



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

For Lease



## 2nd Floor Retail/Office Space

1,000 SF

44 4th Avenue • Brooklyn • NY • For Pricing

Call: 718-437-6100

Shlomi Bagdadi  
📞 718.437.6100  
sb@tristatecr.com

Michael Elkharrat  
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## Location Overview

Located on a prime block in Boerum Hill between Pacific St & Dean St just steps away from Barclays Center near multiple lines of transit at Atlantic Avenue.

Nearest Transit: 2, 3, 4, 5, B, D, N, Q, & R trains at Atlantic Ave - Barclays Center and the B37, B103, & B65 bus lines.

Nearby tenants include Shake Shack, UNIQLO, McDonald's, Starbucks, Sephora, SNIPES, Just Salad, Chick-fil-A, Bath & Body Works, Bank of America, Dunkin', The Vitamin Shoppe, Apple, Whole Foods Market, Insomnia Cookies, Barclays Center and more!

## Main Highlights

- ▶ Large glass windows
- ▶ Tons of sunlight
- ▶ Massive frontage
- ▶ High ceilings



**3,780 SF**

Total Building Size



**1,150 SF**

Lot Size

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# Additional Photos

44 4th Avenue, Brooklyn, NY 11217



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# Retailer Map

44 4th Avenue, Brooklyn, NY 11217



Map  
data  
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Google

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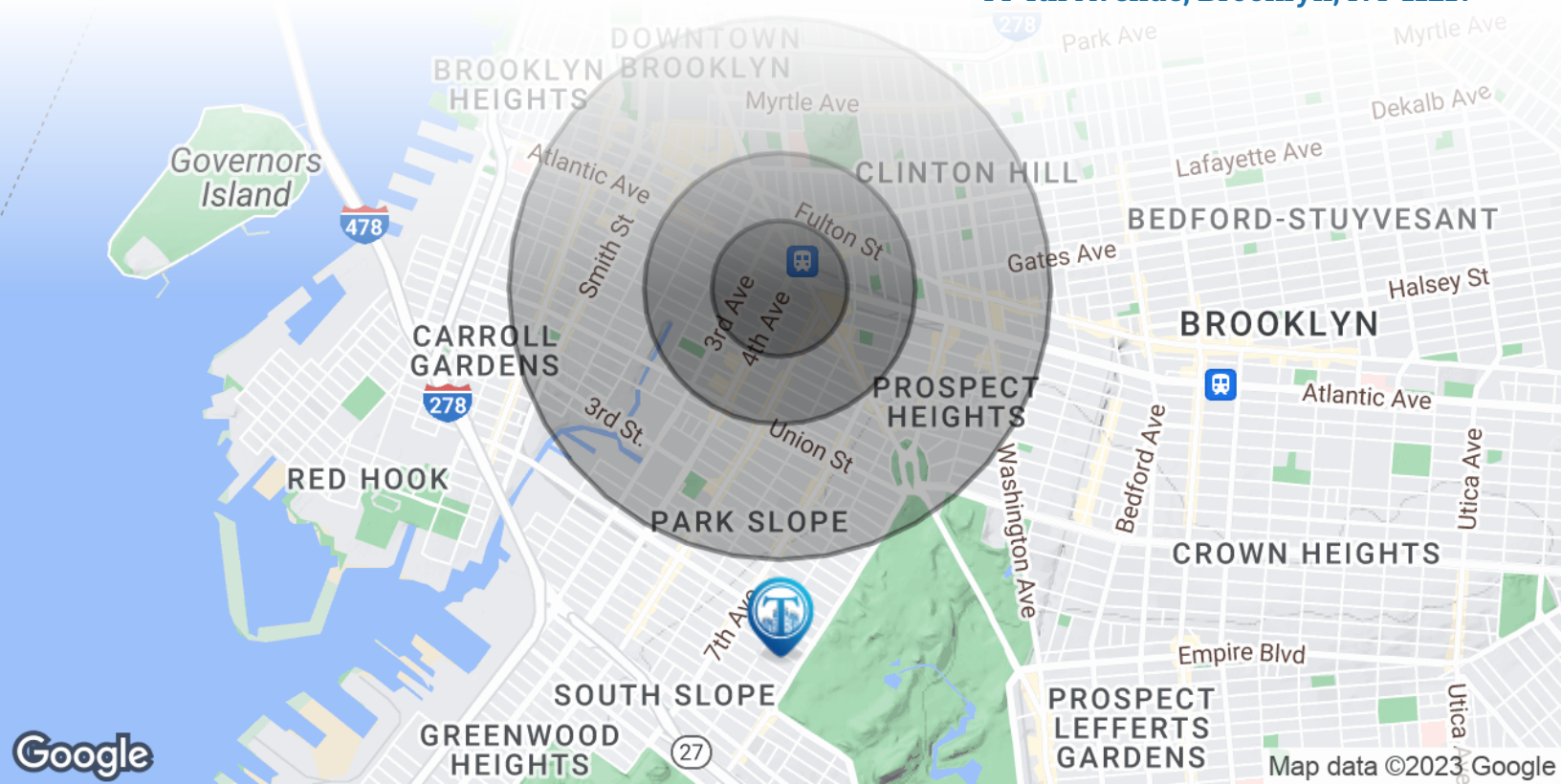




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# Area Demographics

44 4th Avenue, Brooklyn, NY 11217



## POPULATION

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Population	9,088	41,576	166,277
Average Age	34.3	35.4	35.8
Average Age (Male)	34.0	35.2	35.6
Average Age (Female)	35.7	36.0	36.0



166,277

People within 1 Mile

## HOUSEHOLDS & INCOME

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Households	4,433	19,987	79,816
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$155,516	\$158,245	\$162,936
Average House Value	\$1,397,352	\$1,211,537	\$1,162,628



\$162,936

Avg Household Income

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44 DELI & GRILL

44 4TH AVE.

42 4th

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