



TRI STATE
COMMERCIAL
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

2,828 SF | 252 Empire Blvd | Turnkey Kitchen/Bar + Outdoor Space for Lease

252 Empire Boulevard, Brooklyn, NY 11225

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com



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Executive Summary



OFFERING SUMMARY

Lease Rate: Call: 718 437 6100

Available SF: 2,828 SF

Building Size: 2,828 SF

Lot Size: 7,133 SF

Zoning: R5

PROPERTY OVERVIEW

Turnkey
Built out bar
3,000 SF Outdoor Space
Built out kitchen
Liquor License

LOCATION OVERVIEW

Located in the Prospect Lefferts Garden neighborhood of Brooklyn between Rogers Ave and Nostrand Ave. In very close proximity to several means of commute.

Nearest Transit: 5 & 2 lines at Sterling Av and B49 & B43 bus lines.

Nearby tenants include Burger King, Rite Aid, Dunkin', TD Bank, McDonald's, Wendy's, Subway, Starbucks, Planet Fitness, Mobil, Bonafini, Popeyes Louisiana Kitchen, BROOKLYN PERK Coffee, Gloria's, Chase Bank, Domino's Pizza, Checkers, Allan's Bakery 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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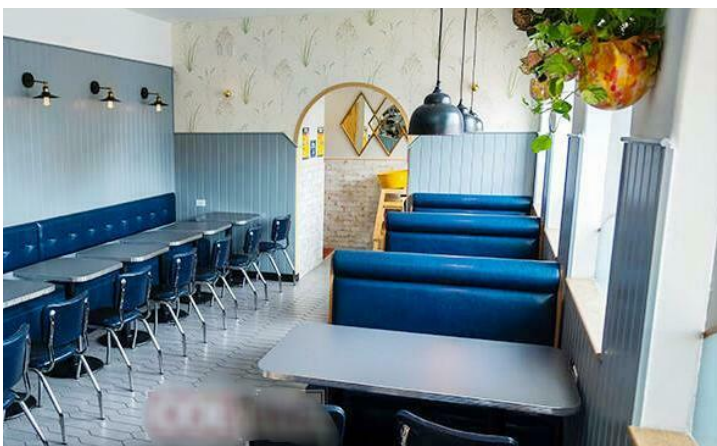
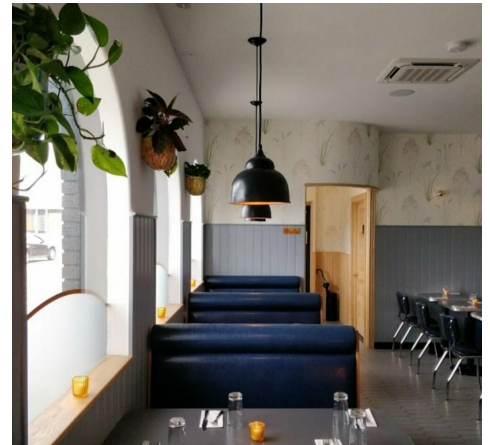
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Additional Photos



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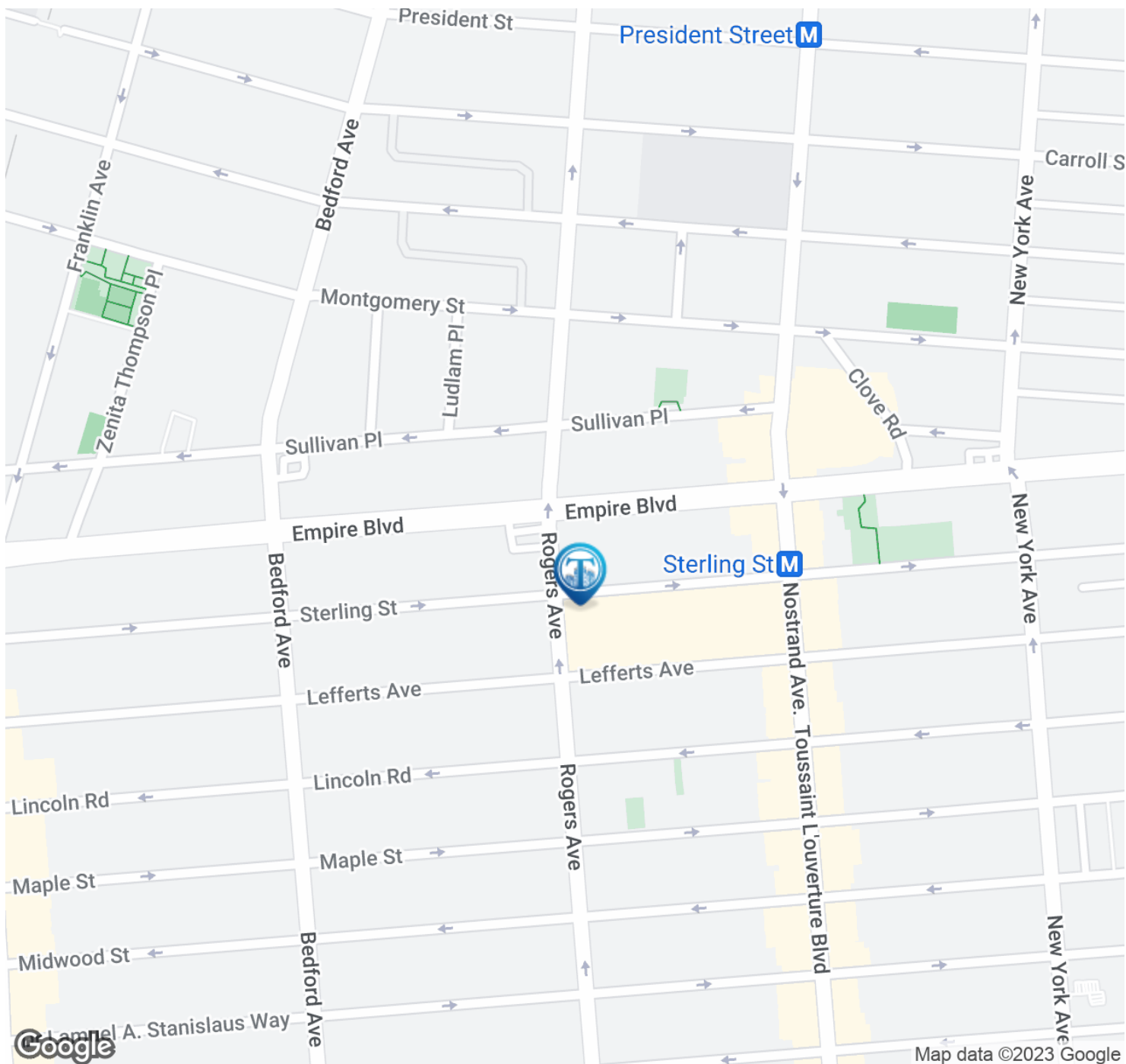
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Location Map



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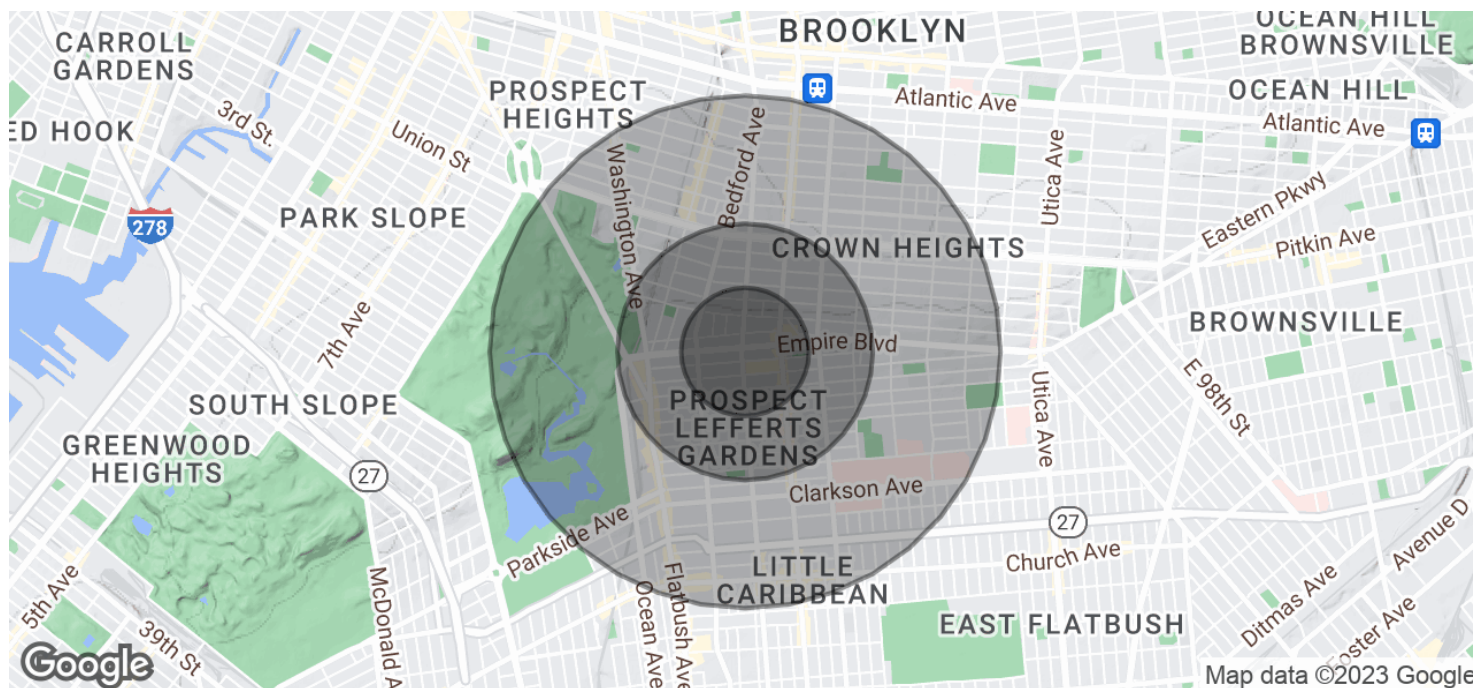
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	12,264	49,228	168,019
Average Age	38.7	37.1	35.9
Average Age (Male)	35.2	36.1	34.9
Average Age (Female)	42.0	39.7	38.2

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	5,400	22,185	75,400
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$96,004	\$85,578	\$85,186
Average House Value	\$849,208	\$595,334	\$573,419

* Demographic data derived from 2020 ACS - US Census

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Retailer Map



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