



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

For Lease



# Corner Retail Space with Basement

1,800 SF

591 Franklin Avenue • Brooklyn • NY • For Pricing

Call: 718-437-6100

**Shlomi Bagdadi**  
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**Avi Akiva**  
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## Location Overview

Located in the Crown Heights neighborhood of Brooklyn between Pacific St & Dean St near the Franklin Ave subway station.

Nearest Transit: A, C, & S trains at Franklin Ave and the B49 & B65 bus lines.

Nearby tenants include Endless Life Brewing, Dunkin', Planet Fitness, Shake Shack, Food Garden Market, Blink Fitness, Doris, The Fly, Cafe Calaca, Friends and Lovers, Silver Rice, Furman's Coffee, and more!

## Main Highlights

- ▶ Corner space
- ▶ Basement
- ▶ Deal making landlord
- ▶ Well priced



**11,760 SF**

Total Building Size



**3,600 SF**

Lot Size

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# Additional Photos

591 Franklin Avenue, Brooklyn, NY 11238



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# Retailer Map

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Map data  
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Google

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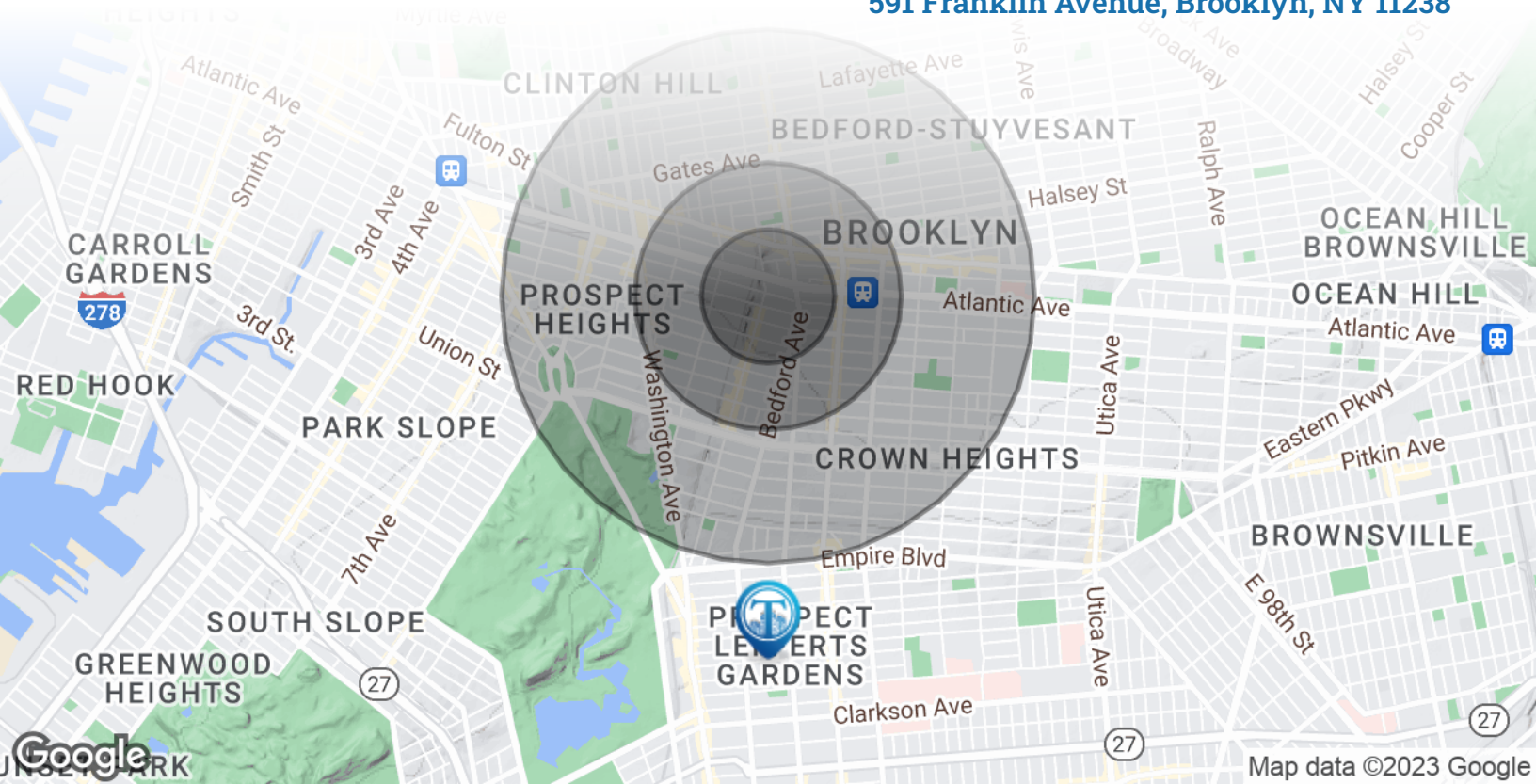
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# Area Demographics

591 Franklin Avenue, Brooklyn, NY 11238



## POPULATION

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Population	9,317	45,270	181,691
Average Age	35.1	34.5	35.9
Average Age (Male)	37.5	35.6	35.4
Average Age (Female)	33.4	33.9	36.4



181,691

People within 1 Mile

## HOUSEHOLDS & INCOME

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Households	4,748	22,270	84,847
# of Persons per HH	2.0	2.0	2.1
Average HH Income	\$86,861	\$100,646	\$105,750
Average House Value	\$420,043	\$782,534	\$871,481



\$105,750

Avg Household Income

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