



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

For Lease



# Brand New Community Facility Space

3,000 SF

1558 Nostrand Avenue • Brooklyn • NY

For Pricing Call: 718-437-6100

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

**Fredy Halabi**  
☎ 718.437.6100 x114  
Fredy.H@TriStateCR.com



## Location Overview

Located in the Flatbush neighborhood of Brooklyn between Albermarle Rd & Snyder Ave near the Church Ave subway station.

Nearest Transit: 2 & 5 trains at Church Ave and the B44, B49, & B35 bus lines.

Nearby tenants include Walgreens, Drip Beverage Lounge, Aunts & Uncles, Five Below, Target, Kings Theatre, Blink Fitness, Dunkin', La Baguette Shop, Burlington, Taco Bell, FOOD BAZAAR, Capital One Bank, and more!

## Main Highlights

- ▶ 2nd floor
- ▶ High foot traffic
- ▶ New development
- ▶ Built-to-suit



**3,000 SF**

Total Building Size



**1,850 SF**

Lot Size

FOR LEASE • 3,000 SF • For Pricing

**Call: 718-437-6100**

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

**Fredy Halabi**  
☎ 718.437.6100 x114  
Fredy.H@TriStateCR.com

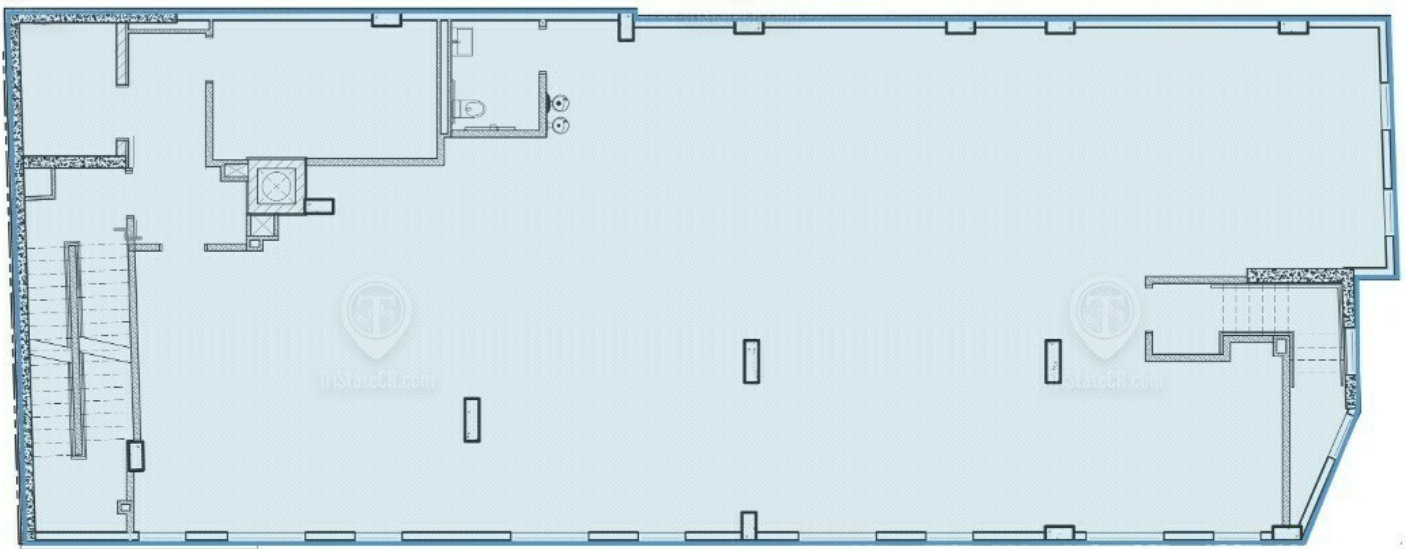
Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.



TriStateCR.com

# Floor Plans

1558 Nostrand Avenue, Brooklyn, NY 11226



1558 NOSTRAND AVENUE

TOTAL AVAILABLE SPACE: 3,000 SF

ALL SQUARE FOOTAGES  
ARE APPROXIMATE

FOR LEASE • 3,000 SF • For Pricing

**Call: 718-437-6100**

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

**Fredy Halabi**  
☎ 718.437.6100 x114  
Fredy.H@TriStateCR.com

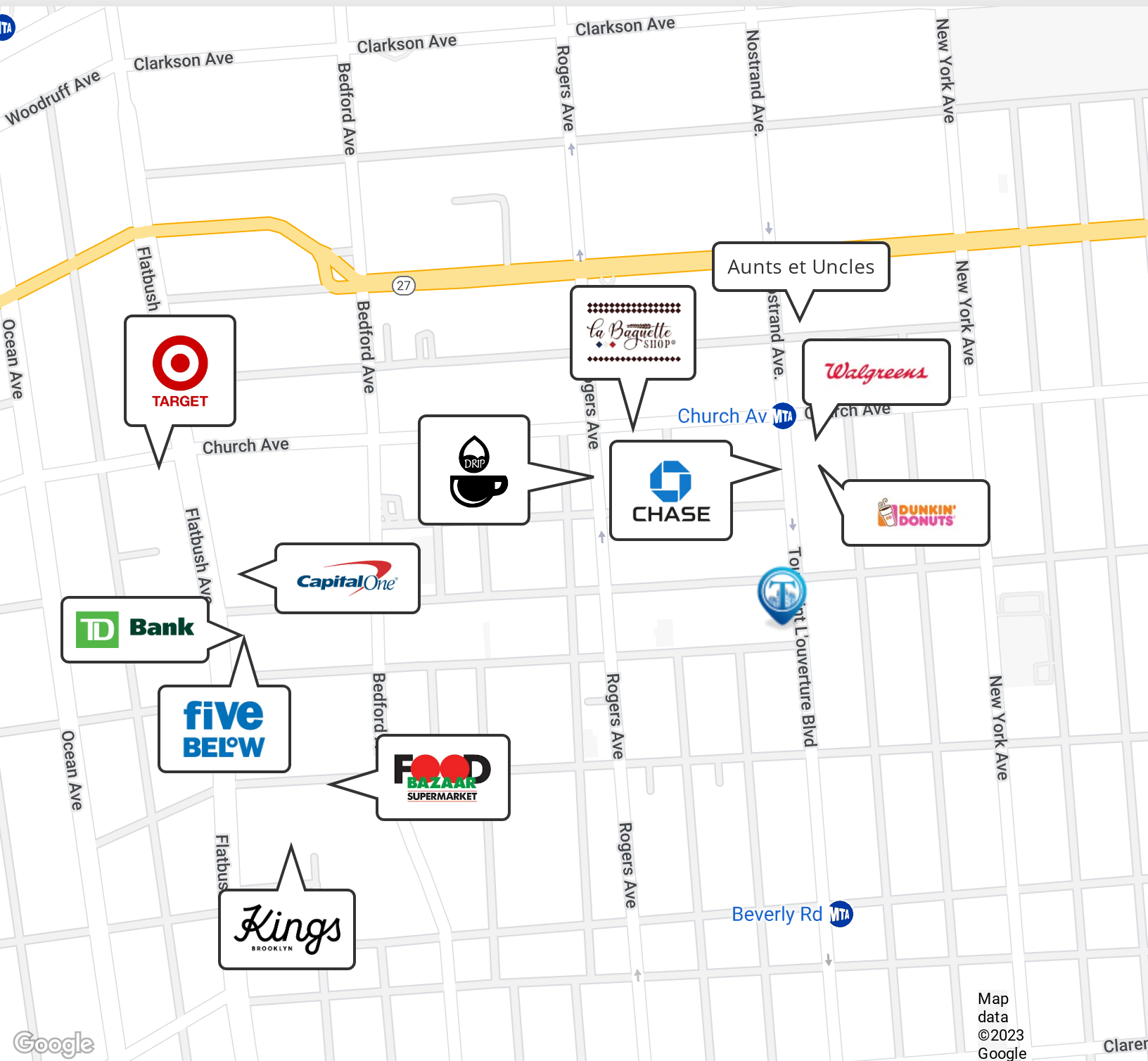
Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.



TriStateCR.com

# Retailer Map

1558 Nostrand Avenue, Brooklyn, NY 11226



FOR LEASE • 3,000 SF • For Pricing

**Call: 718-437-6100**

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

**Fredy Halabi**  
 ☎ 718.437.6100 x114  
 Fredy.H@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.

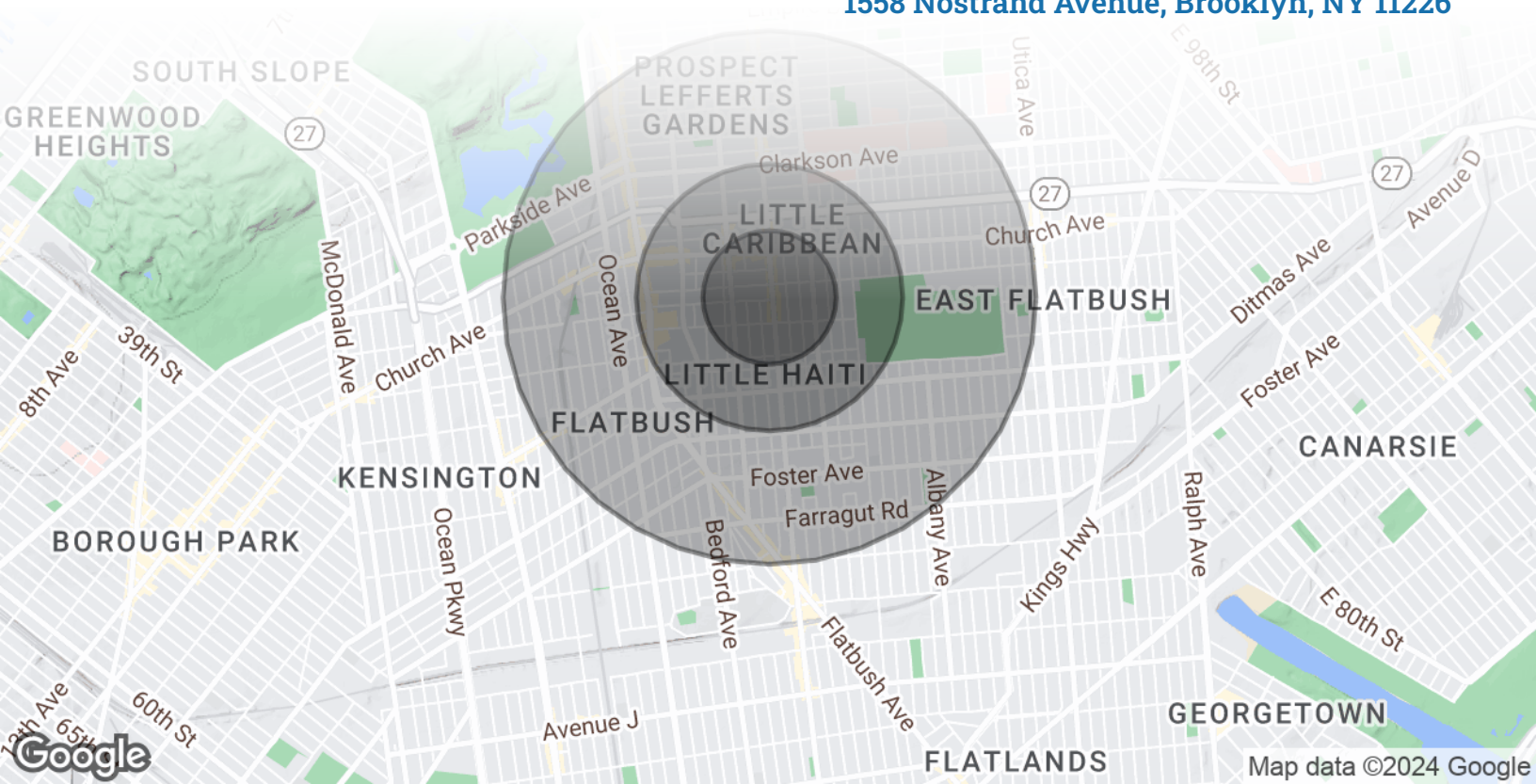




TriStateCR.com

# Area Demographics

1558 Nostrand Avenue, Brooklyn, NY 11226



## POPULATION

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Population	10,697	43,373	176,905
Average Age	37.0	35.4	36.6
Average Age (Male)	33.9	33.3	34.9
Average Age (Female)	38.5	37.7	39.2



**176,905**

People within 1 Mile

## HOUSEHOLDS & INCOME

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Households	4,745	18,845	75,145
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$64,695	\$67,307	\$75,237
Average House Value	\$504,815	\$357,702	\$437,247



**\$75,237**

Avg Household Income

FOR LEASE • 3,000 SF • For Pricing

**Call: 718-437-6100**

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

**Fredy Halabi**  
📞 718.437.6100 x114  
Fredy.H@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**

# 3,000 SF | 1558 Nostrand Ave | Brand New Community Facility Space for Lease

3,000 SF • For Pricing **Call: 718-437-6100**

1558 Nostrand Avenue • Brooklyn • NY

**Shlomi Bagdadi**

☎ 718.437.6100

sb@tristatecr.com

**Fredy Halabi**

☎ 718.437.6100 x114

Fredy.H@TriStateCR.com