



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS



FOR LEASE | RETAIL/OFFICE SPACE

1,000 SF | 295 Ralph Ave | Medical Office/Retail Space for Lease

295 Ralph Avenue, Brooklyn, NY 11233

Shlomi Bagdadi  
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## Executive Summary



### OFFERING SUMMARY

Lease Rate:	Call: 718-437-6100
Available SF:	1,000 SF
Building Size:	4,411 SF
Lot Size:	1,857 SF
Zoning:	R6B, C2-4

### LOCATION OVERVIEW

Located in the Bed-Stuy neighborhood of Brooklyn between Sumpter St & MacDougal St near the Ralph Ave subway station.

Nearest Transit: A & C trains at Ralph Ave and the B25 bus lines.

Nearby tenants include McDonald's, Associated Supermarkets of Bed-Stuy, Rite Aid, Chez Oskar, Milk & Pull, Doc's Cake Shop, Family Dollar, Happy Cork, Popeyes, Soulkofa, and more!

### PROPERTY HIGHLIGHTS

- Perfect for medical office users
- Currently built out as a pharmacy
- Tons of foot traffic located right off of Fulton St with the A & C trains directly outside

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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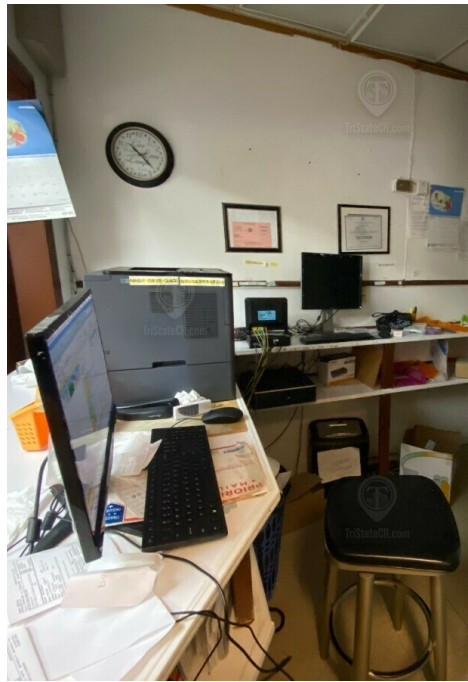
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## Additional Photos



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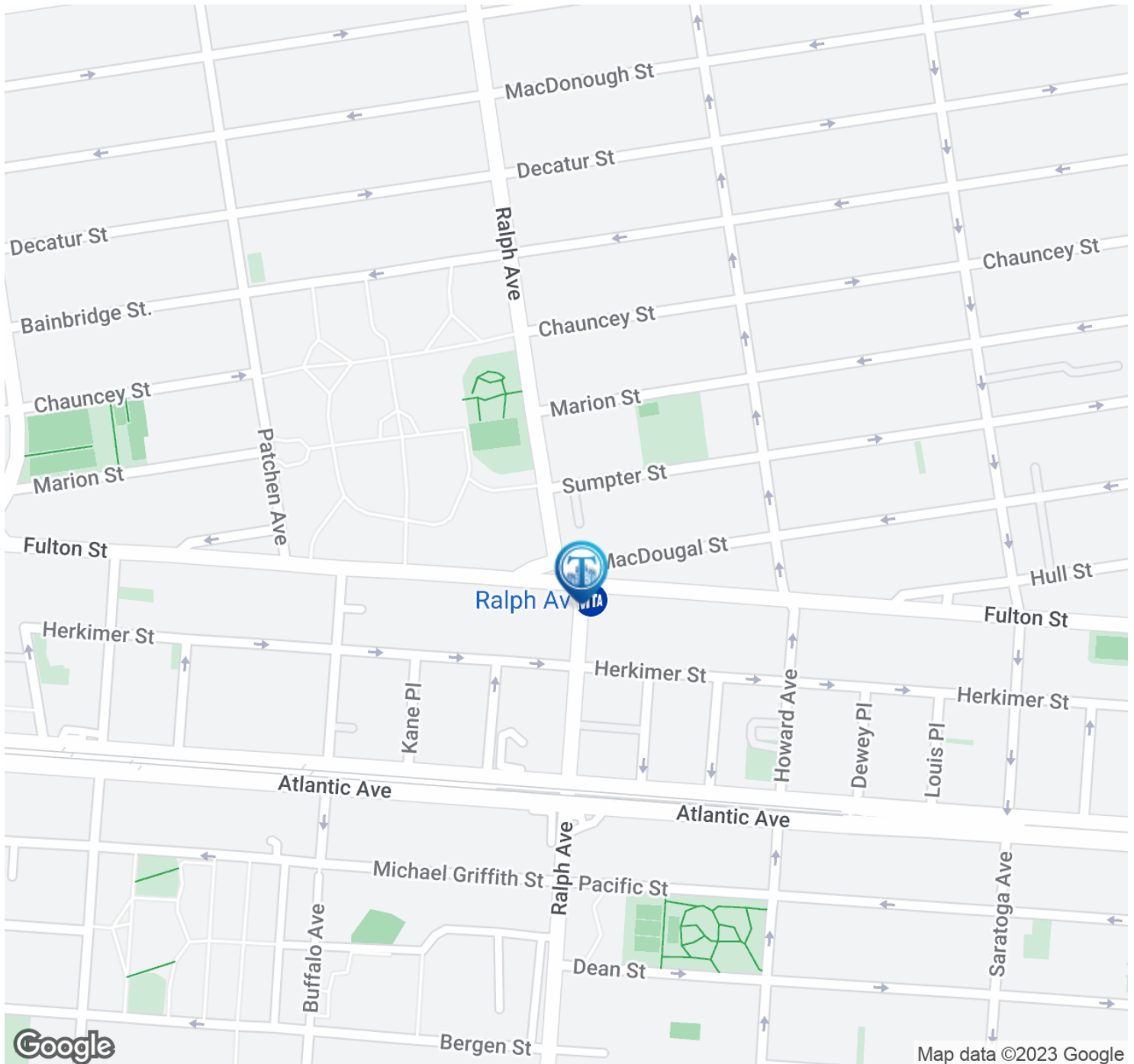
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## Location Map



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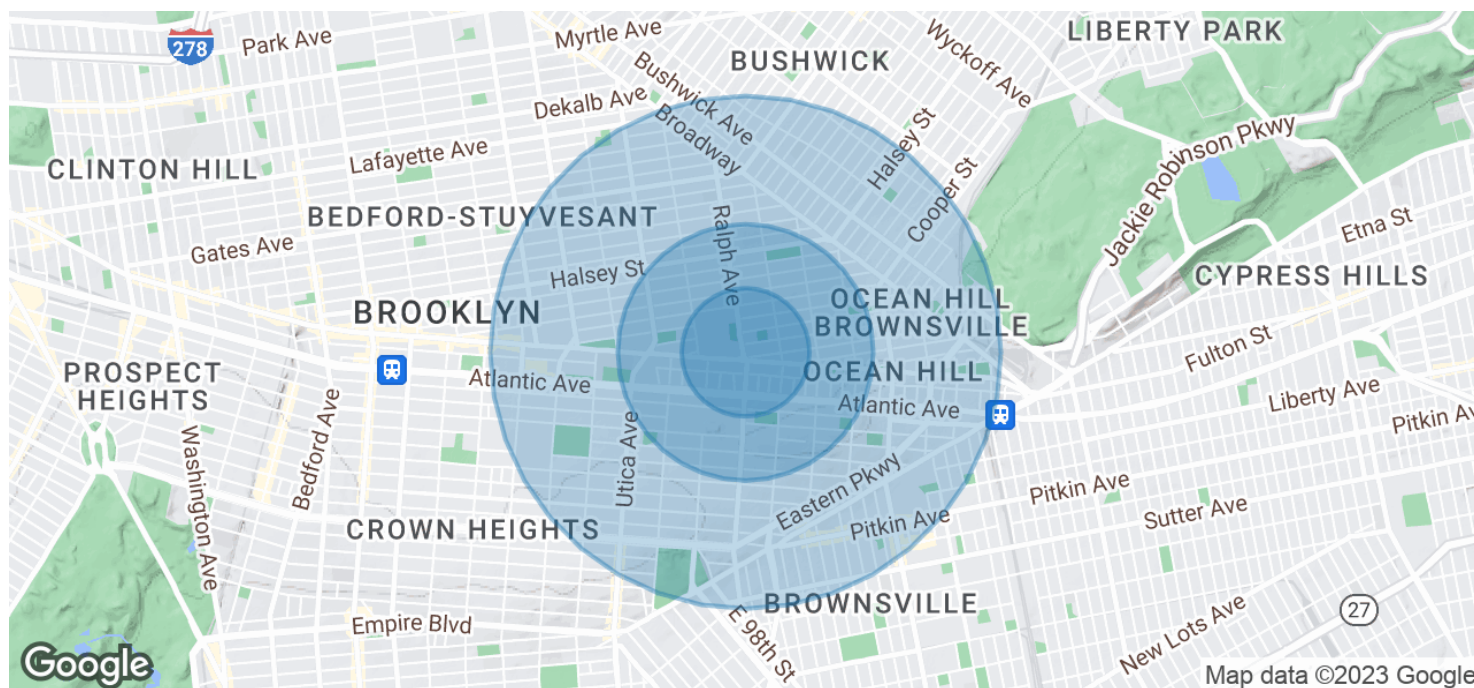
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## Demographics Map & Report



### POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	10,602	44,909	175,493
Average Age	37.5	36.0	34.6
Average Age (Male)	35.1	33.0	32.5
Average Age (Female)	40.0	38.5	36.8

### HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	4,431	19,371	75,188
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$65,999	\$71,743	\$68,488
Average House Value	\$540,441	\$704,452	\$634,334

\* Demographic data derived from 2020 ACS - US Census

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## Retailer Map



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