



TRI STATE  
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For Lease



# Bi-Level Retail Space for Lease

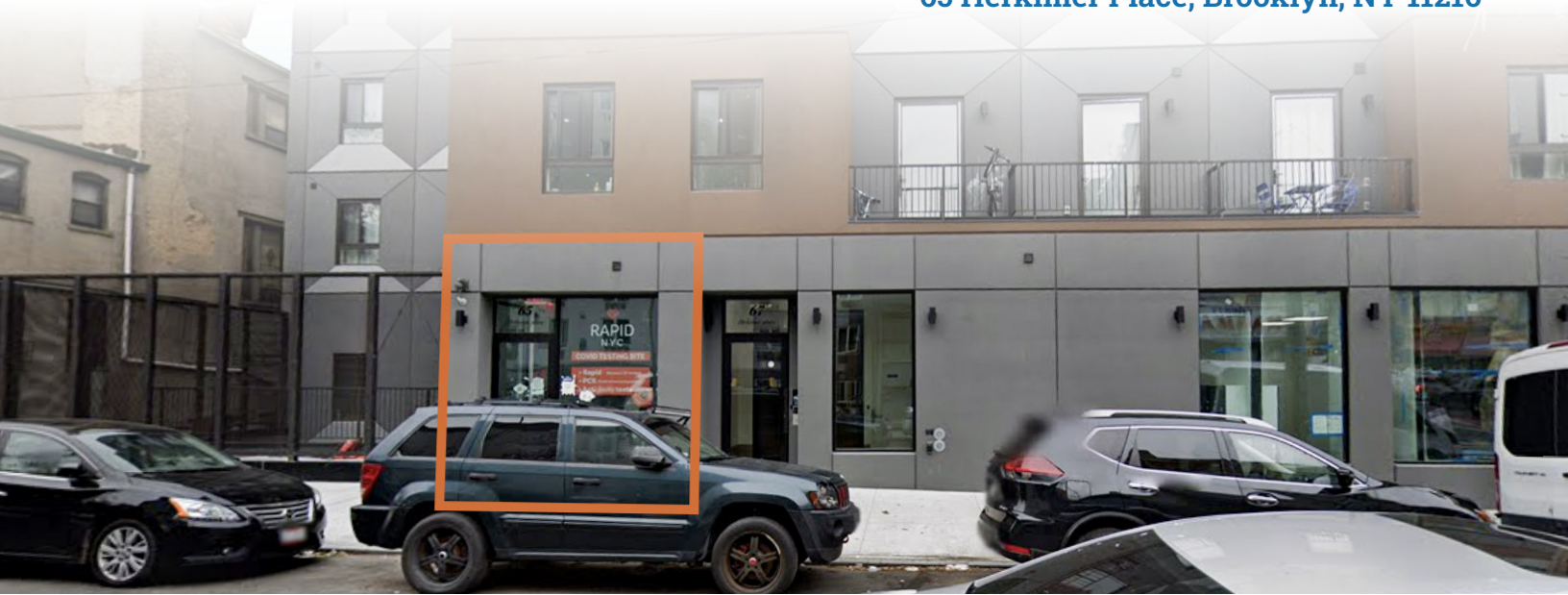
1,450 SF

65 Herkimer Place • Brooklyn • NY

For Pricing Call: 718 437 6100

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

**Hindy German**  
☎ 718.437.6100 x203  
hindy.g@tristatecr.com



## Location Overview

Located in a major retail block in Bed-Stuy, steps away from the Nostrand Ave transit stop, or take a short walk to the Franklin Ave station.

Public transits: A & C train at Nostrand Ave; C & S train at Franklin Ave.

Nearby local tenants include,  
-Amalgamated Bank, Santander Bank, Dunkin', TD bank, Carver Savings Bank, Corner Grind Coffee Kitchen, Ridgewood Savings Bank, Popular Bank, Starbucks, Apple Bank

## Main Highlights

- ▶ Major retail block
- ▶ Glass storefront
- ▶ High foot traffic
- ▶ 250 SF on the ground
- ▶ 1,200 SF on the lower level
- ▶ 700 SF outdoor terrace



**22,975 SF**

Total Building Size



**4,550 SF**

Lot Size

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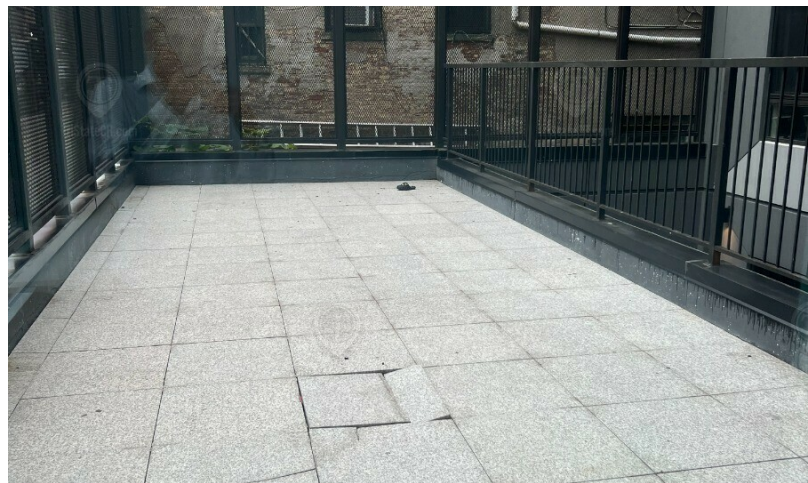
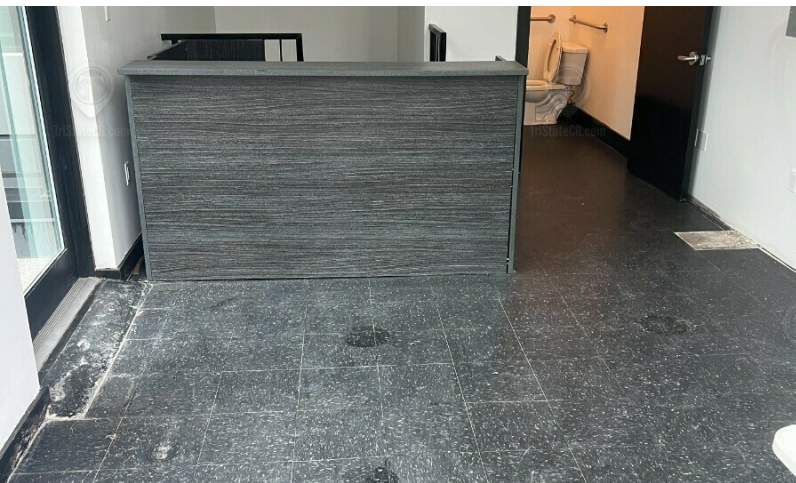
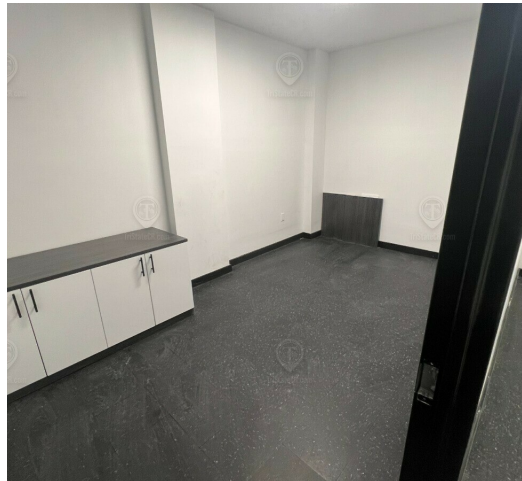
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Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.



# Additional Photos

65 Herkimer Place, Brooklyn, NY 11216



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# Retailer Map

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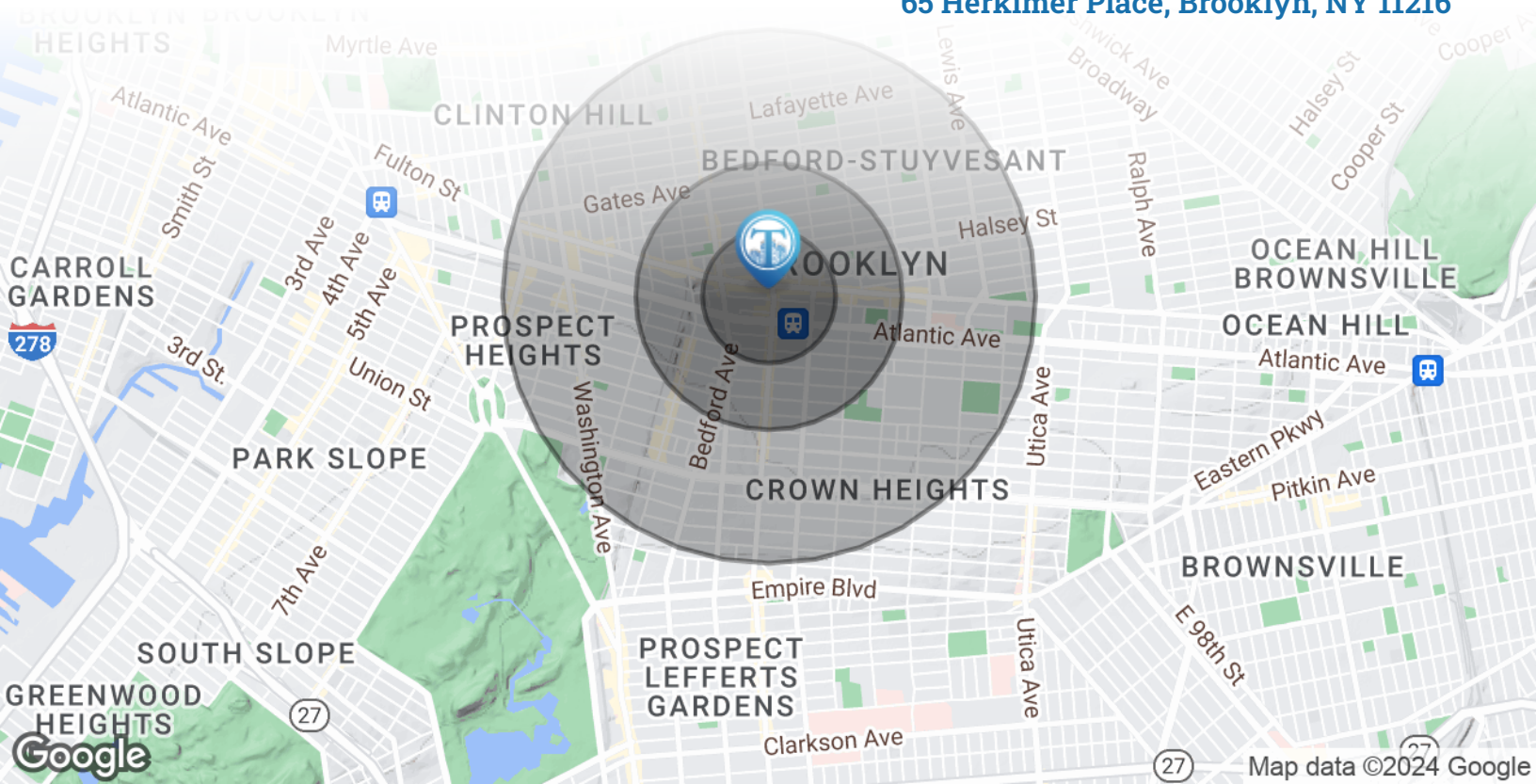




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# Area Demographics

65 Herkimer Place, Brooklyn, NY 11216



## POPULATION

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Population	10,705	45,779	188,938
Average Age	33.6	34.7	35.1
Average Age (Male)	36.1	35.7	34.5
Average Age (Female)	31.6	34.8	35.9



**188,938**

People within 1 Mile

## HOUSEHOLDS & INCOME

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Households	5,475	22,214	87,235
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$85,017	\$94,293	\$97,162
Average House Value	\$550,675	\$878,159	\$862,818



**\$97,162**

Avg Household Income

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