



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

For Lease



# Retail Space with Electric Kitchen

600 SF

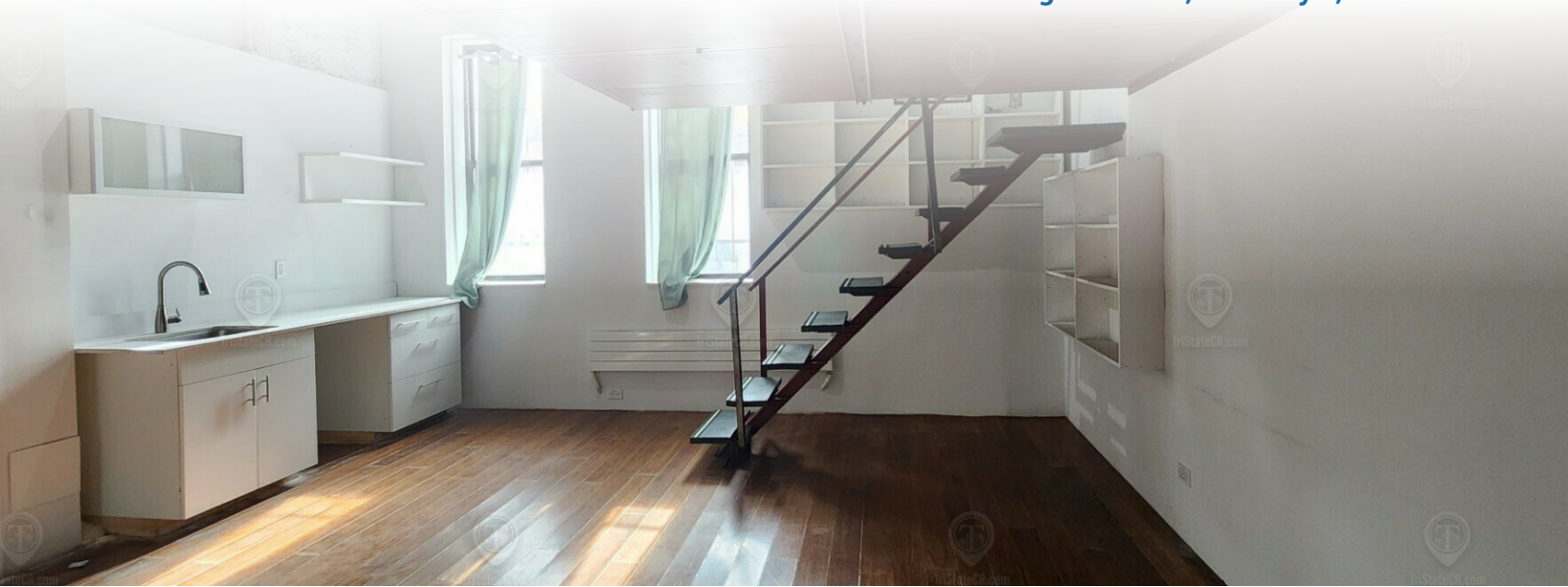
603 Bergen Street • Brooklyn • NY

For Pricing Call: 718-437-6100

**Shlomi Bagdadi**  
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## Location Overview

Located in the Prospect Heights neighborhood of Brooklyn between Carlton Ave & Vanderbilt Ave near the 7th Ave subway station.

Nearest Transit: B & Q trains at 7th Ave, 2, 3, & 4 trains at Bergen St and the B65 & B69 bus lines.

Nearby tenants include Chelsea Piers Field House, Patti Ann's, Bearded Lady, Olmstead, Chase Bank, Dunkin', Walgreens, Doughnut Plant, Sofreh, McDonald's, Sisters, Sweet Chick, Leland, Ciao Gloria, and more!

## Main Highlights

- ▶ Ground floor
- ▶ 15' of frontage
- ▶ 2 means of egress
- ▶ Full bathroom with shower
- ▶ 15' ceilings
- ▶ Electric kitchen in place



**10,000 SF**

Total Building Size



**6,483 SF**

Lot Size

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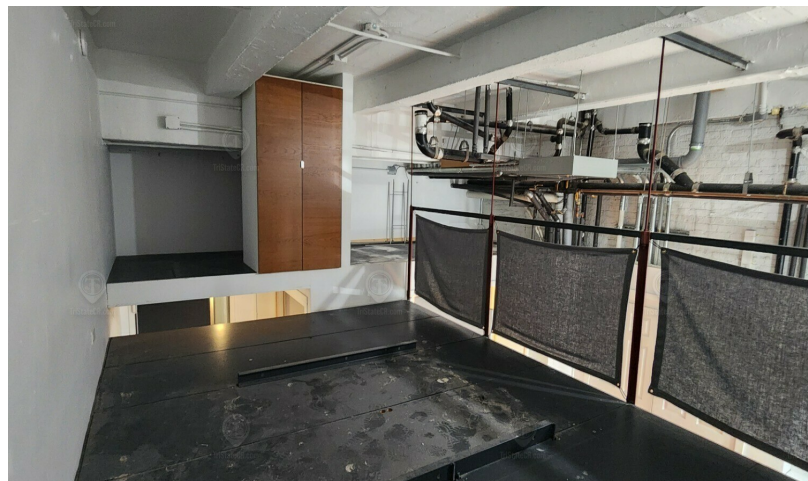
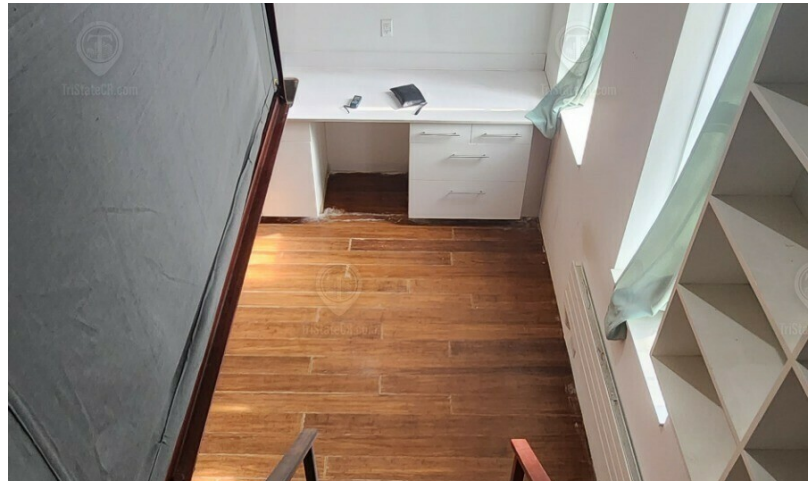
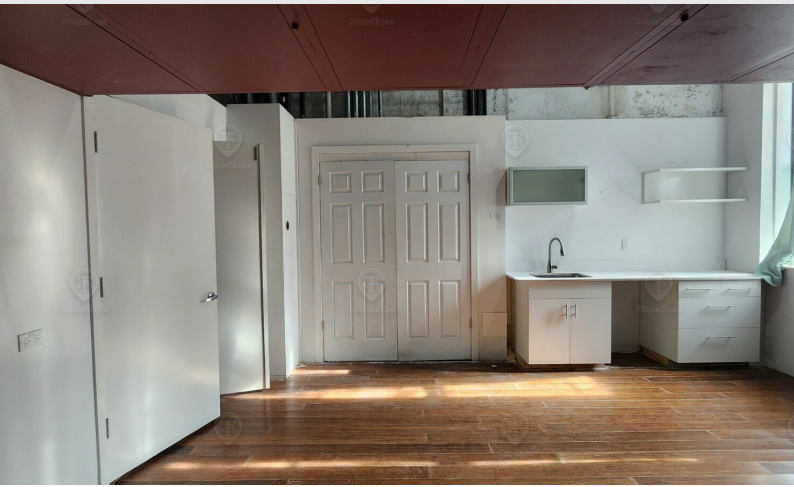
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# Additional Photos

603 Bergen Street, Brooklyn, NY 11238



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# Retailer Map

603 Bergen Street, Brooklyn, NY 11238



Map data  
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Google

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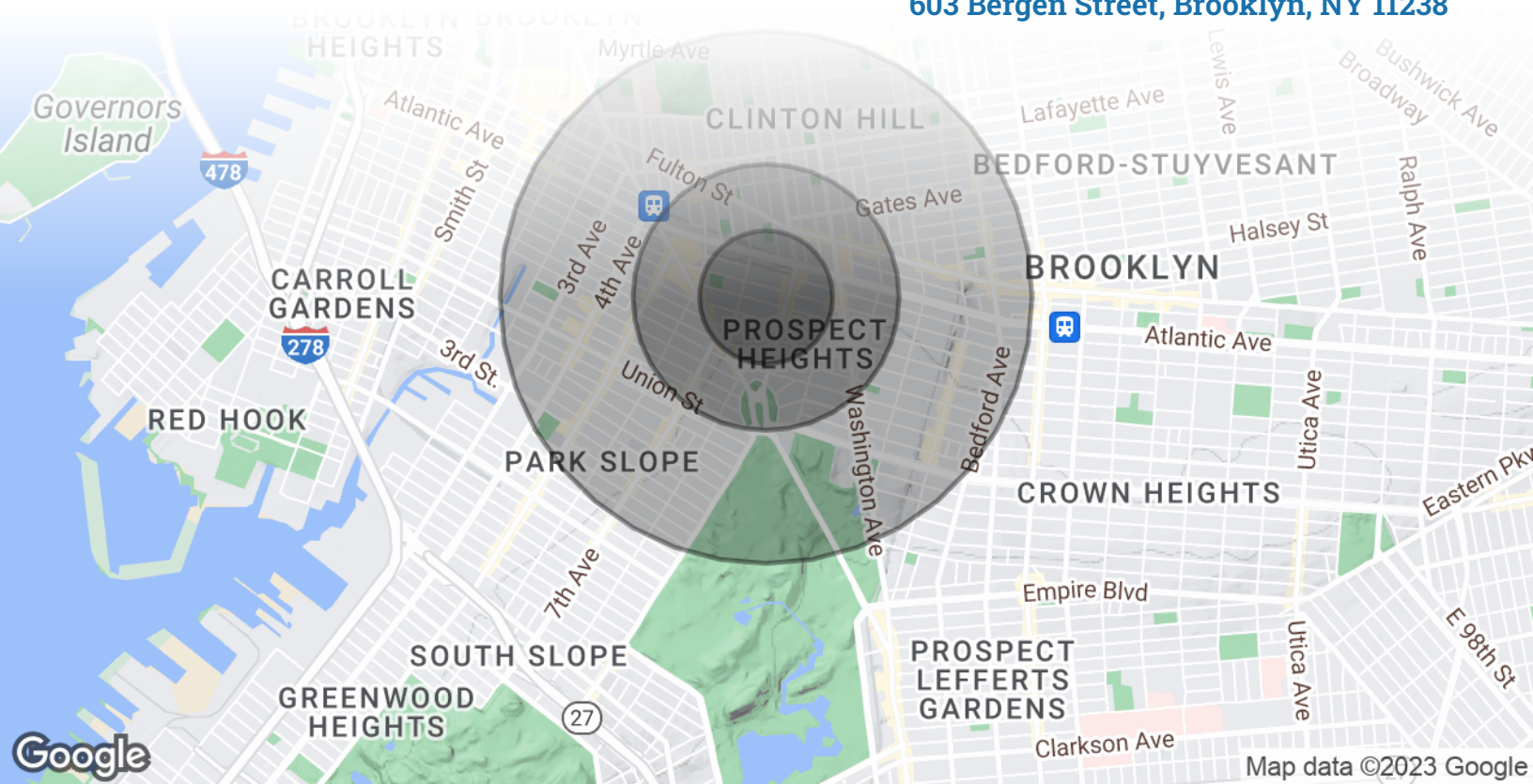




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# Area Demographics

603 Bergen Street, Brooklyn, NY 11238



## POPULATION

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Population	9,130	43,311	163,216
Average Age	37.1	37.0	36.1
Average Age (Male)	37.2	38.0	36.4
Average Age (Female)	36.5	36.0	35.7



**163,216**

People within 1 Mile

## HOUSEHOLDS & INCOME

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Households	4,336	21,205	77,874
# of Persons per HH	2.1	2.0	2.1
Average HH Income	\$150,462	\$155,760	\$147,277
Average House Value	\$1,099,796	\$1,176,504	\$1,069,842



**\$147,277**

Avg Household Income

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