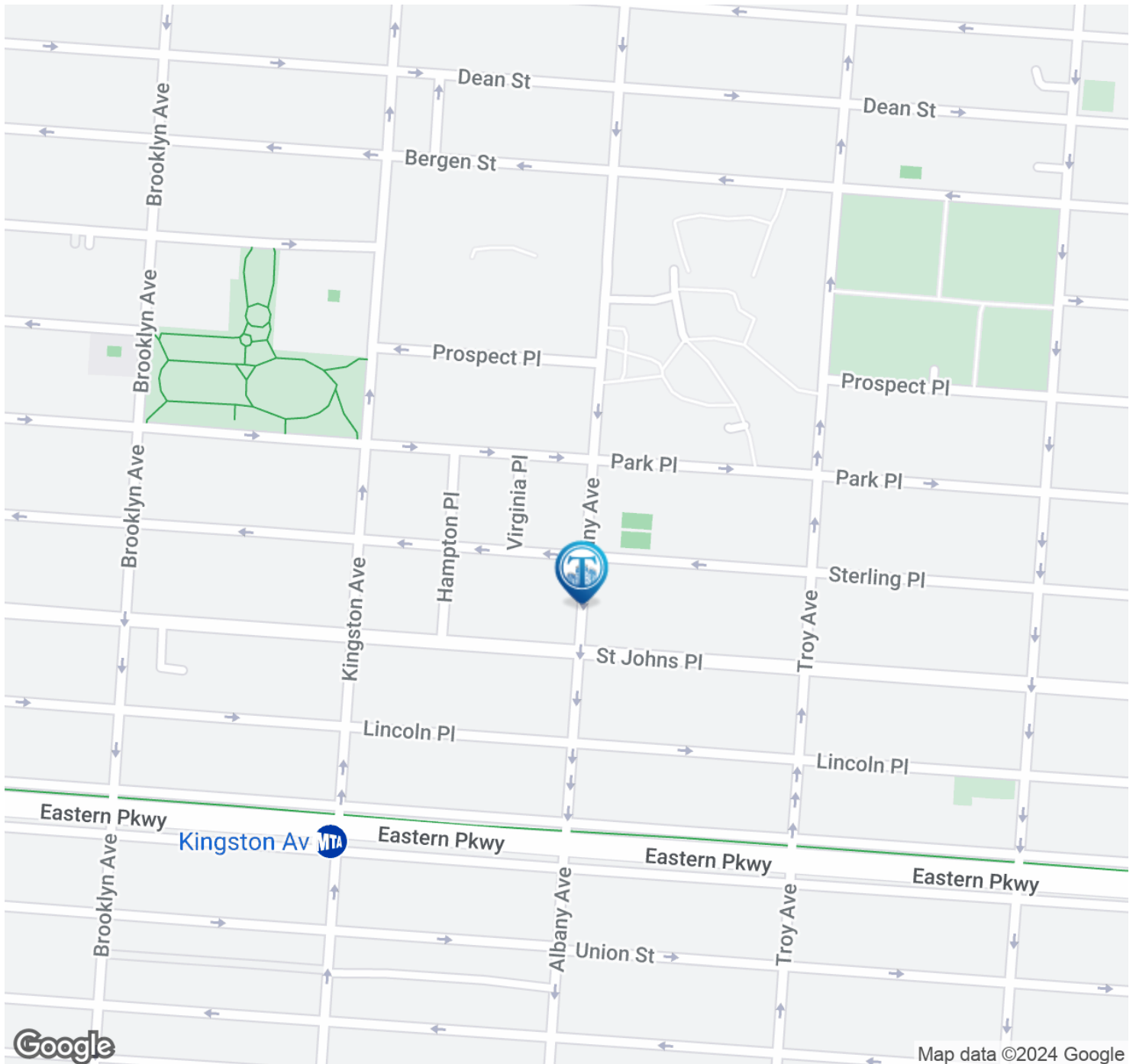
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## Location Map



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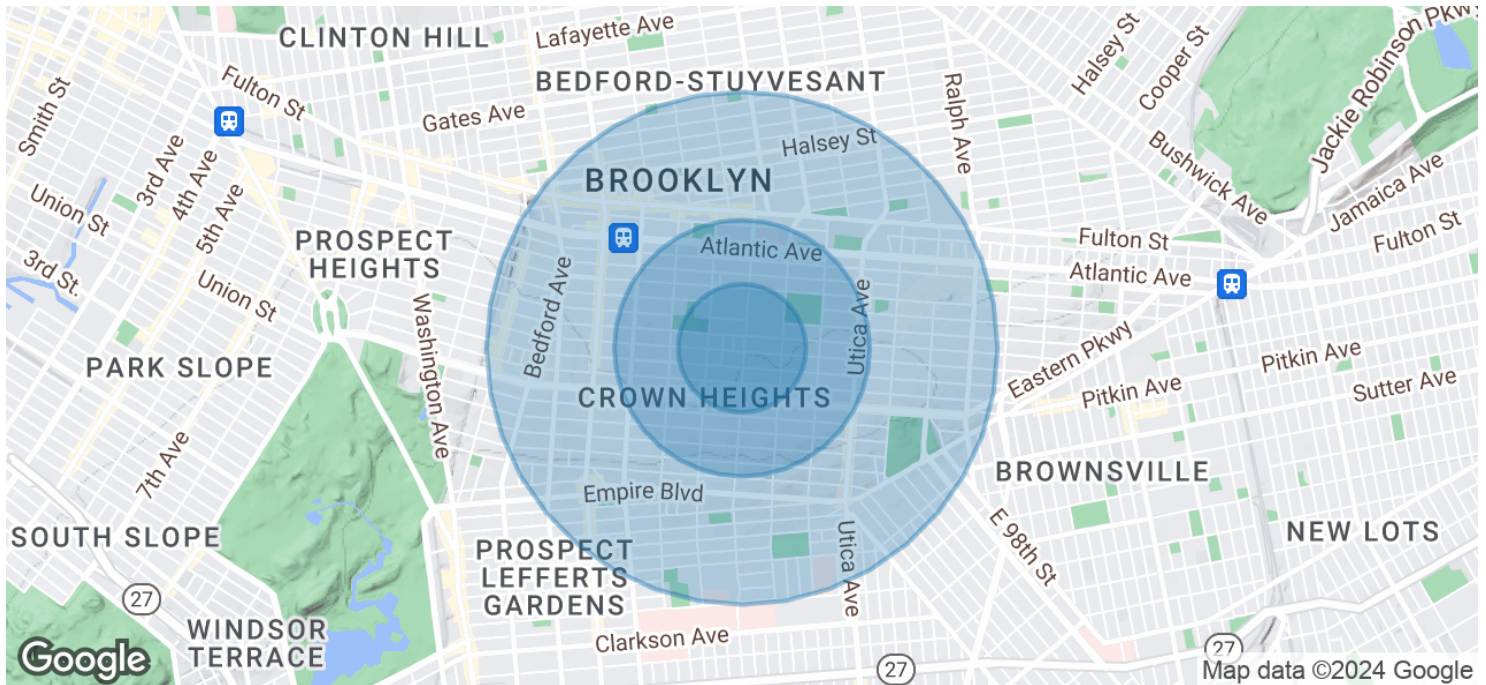
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## Demographics Map & Report



### POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	13,035	46,800	190,945
Average Age	39.9	35.9	35.1
Average Age (Male)	35.9	33.1	33.4
Average Age (Female)	43.2	39.1	37.2

### HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	5,939	20,069	84,009
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$62,298	\$76,380	\$77,685
Average House Value	\$521,948	\$751,257	\$717,169

2020 American Community Survey (ACS)

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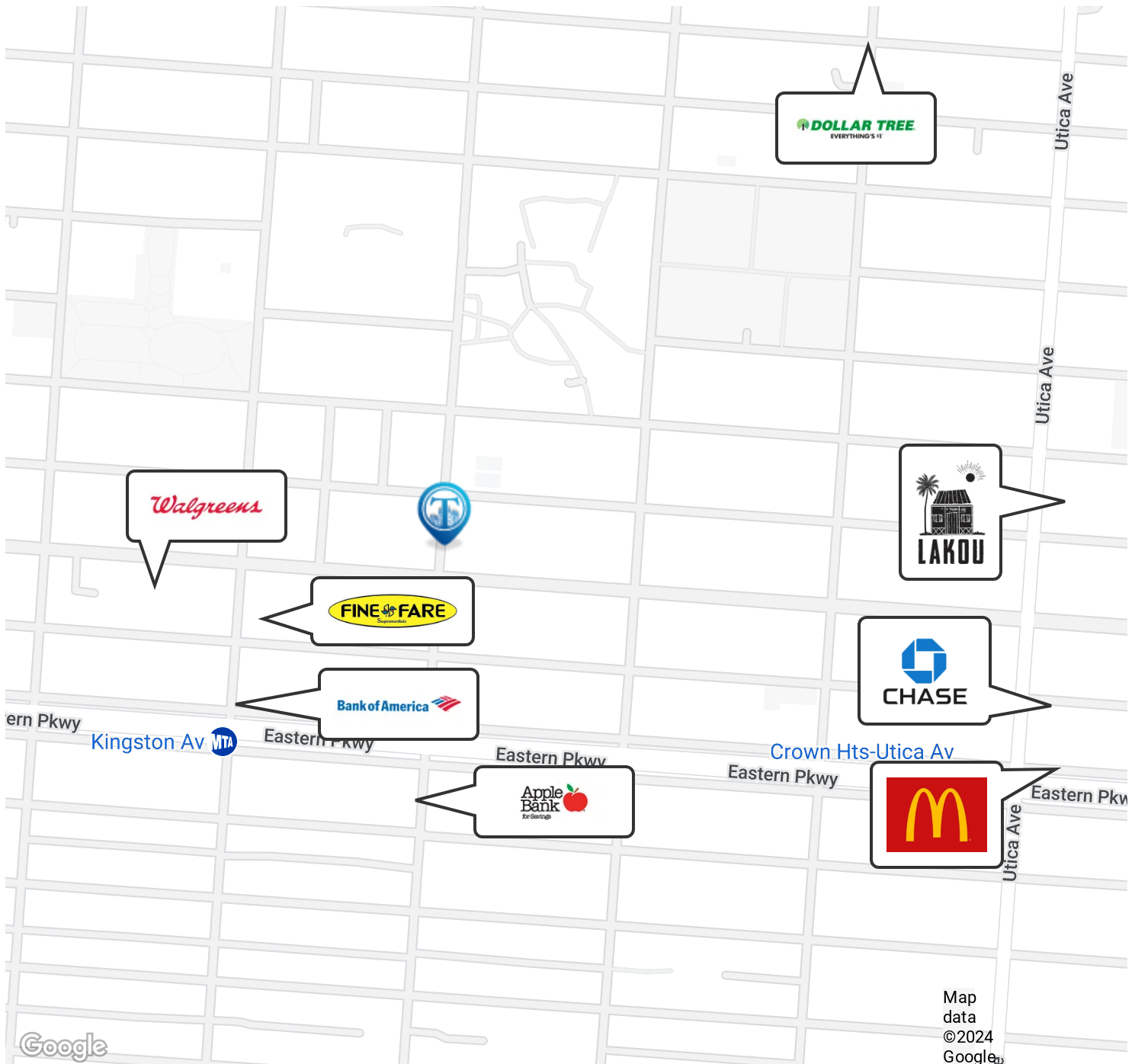
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## Retailer Map



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