



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

425 SF | 489 Nostrand Avenue | Prime Retail Space for Lease

489 Nostrand Avenue, Brooklyn, NY 11216

Shlomi Bagdadi  
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## Executive Summary



### OFFERING SUMMARY

Lease Rate: Call: 718 437 6100

Available SF: 425 SF

Building Size: 9,000 SF

Lot Size: 3,000 SF

Zoning: C4-5D

### PROPERTY OVERVIEW

Prime location retail space with venting for lease!

### LOCATION OVERVIEW

Located in the rapidly growing Bed Stuy neighborhood in Brooklyn between Macon St. & Fulton St. Where you can expect to find multiple easy commuting options.

Nearest Transit: A & C lines at Nostrand Ave and B25 & B44 bus lines.

Nearby tenants include Walgreens Pharmacy, Brooklyn Perk Coffee, Mcdonald's, Blink Fitness, AutoZone Auto Parts, The UPS Store, The Franklin, Key Food Supermarket, Brooklyn Children's Museum, The Home Depot, 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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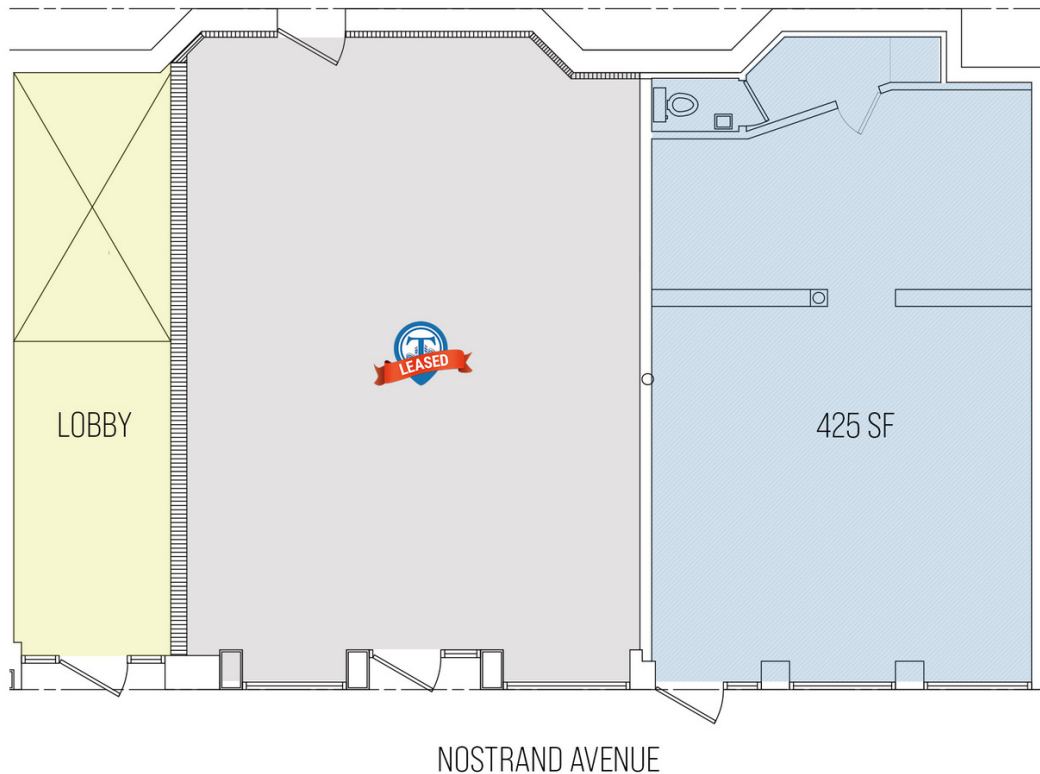
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## Floor Plan



# 489 NOSTRAND AVENUE

TOTAL AVAILABLE SPACE: 425 SF

ALL SQUARE FOOTAGE  
ARE APPROXIMATE.

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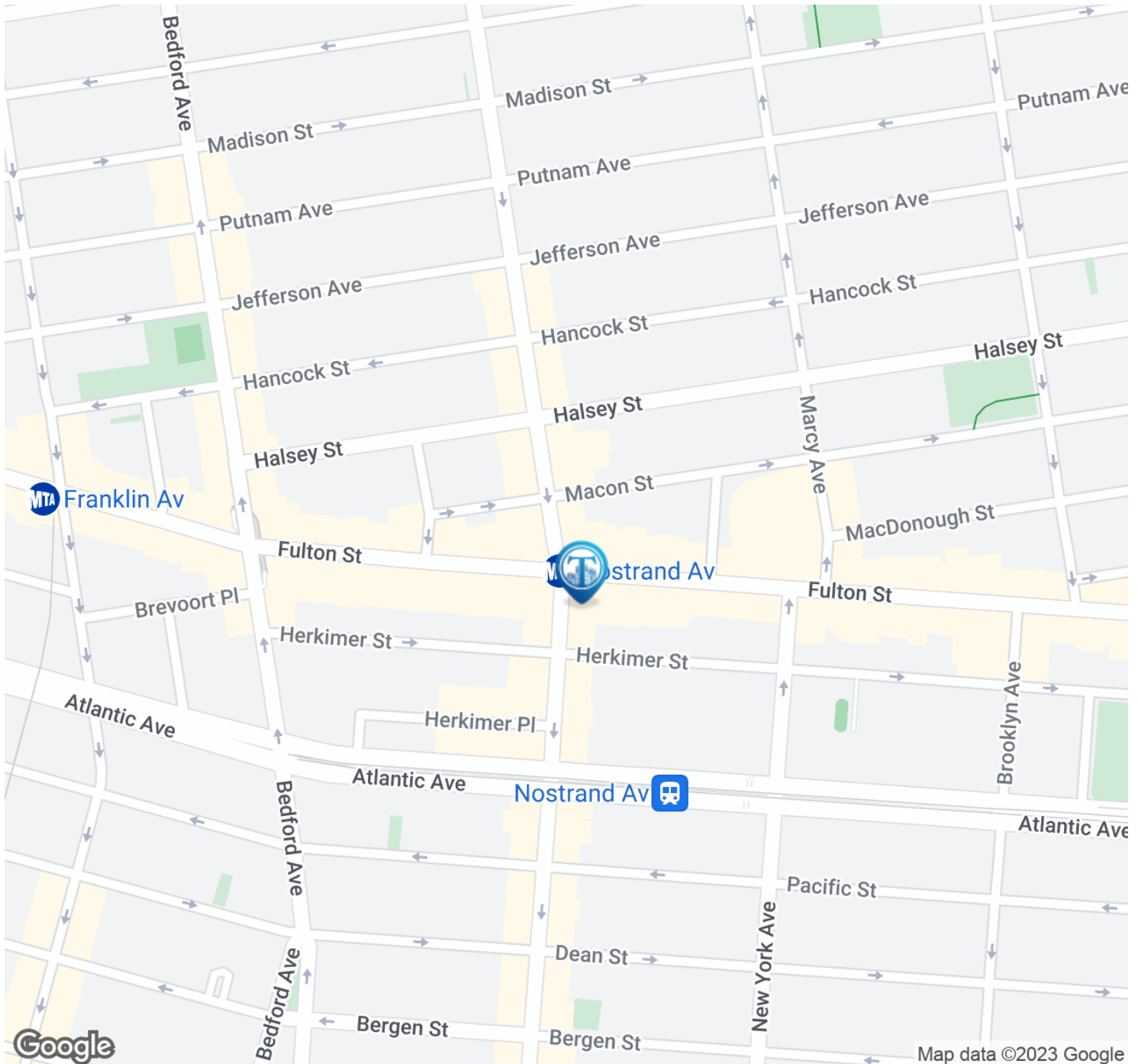
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## Location Map



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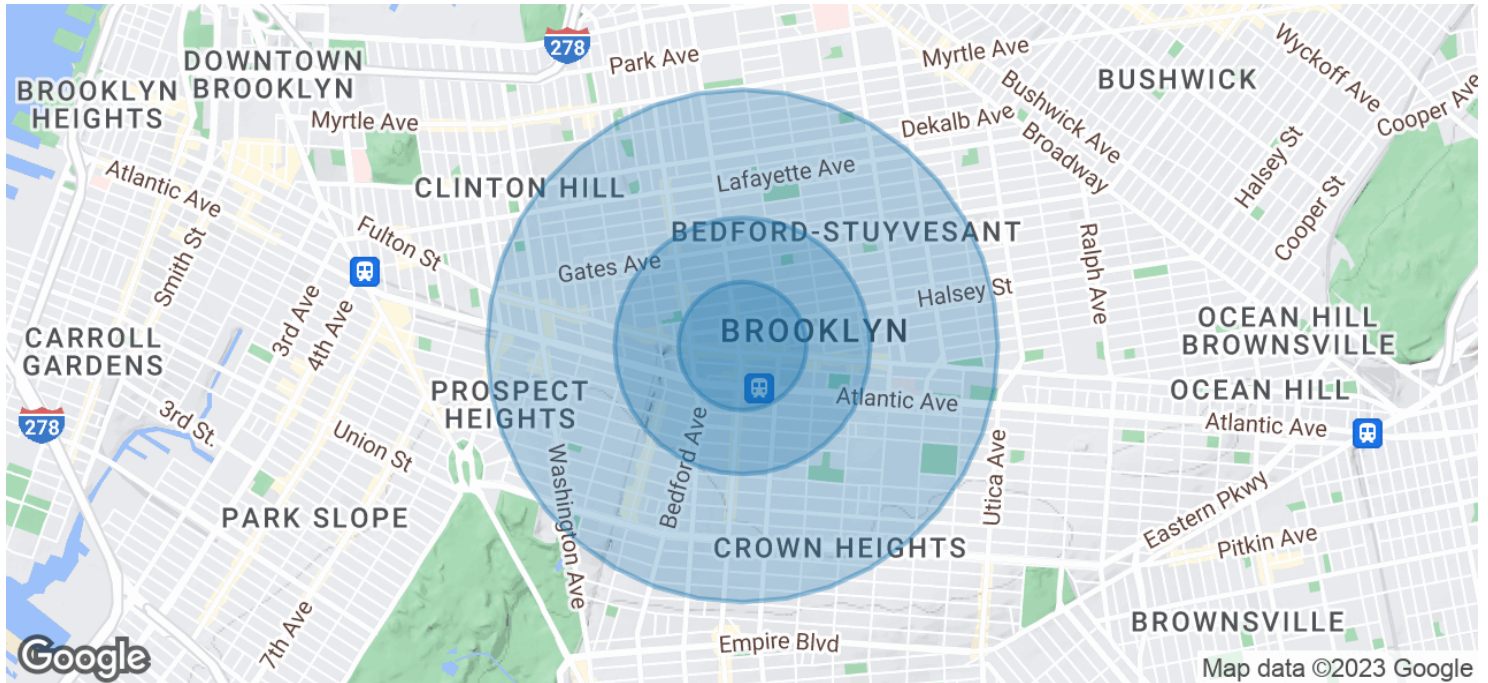
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## Demographics Map & Report



### POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	11,231	46,533	187,595
Average Age	33.6	34.8	34.8
Average Age (Male)	35.1	35.8	34.1
Average Age (Female)	32.1	35.2	35.5

### HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	5,510	22,561	86,669
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$93,917	\$92,616	\$95,694
Average House Value	\$816,486	\$981,476	\$867,328

\* Demographic data derived from 2020 ACS - US Census

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## Retailer Map



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