



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

For Lease



# Retail Space with Backyard

1,000 SF

5210 4th Avenue • Brooklyn • NY

For Pricing Call: 718-437-6100

**Shlomi Bagdadi**  
☎ 718.437.6100  
sb@tristatecr.com

**Avi Akiva**  
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## Location Overview

Located in the Sunset Park neighborhood of Brooklyn between 52nd St & 53rd St near the 53rd St subway station.

Nearest Transit: N & R trains at 53rd St and the B11 & B37 bus lines.

Nearby tenants include Blink Fitness, Chase Bank, Burger King, Duane Reade, Five Below, Rite Aid, Planet Fitness, Luigis Pizza, Footlocker, Citibank, Pioneer Supermarkets, GNC, Dunkin', Crossfit, and more!

## Main Highlights

- ▶ Vanilla boxed
- ▶ Backyard
- ▶ Clean retail space



**2,231 SF**

Total Building Size



**1,700 SF**

Lot Size

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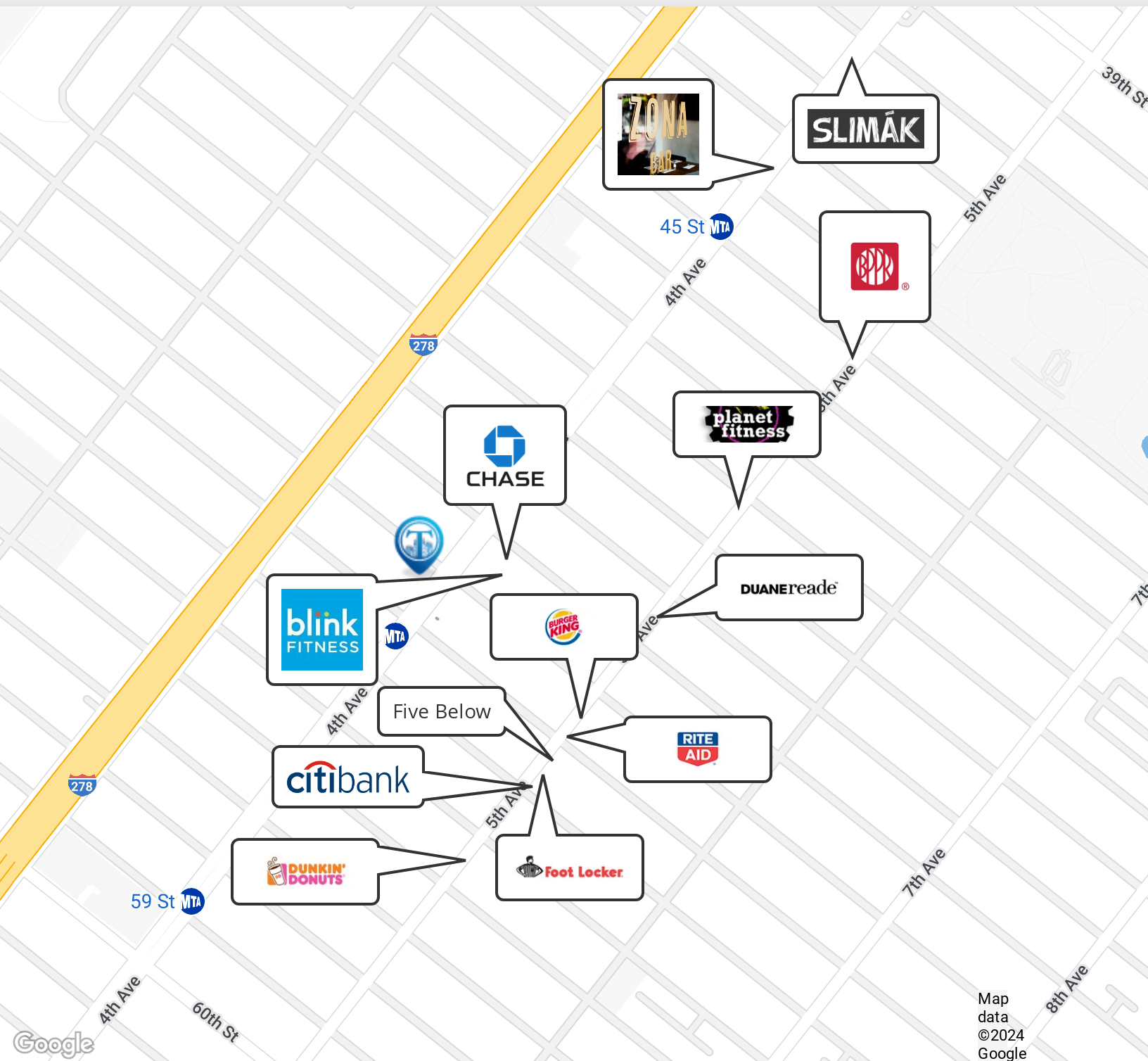
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# Retailer Map

5210 4th Avenue, Brooklyn, NY 11220



Map  
data  
©2024  
Google

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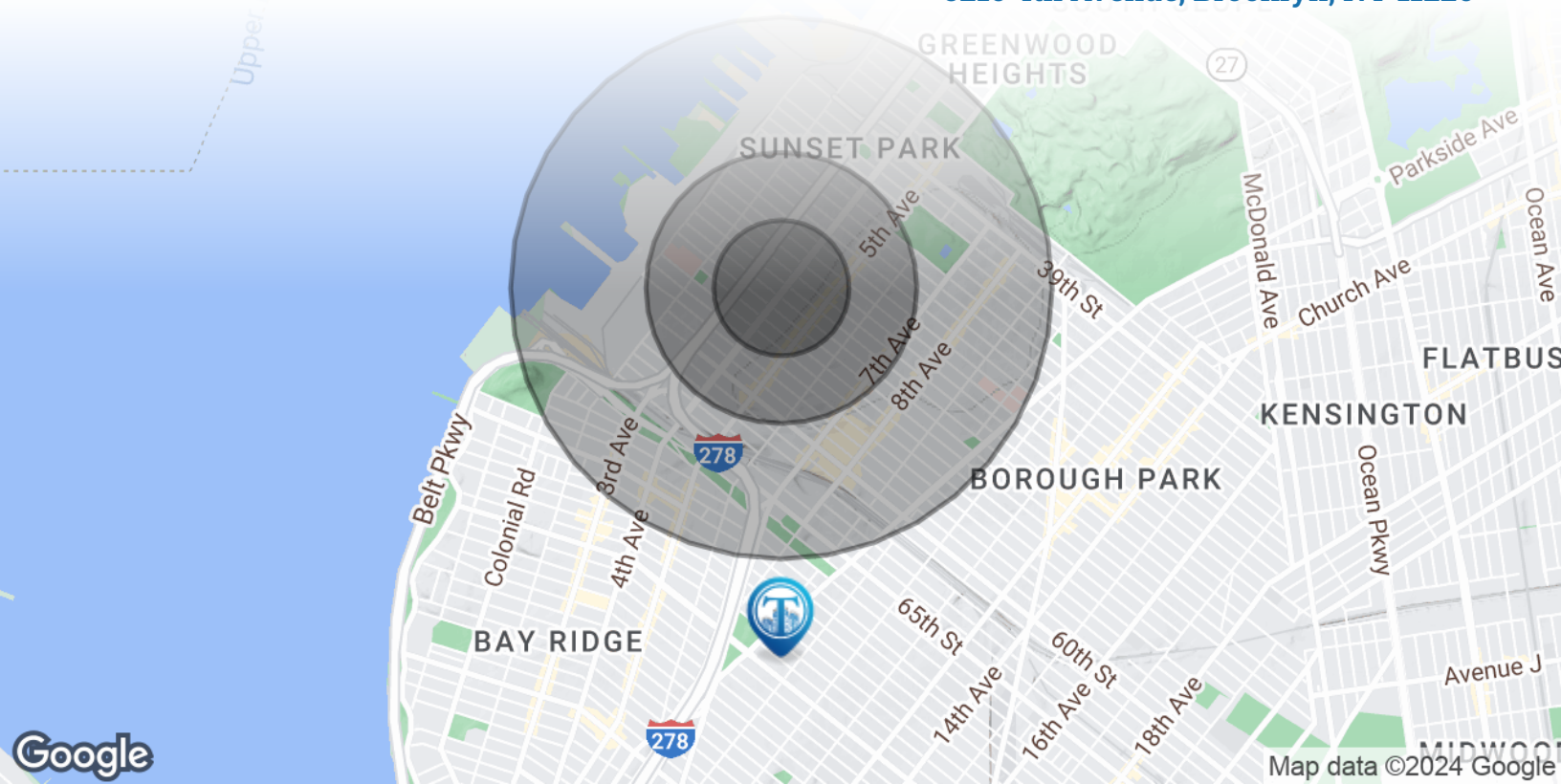
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# Area Demographics

5210 4th Avenue, Brooklyn, NY 11220



## POPULATION

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Population	15,726	50,644	121,534
Average Age	33.2	34.9	36.1
Average Age (Male)	33.7	35.2	35.8
Average Age (Female)	33.1	34.7	36.0



**121,534**

People within 1 Mile

## HOUSEHOLDS & INCOME

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Households	4,789	16,096	41,313
# of Persons per HH	3.3	3.1	2.9
Average HH Income	\$72,205	\$70,574	\$69,437
Average House Value	\$685,293	\$812,256	\$775,803



**\$69,437**

Avg Household Income

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