



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

3,625 SF | 1765 Broadway | Corner Retail Space for Lease

1765 Broadway, Brooklyn, NY 11207

Shlomi Bagdadi
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Executive Summary



OFFERING SUMMARY

Lease Rate:	Call: 718-437-6100
Available SF:	3,625 SF
Building Size:	11,719 SF
Lot Size:	8,990 SF
Number of Units:	1
Zoning:	R6

PROPERTY OVERVIEW

18' ceilings
Washer/dryer included
Kitchenette
2 restrooms, 2 wet closets, 2 HVACs on the roof, 2 gas meters, & 2 power meters
Limited parking available

LOCATION OVERVIEW

Located in the Bushwick neighborhood of Brooklyn between Chauncey St & Pilling St at the foot of the Chauncey St subway station.

Nearest Transit: J train at Chauncey St, L Train at Bushwick Ave, and the Q24 & B20 bus lines.

Nearby tenants include Key Food Supermarkets, Dunkin', Rite Aid, Popeyes, Dollar Junction, Little Skips East, Rainbow, Pioneer Supermarkets of Bushwick, The Daily Press, Subway, Family Dollar, All Night Skate, Max Deals, 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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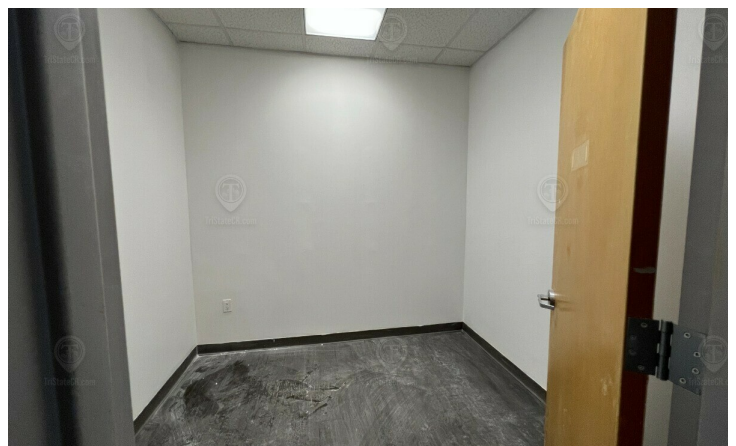
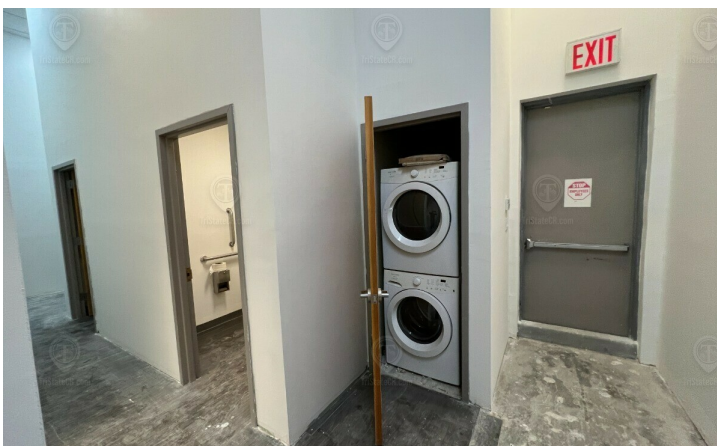
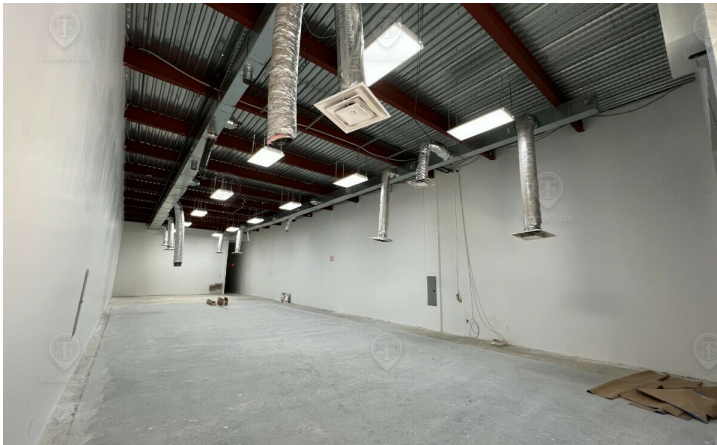
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Additional Photos



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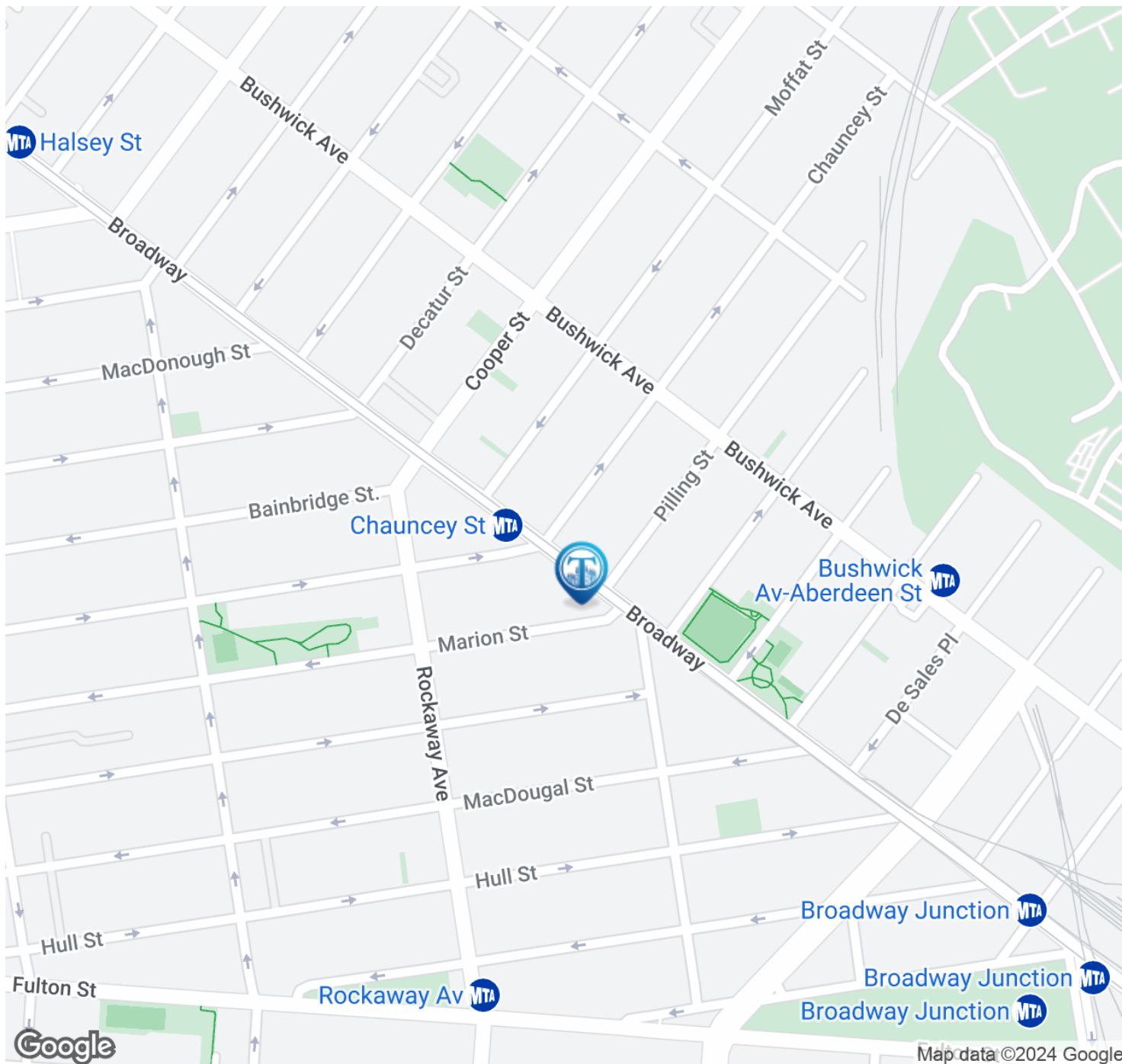
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Location Map



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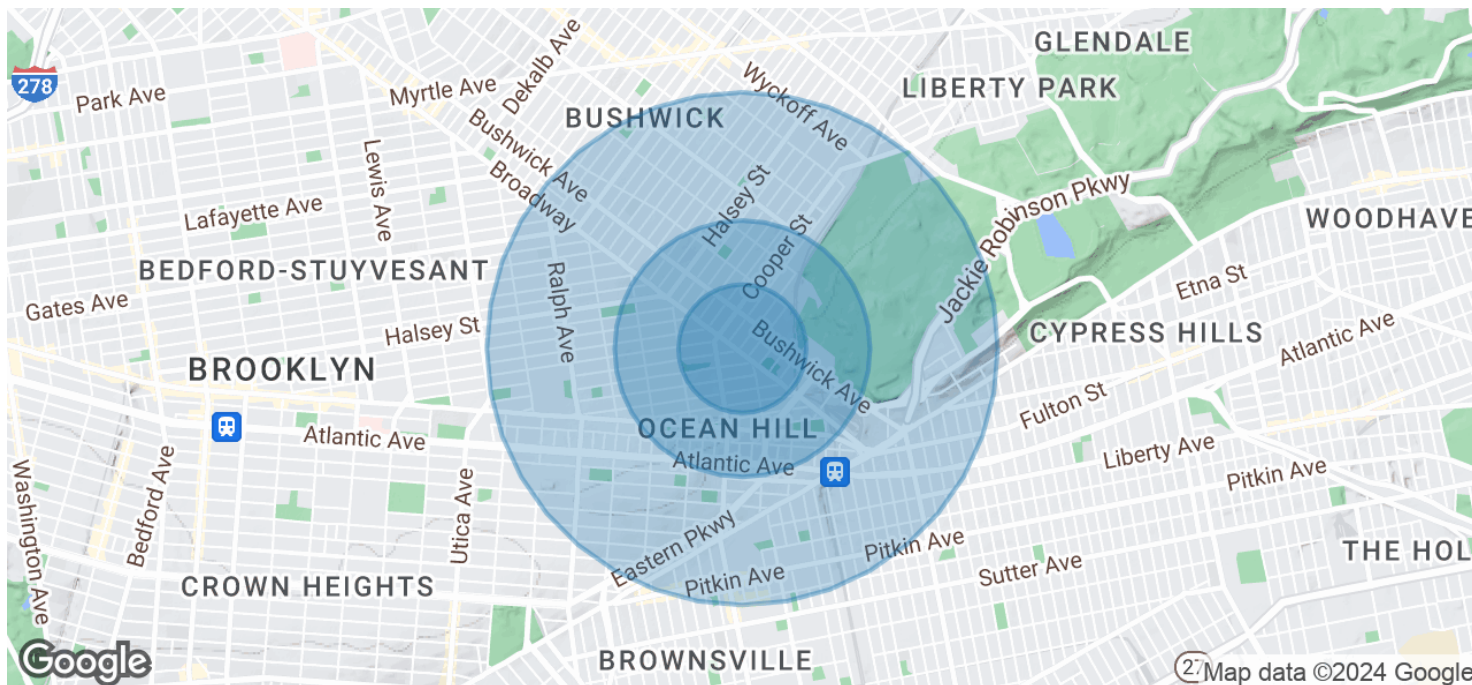
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	11,097	36,437	135,395
Average Age	32.6	33.6	34.1
Average Age (Male)	31.9	32.2	32.5
Average Age (Female)	35.0	35.8	36.0

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	4,622	15,359	55,085
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$64,899	\$66,223	\$68,002
Average House Value	\$524,372	\$566,081	\$585,446

* Demographic data derived from 2020 ACS - US Census

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Retailer Map



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