



TRI STATE  
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REAL ESTATE EXPERTS

For Lease



# Corner Retail Space

Fully Leased

2767 Atlantic Ave • Brooklyn • NY

For Pricing Call: 718-437-6100

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

**Avrum Deutsch**  
☎ 718.437.6100 x164  
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## Location Overview

Located in the Cypress Hills neighborhood of Brooklyn between Miller Ave & Van Siclen Ave near the Van Siclen Ave subway station.

Nearest Transit: J train at Van Siclen Ave and the Q24 bus line.

Nearby tenants include McDonald's, Dunkin', Kennedy Fried Chicken, Burger King, Fulton Pharmacy, M&T Bank, Bravo Supermarkets, Brolick Gym, Mobil, and more!

## Main Highlights

- ▶ Ground: 720 SF
- ▶ Lower level: 2,460 SF
- ▶ 250 SF can be added to the ground floor
- ▶ Brand new development
- ▶ Corner space
- ▶ Can be made ADA accessible
- ▶ Glass frontage
- ▶ Windows in the lower level
- ▶ Lower level can be combined with 2777 Atlantic Ave for 6,160 SF



**232,952 SF**

Total Building Size



**4,317 SF**

Lot Size

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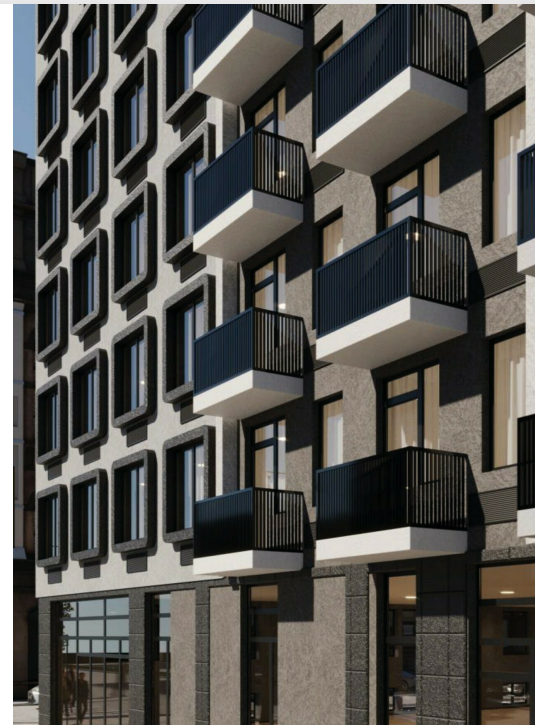
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# Additional Photos

2767 Atlantic Ave, Brooklyn, NY 11207



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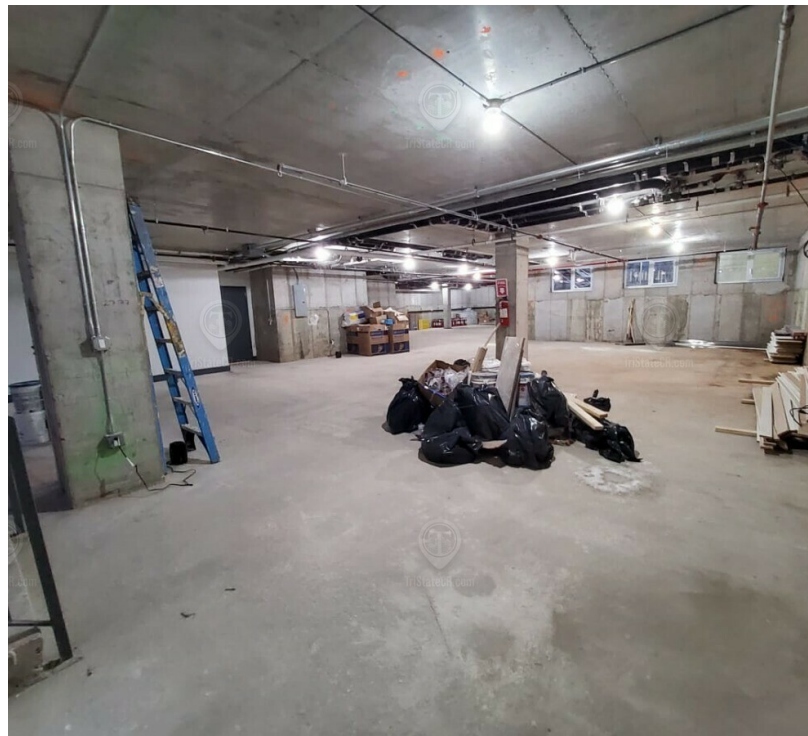
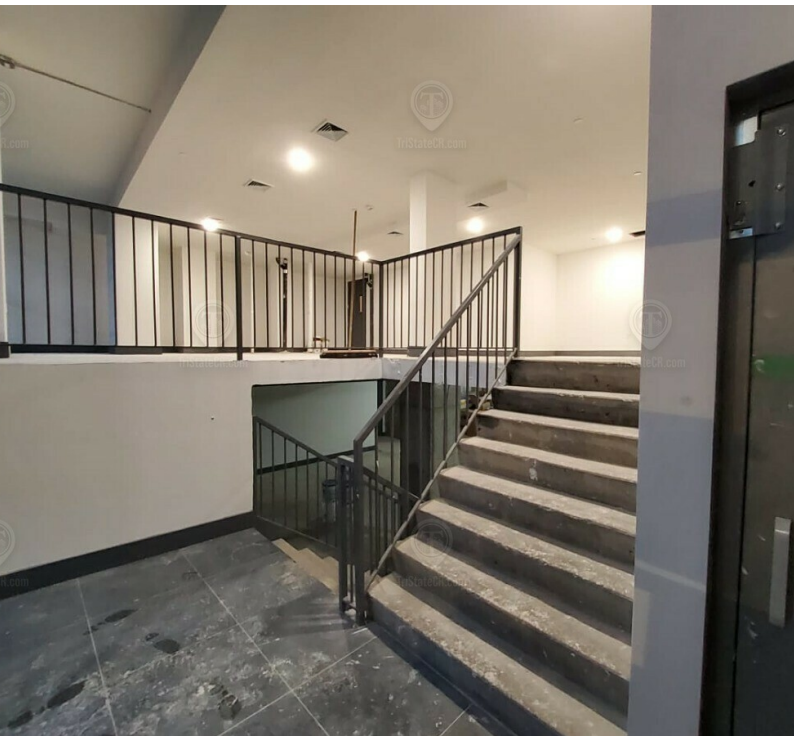
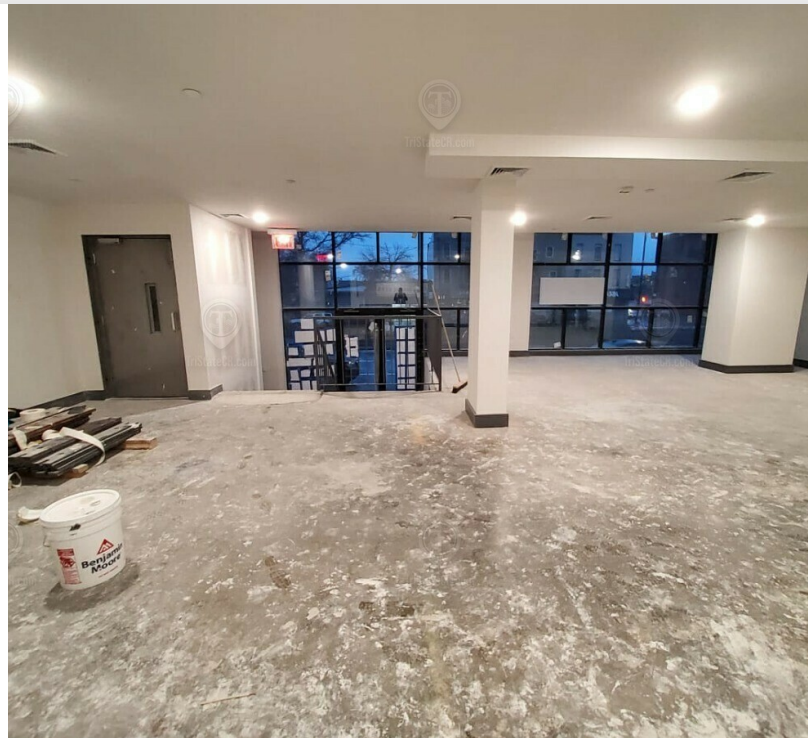
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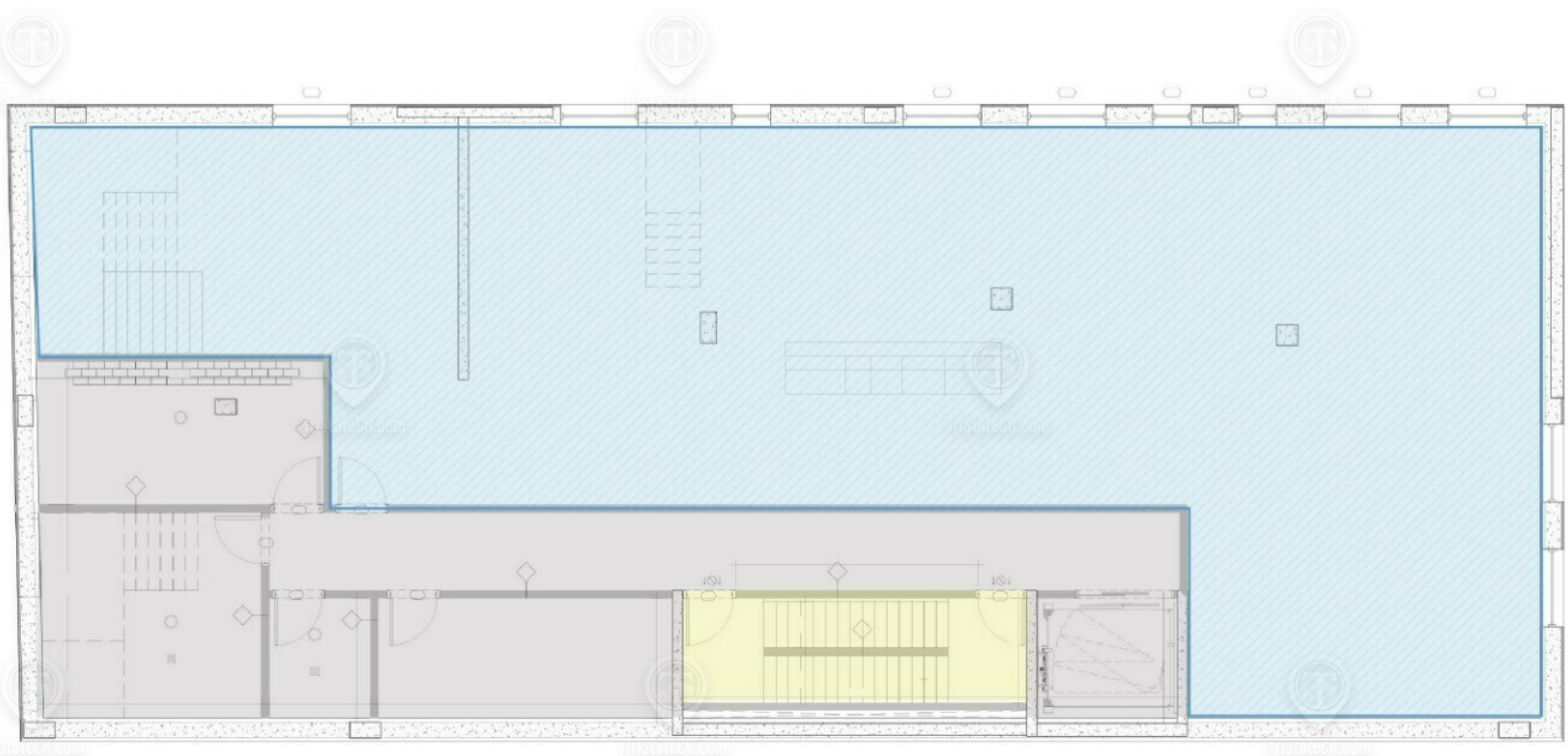




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# Floor Plans

2767 Atlantic Ave, Brooklyn, NY 11207



2767 ATLANTIC AVE  
LOWER LEVEL  
TOTAL AVAILABLE SPACE: 2,460 SF

ALL SQUARE FOOTAGES  
ARE APPROXIMATE

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# Floor Plans

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2767 ATLANTIC AVE  
GROUND LEVEL  
TOTAL AVAILABLE SPACE: 720 SF

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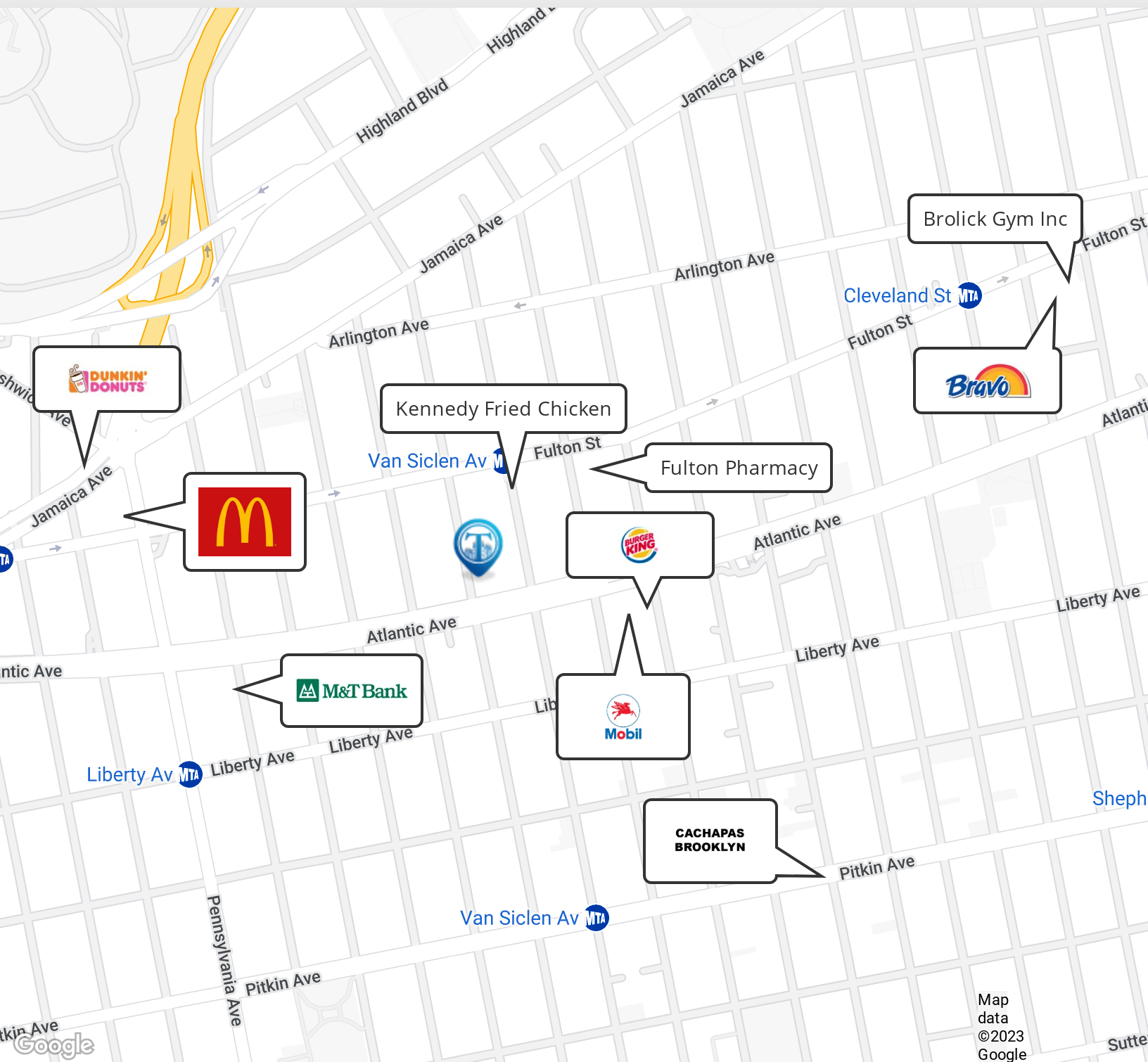




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# Retailer Map

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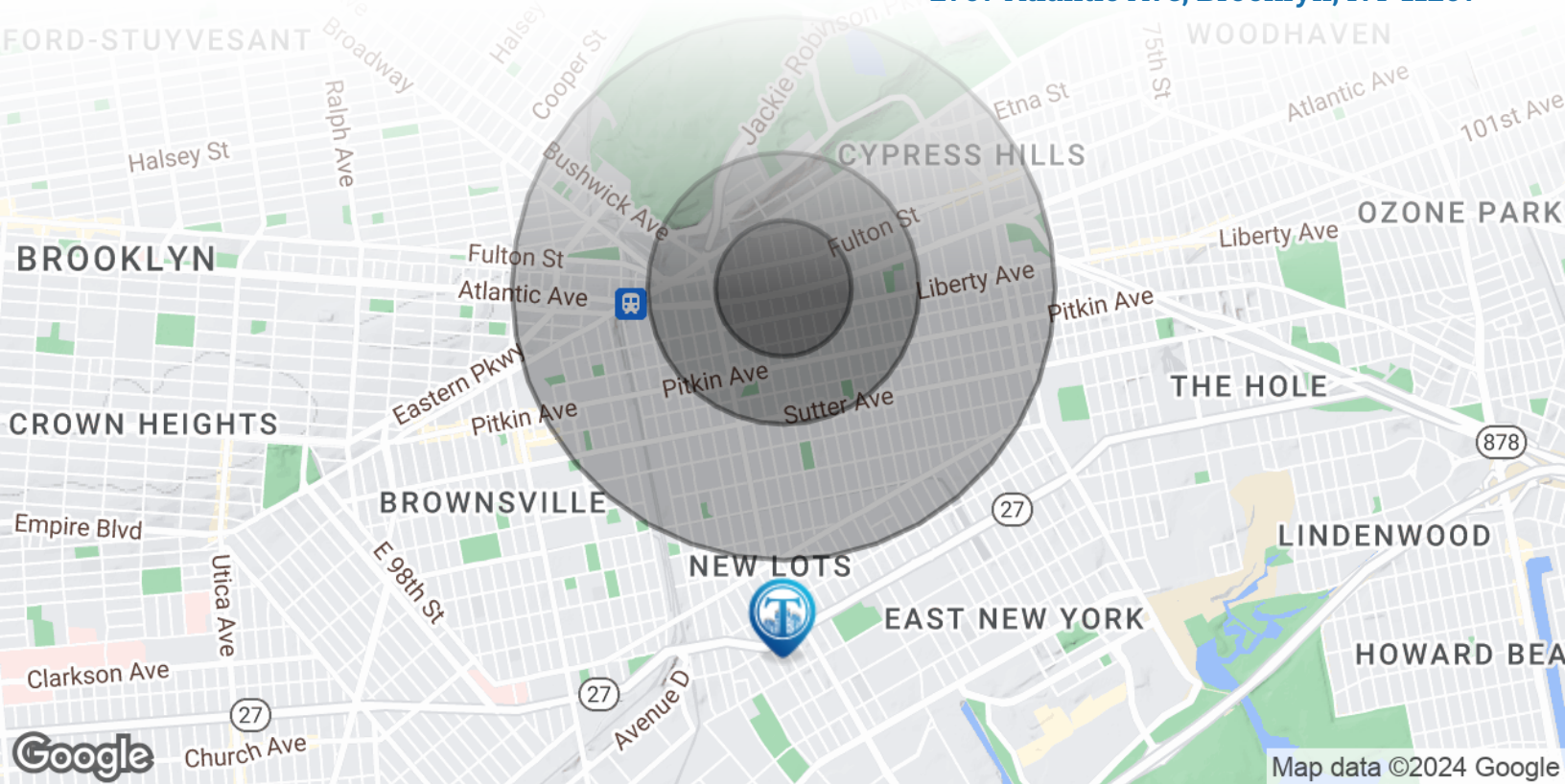




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# Area Demographics

2767 Atlantic Ave, Brooklyn, NY 11207



## POPULATION

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Population	7,257	26,408	106,581
Average Age	31.8	34.2	34.4
Average Age (Male)	31.3	32.9	32.8
Average Age (Female)	31.6	34.5	35.8



**106,581**

People within 1 Mile

## HOUSEHOLDS & INCOME

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Households	2,548	9,786	42,587
# of Persons per HH	2.8	2.7	2.5
Average HH Income	\$58,980	\$58,313	\$52,868
Average House Value	\$563,562	\$478,423	\$434,070



**\$52,868**

Avg Household Income

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