



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



Glass Storefront with Outdoor Space

3,700 SF

2801 Tilden Avenue • Brooklyn • NY

For Pricing Call: 718-437-6100

Shlomi Bagdadi
☎ 718.437.6100
sb@tristatecr.com

Moshe Akiva
☎ 718.437.6100 x116
Moshe.A@TriStateCR.com



Location Overview

Located in the Flatbush neighborhood of Brooklyn between E 28th St & E 29th St near the Beverly Rd subway station.

Nearest Transit: 2 & 5 trains at Beverly Rd and the B49 & B44 bus lines.

Nearby tenants include Walgreens, McDonald's, Five Below, FOOD BAZAAR, Burlington, Crunch Fitness, Target, Chase Bank, Drip Beverage Lounge, Foot Locker, Capital One, Planet Fitness, Natural Blend, and more!

Main Highlights

- ▶ Glass storefront
- ▶ Outdoor space
- ▶ Duplex
- ▶ Sprinkler system



3,836 SF

Total Building Size



3,837 SF

Lot Size

FOR LEASE • 3,700 SF • For Pricing

Call: 718-437-6100

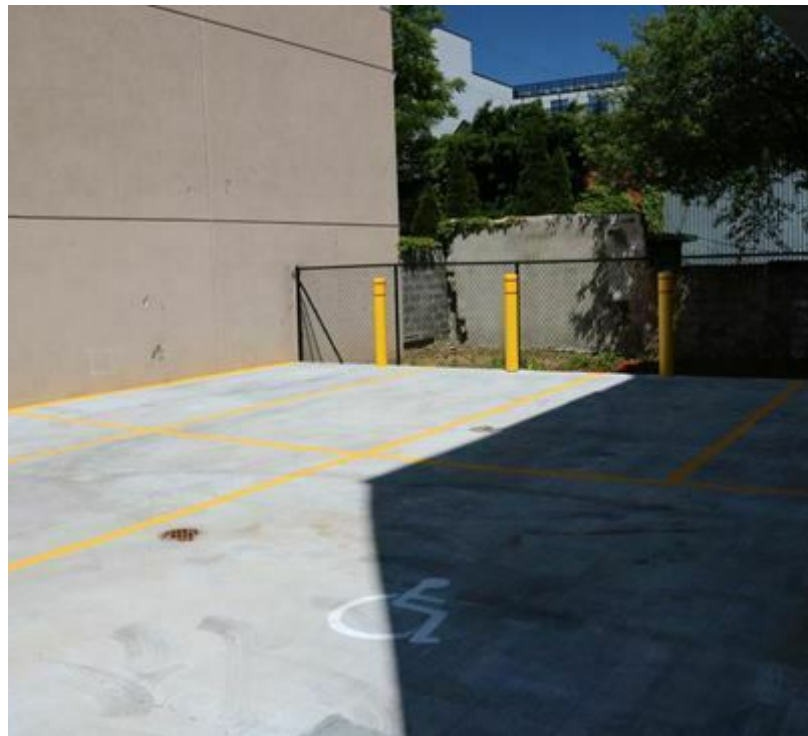
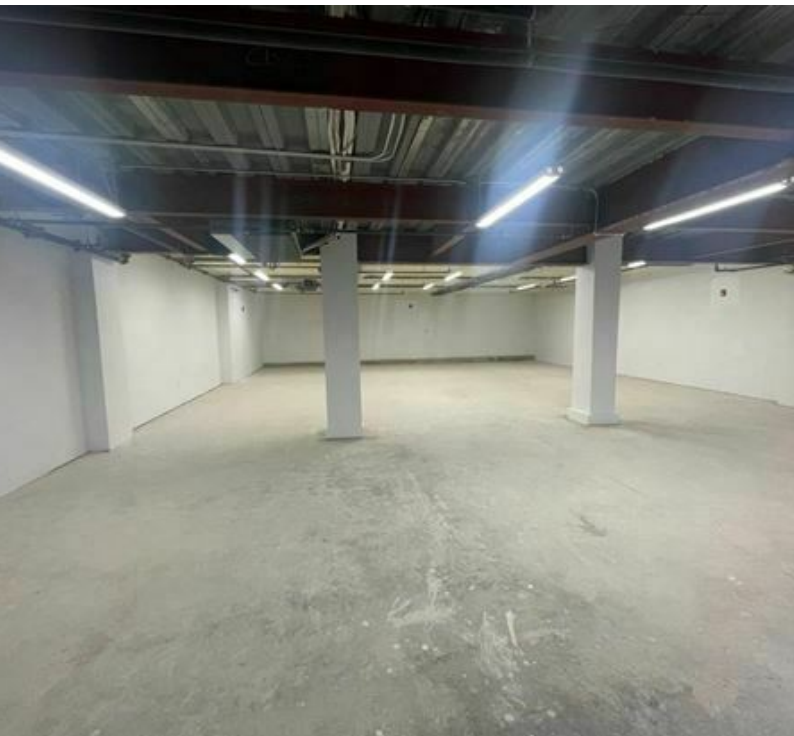
Shlomi Bagdadi
☎ 718.437.6100
sb@tristatecr.com

Moshe Akiva
☎ 718.437.6100 x116
Moshe.A@TriStateCR.com

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.

Additional Photos

2801 Tilden Avenue, Brooklyn, NY 11226



FOR LEASE • 3,700 SF • For Pricing

Call: 718-437-6100

Shlomi Bagdadi
☎ 718.437.6100
sb@tristatecr.com

Moshe Akiva
☎ 718.437.6100 x116
Moshe.A@TriStateCR.com

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.



TriStateCR.com

Retailer Map

2801 Tilden Avenue, Brooklyn, NY 11226



FOR LEASE • 3,700 SF • For Pricing

Call: 718-437-6100

Shlomi Bagdadi
 ☎ 718.437.6100
 sb@tristatecr.com

Moshe Akiva
 ☎ 718.437.6100 x116
 Moshe.A@TriStateCR.com

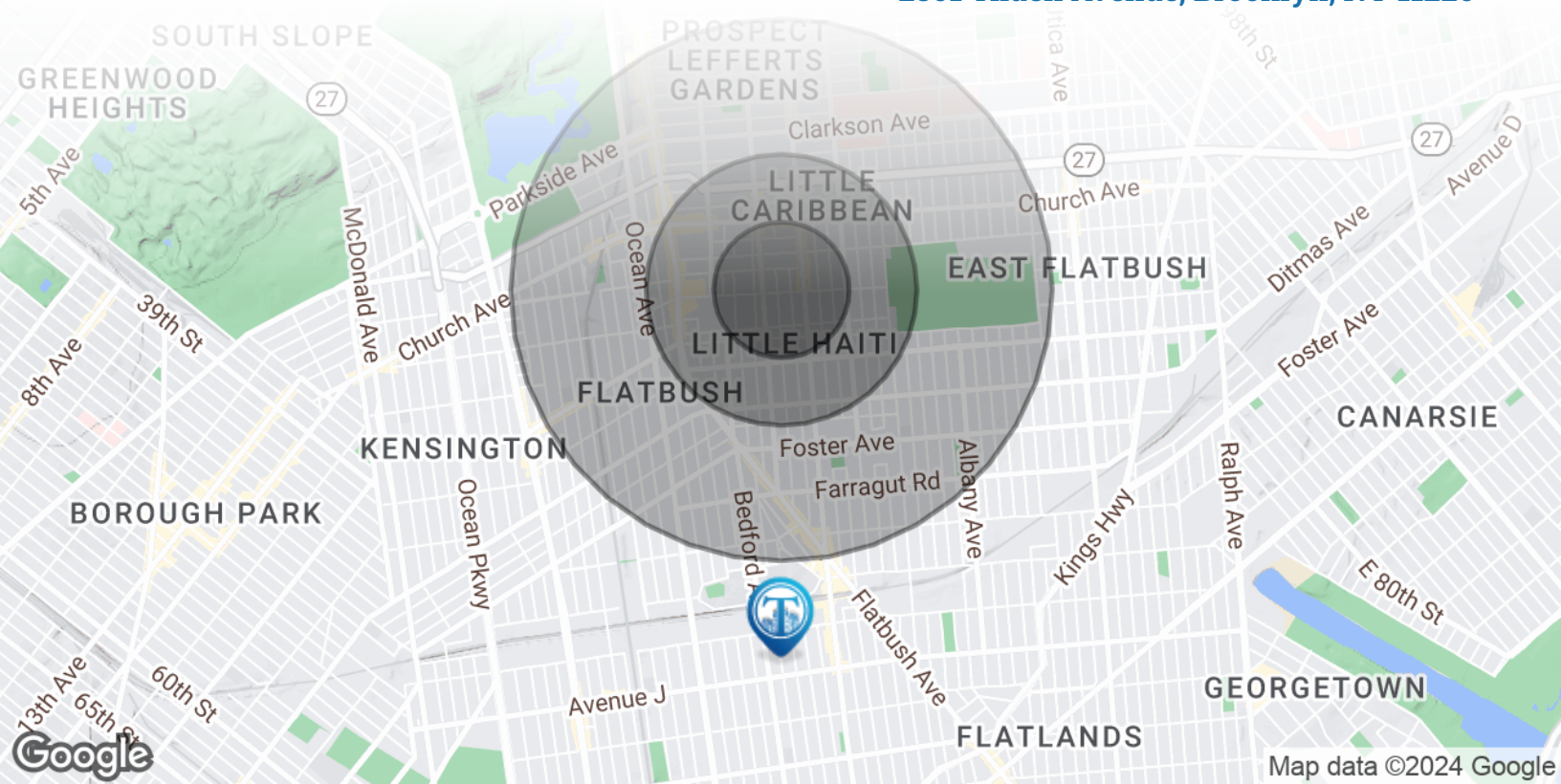
Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.



TriStateCR.com

Area Demographics

2801 Tilden Avenue, Brooklyn, NY 11226



POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	10,135	46,205	174,951
Average Age	36.9	35.3	36.7
Average Age (Male)	33.5	33.1	35.0
Average Age (Female)	38.8	37.0	39.0



174,951

People within 1 Mile

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	4,411	19,559	74,124
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$61,461	\$66,938	\$76,613
Average House Value	\$525,773	\$364,500	\$454,424



\$76,613

Avg Household Income

FOR LEASE • 3,700 SF • For Pricing

Call: 718-437-6100

Shlomi Bagdadi
 ☎ 718.437.6100
 sb@tristatecr.com

Moshe Akiva
 ☎ 718.437.6100 x116
 Moshe.A@TriStateCR.com

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.

For Lease



TriStateCR.com

3,700 SF | 2801 Tilden Ave | Glass Storefront with Outdoor Space for Lease

3,700 SF • For Pricing **Call: 718-437-6100**

2801 Tilden Avenue • Brooklyn • NY

Shlomi Bagdadi

📞 718.437.6100

sb@tristatecr.com

Moshe Akiva

📞 718.437.6100 x116

Moshe.A@TriStateCR.com