



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



Vanilla Boxed Retail Space for Lease

1,800 SF

1822 Nostrand Ave • Brooklyn • NY

For Pricing Call: 718-437-6100

Shlomi Bagdadi
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Joey Sakkal
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Location Overview

Located in the Flatbush neighborhood of Brooklyn between Avenue D & Clarendon Rd near the Newkirk Ave subway station.

Nearest Transit: 2 & 5 trains at Newkirk Ave and the B8 bus line.

Nearby tenants include Kennedy Fried Chicken, Key Food Supermarket, Subway, Dunkin', Citibank, La Baguette Shop, Golden Krust, Texas Chicken & Burgers, CTown Supermarket, Yves' Garden Cafe, Taste The Tropics, and more!

Main Highlights

- ▶ Vanilla boxed
- ▶ Steps from the subway
- ▶ Surrounded by national and local tenants



5,100 SF

Total Building Size



2,000 SF

Lot Size

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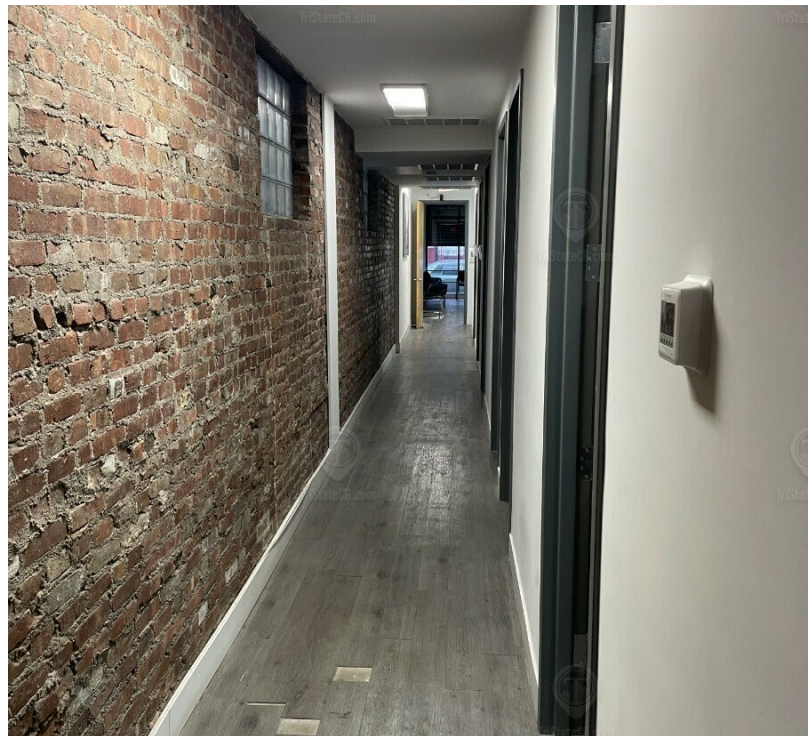
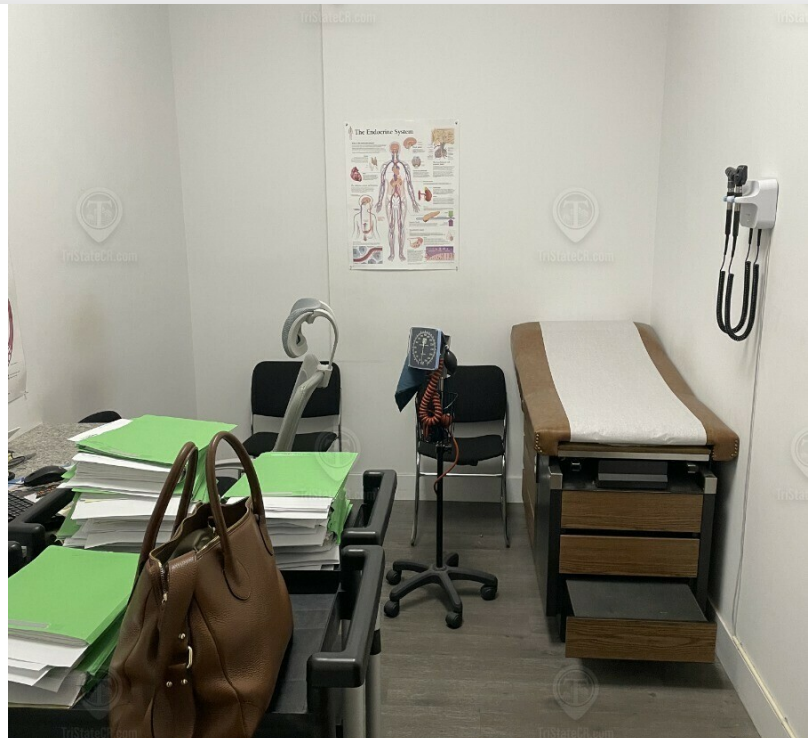
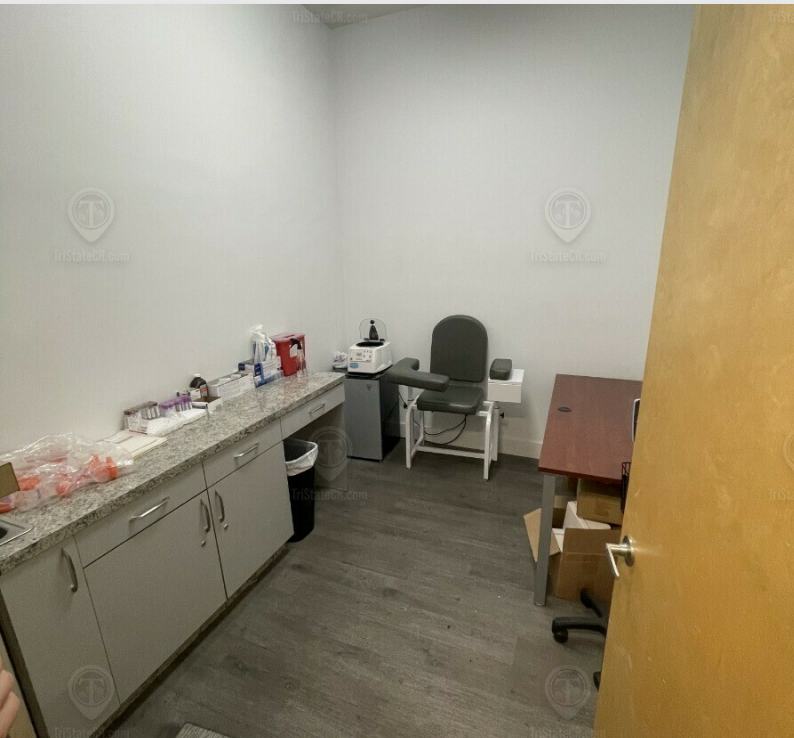
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Additional Photos

1822 Nostrand Ave, Brooklyn, NY 11226



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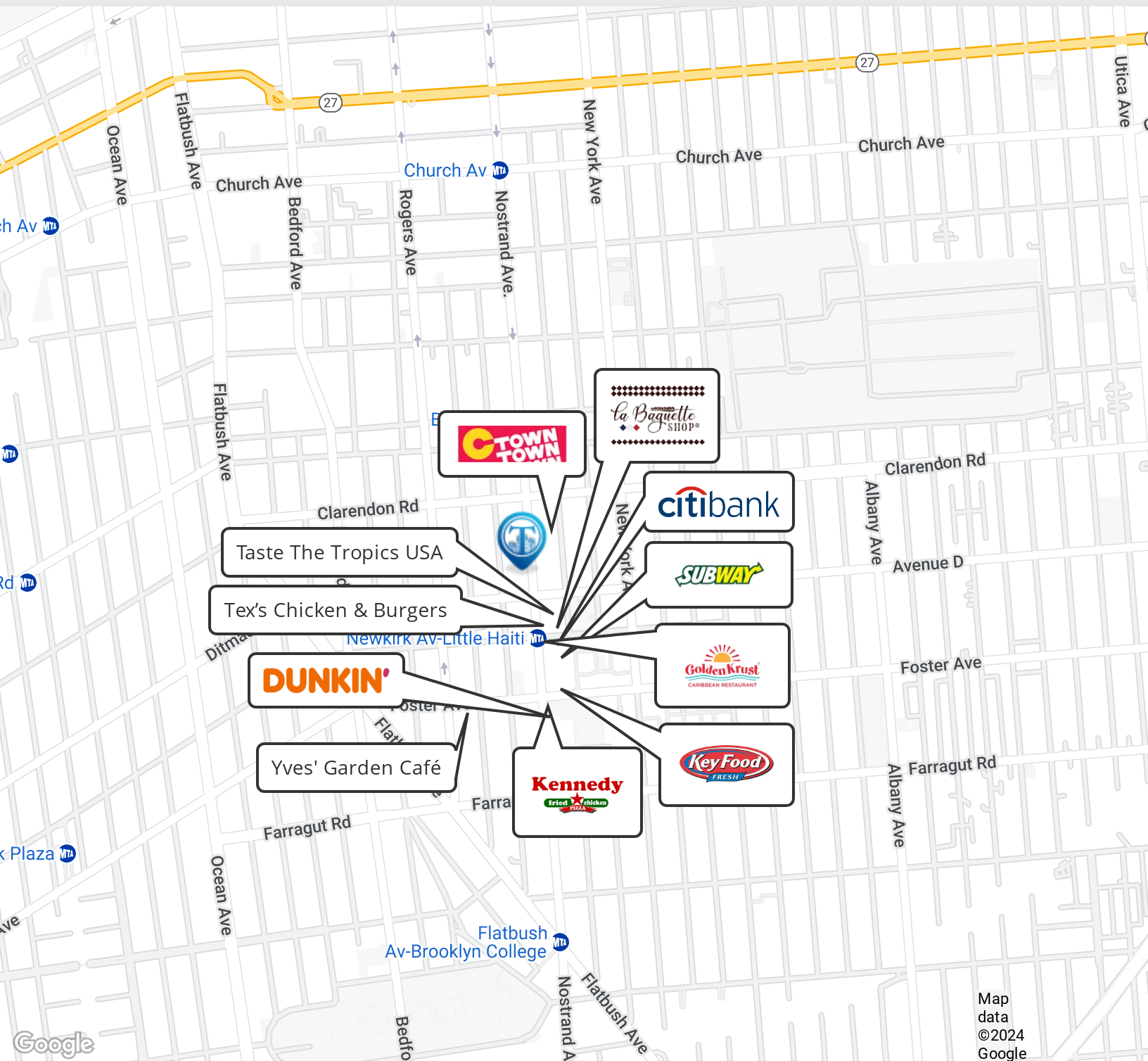
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Retailer Map

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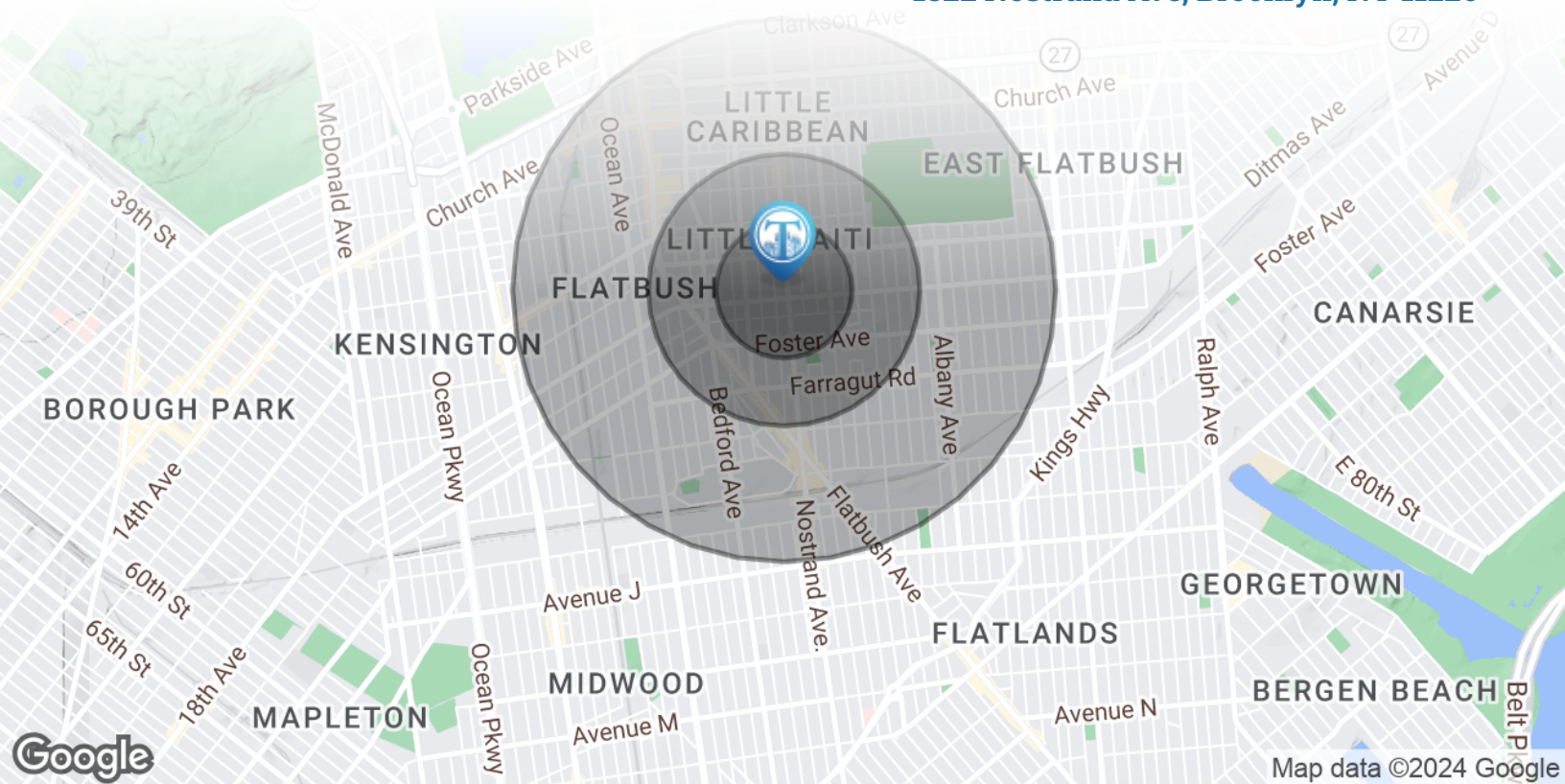
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	13,573	47,494	162,768
Average Age	35.8	36.3	36.7
Average Age (Male)	35.1	33.7	34.8
Average Age (Female)	36.7	38.2	38.7
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	5,715	19,669	67,272
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$67,766	\$68,454	\$76,266
Average House Value	\$376,047	\$490,669	\$460,130



162,768

People within 1 Mile



\$76,266

Avg Household Income

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