



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



Brand New Vanilla Boxed Retail Spaces

1,400 - 3,750 SF

981 Pacific Street • Brooklyn • NY

For Pricing Call: 718-437-6100

Shlomi Bagdadi
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Eddie Keda
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Location Overview

Located in the Prospect Heights neighborhood of Brooklyn between Grand Ave & Classon Ave near the Franklin Ave subway station.

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

Nearby tenants include McDonald's, Art Cafe + Bar, Finn's Corner, Bearded Lady, Sweetbee, The Fly, Friends and Lovers, Otway, Doris, Blink Fitness, Endless Life Brewing, Cafe Calaca, The Fly, and more!

Main Highlights

- ▶ New development
- ▶ Vanilla box
- ▶ 32 feet of double wide frontage
- ▶ Curtain glass back wall
- ▶ Private backyard
- ▶ High-end residential above
- ▶ Landlord work available
- ▶ Ground: 2,350 SF
- ▶ Lower Level: 1,400 SF + backyard
- ▶ Combined: 3,750 SF



55,951 SF

Total Building Size



10,000 SF

Lot Size

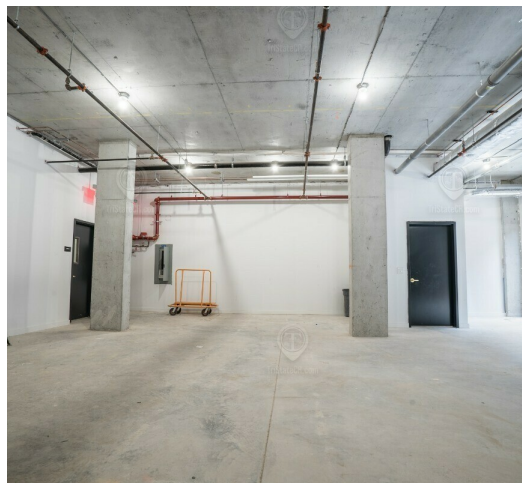
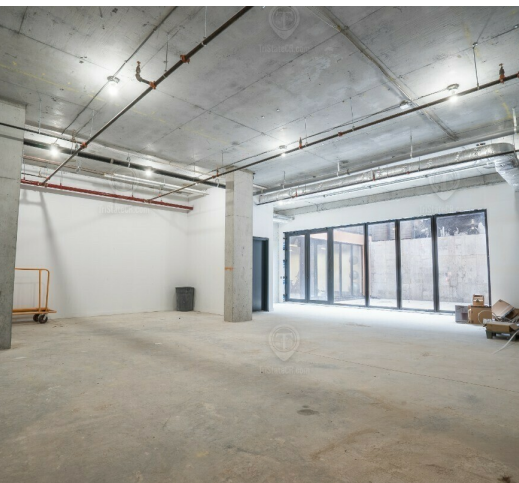
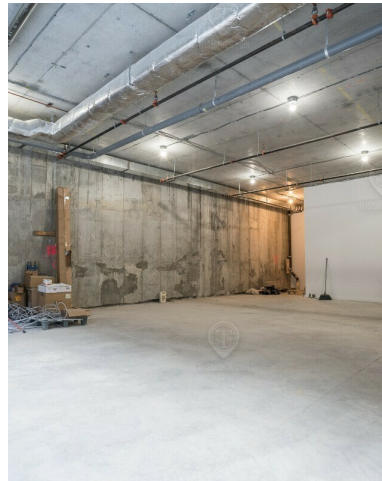
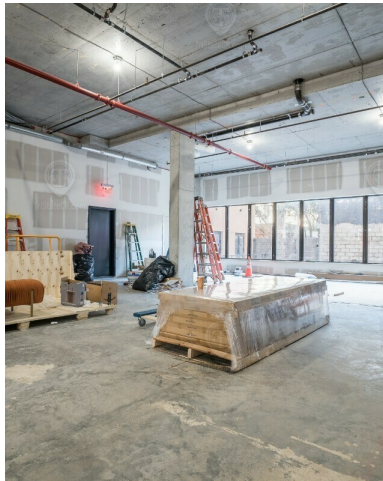
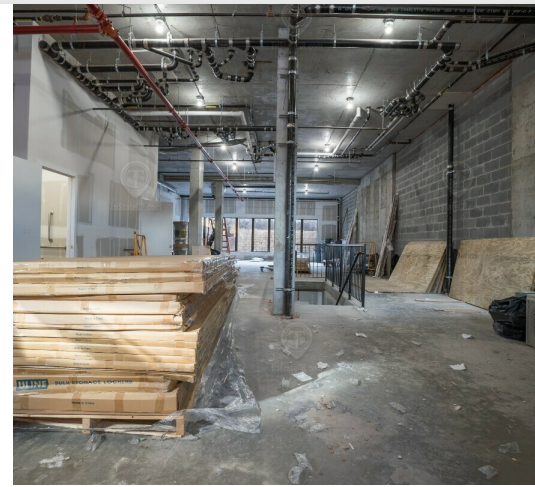
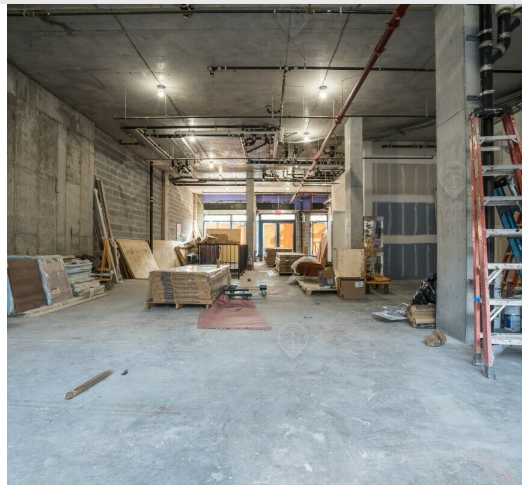
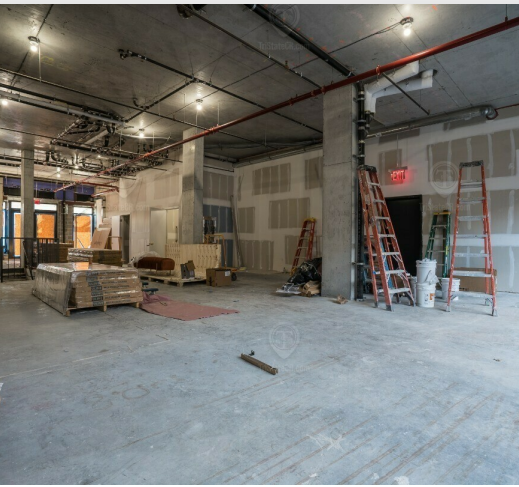
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Retailer Map

981 Pacific Street, Brooklyn, NY 11238



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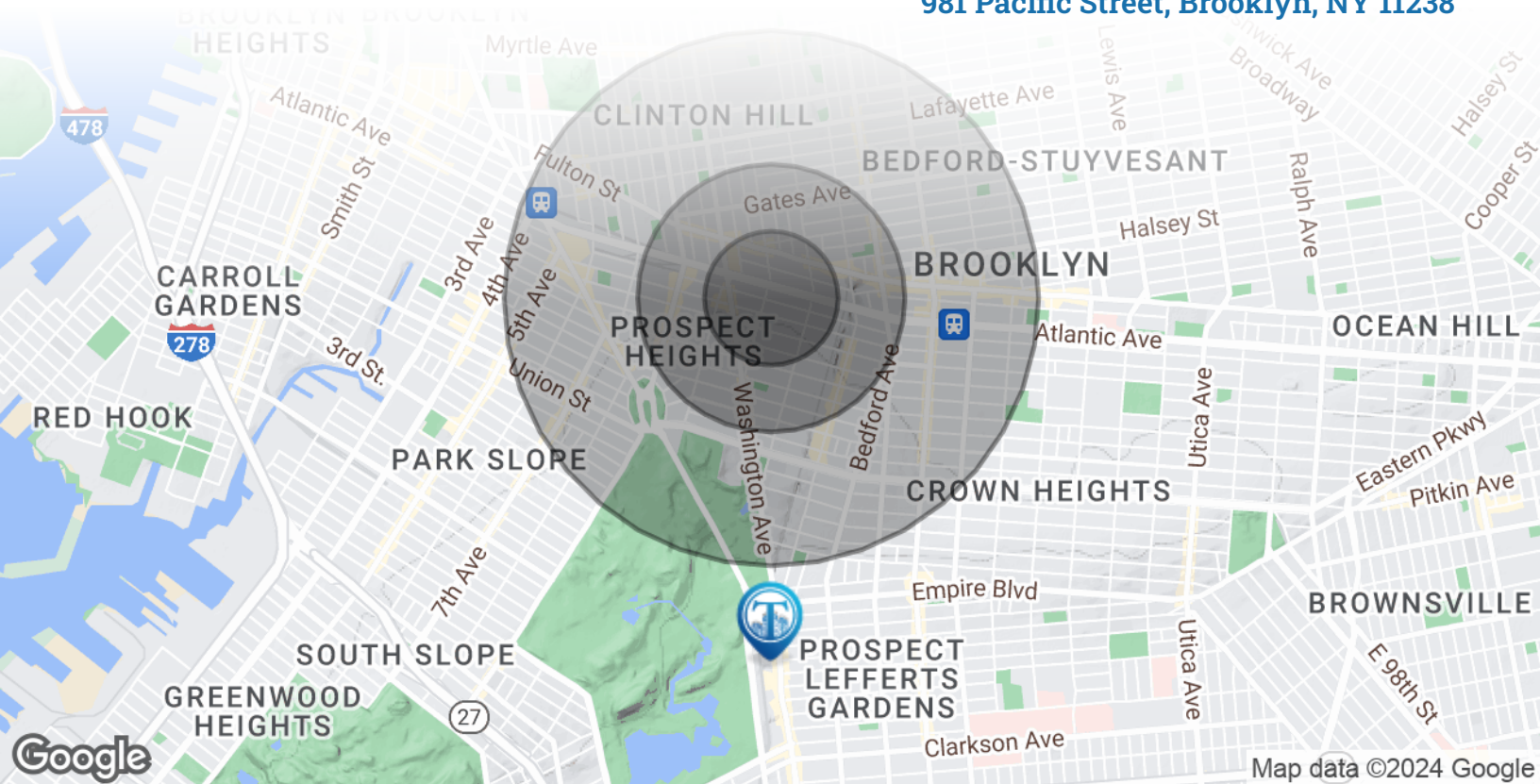
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Area Demographics

981 Pacific Street, Brooklyn, NY 11238



POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	8,713	40,846	177,740
Average Age	33.9	35.9	35.4
Average Age (Male)	34.5	36.6	35.6
Average Age (Female)	33.1	34.8	35.4



177,740

People within 1 Mile

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	4,298	20,474	84,698
# of Persons per HH	2.0	2.0	2.1
Average HH Income	\$125,144	\$118,671	\$123,315
Average House Value	\$740,892	\$888,654	\$966,151



\$123,315

Avg Household Income

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