



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



Brand New Community Facility Space

1,200 SF

80 Linden Boulevard • 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 at the intersection of Bedford Ave & Caton Ave near the Church Ave subway station.

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

Nearby tenants include Brooklyn Public Library, Planet Fitness, Dunkin', Duane Reade, Five Below, Blink Fitness, Texas Chicken & Burgers, Target, McDonald's, Cups and Books, PiCH, The Rogers Garden, and more!

Main Highlights

- ▶ Vanilla box
- ▶ Brand new development
- ▶ Wrap around frontage
- ▶ Glass frontage
- ▶ High foot traffic



4,960 SF

Total Building Size



4,921 SF

Lot Size

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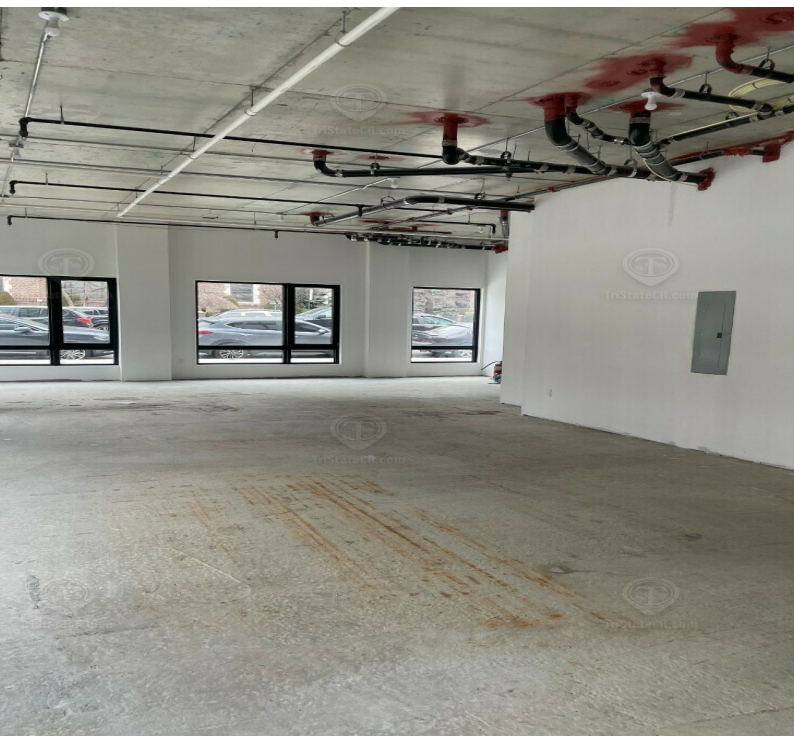
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Additional Photos

80 Linden Boulevard, Brooklyn, NY 11226



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Retailer Map

80 Linden Boulevard, Brooklyn, NY 11226



Map
data
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Google

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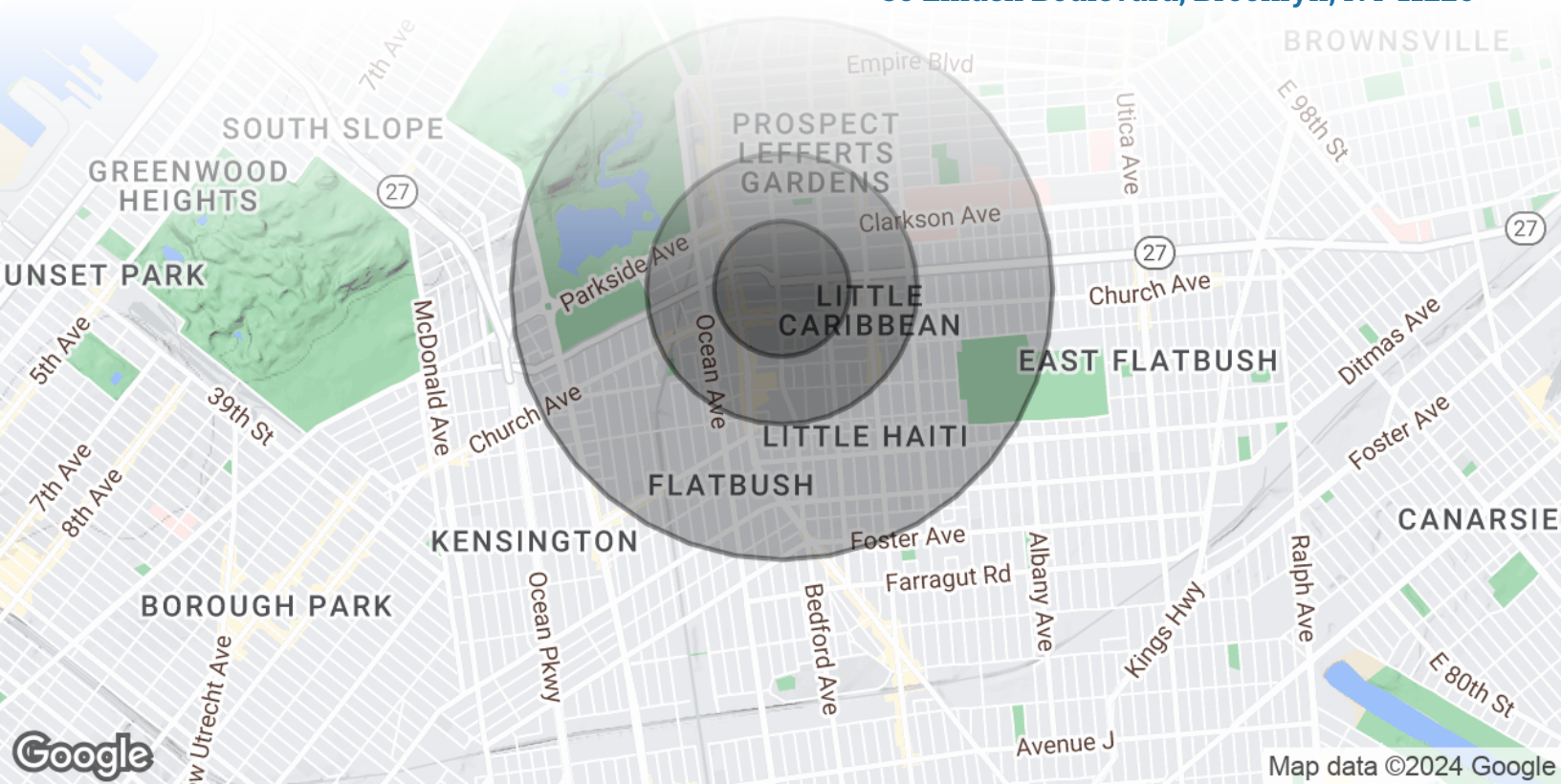
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Area Demographics

80 Linden Boulevard, Brooklyn, NY 11226



POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	15,655	61,164	167,972
Average Age	33.9	34.8	36.4
Average Age (Male)	32.5	33.4	34.8
Average Age (Female)	38.0	37.6	39.0



167,972

People within 1 Mile

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	6,789	26,606	72,449
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$70,908	\$75,503	\$78,048
Average House Value	\$205,364	\$284,036	\$453,343



\$78,048

Avg Household Income

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