



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



Fully Built-Out Office Space with 4 Parking Spaces for Lease

2,300 SF

2588 Atlantic Ave • Brooklyn • NY

For Pricing Call: 718-437-6100

Shlomi Bagdadi
☎ 718.437.6100
sb@tristatecr.com

Avrum Deutsch
☎ 718.437.6100 x164
avrum.d@tristatecr.com



Location Overview

Located in the East New York neighborhood of Brooklyn between Georgia Ave & Alabama Ave near the Alabama Ave subway station.

Nearest Transit: J train at Alabama Ave, A & C trains at Liberty Ave, and the B83, B20, B12, & B25 bus lines.

Nearby tenants include Dunkin', McDonald's, The Daily Press, Dollar Tree, M&T Bank, Golden Krust, Dollar General, Fine Fare Supermarkets, Citibank, Sofive Brooklyn, Burger King, BKLYN Eats, and more!

Main Highlights

- ▶ 3rd Floor
- ▶ Fully built-out
- ▶ Furniture included
- ▶ 4 parking spots included



10,885 SF

Total Building Size



3,955 SF

Lot Size

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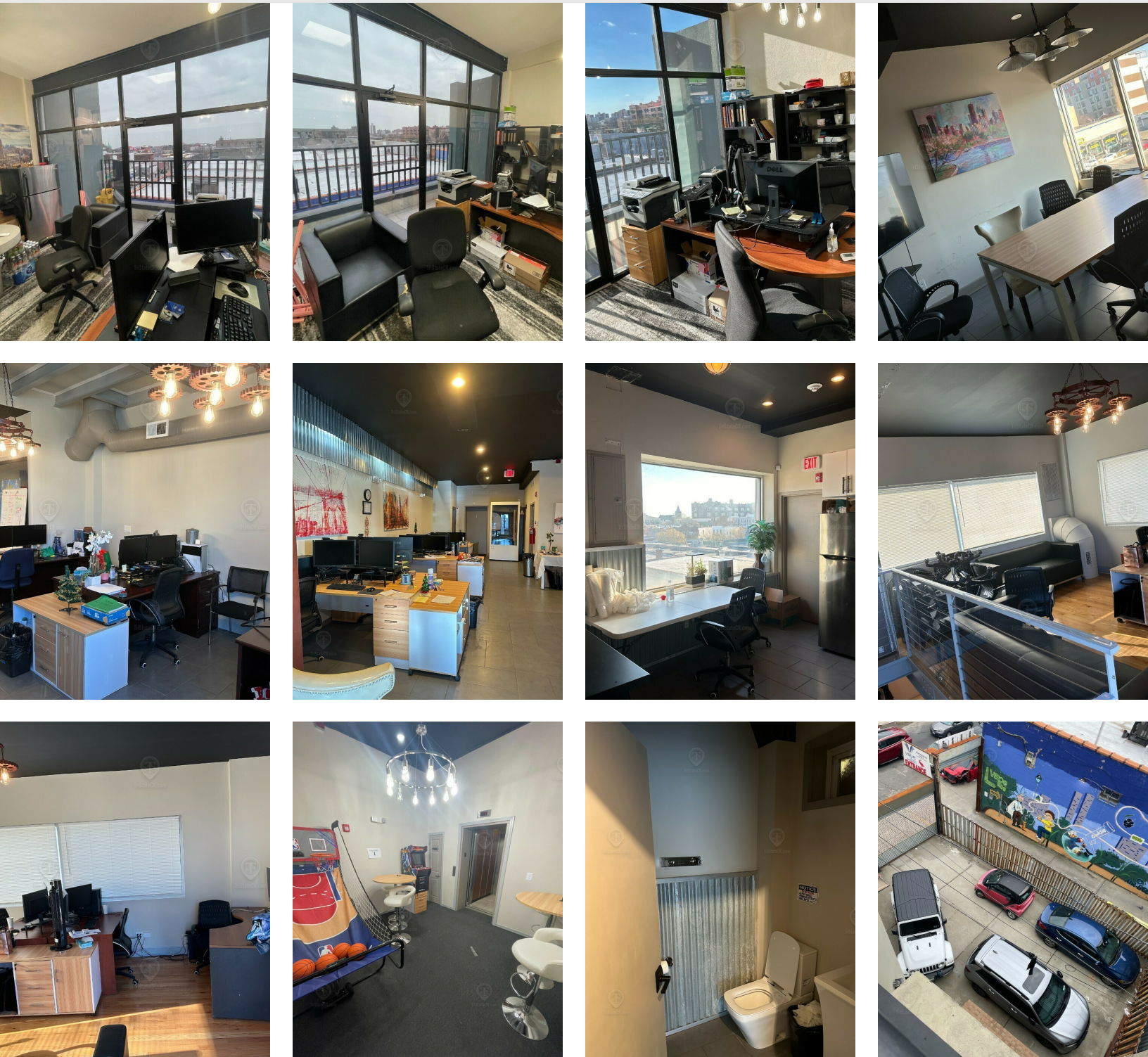
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Additional Photos

2588 Atlantic Ave, Brooklyn, NY 11207



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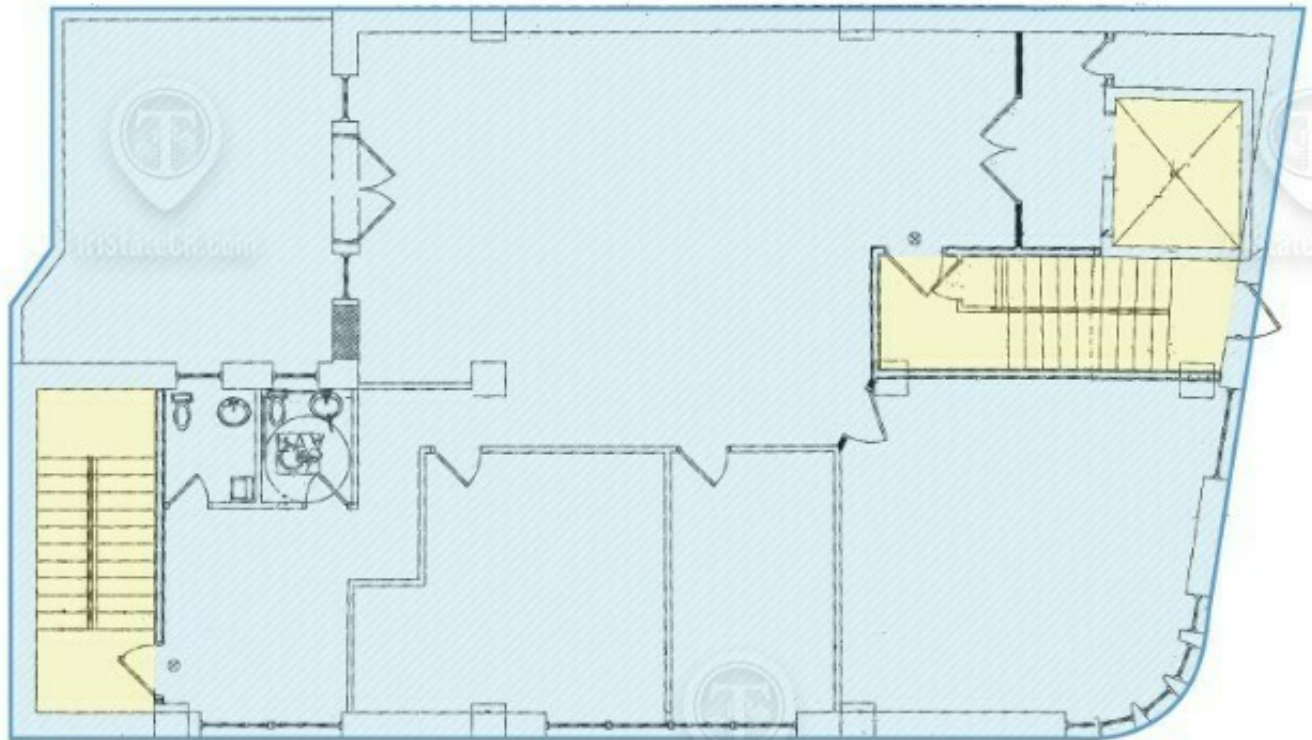
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Floor Plans

2588 Atlantic Ave, Brooklyn, NY 11207



2588 ATLANTIC AVENUE
3RD FLOOR
TOTAL AVAILABLE SPACE: 2,300 SF

ALL SQUARE FOOTAGES
ARE APPROXIMATE

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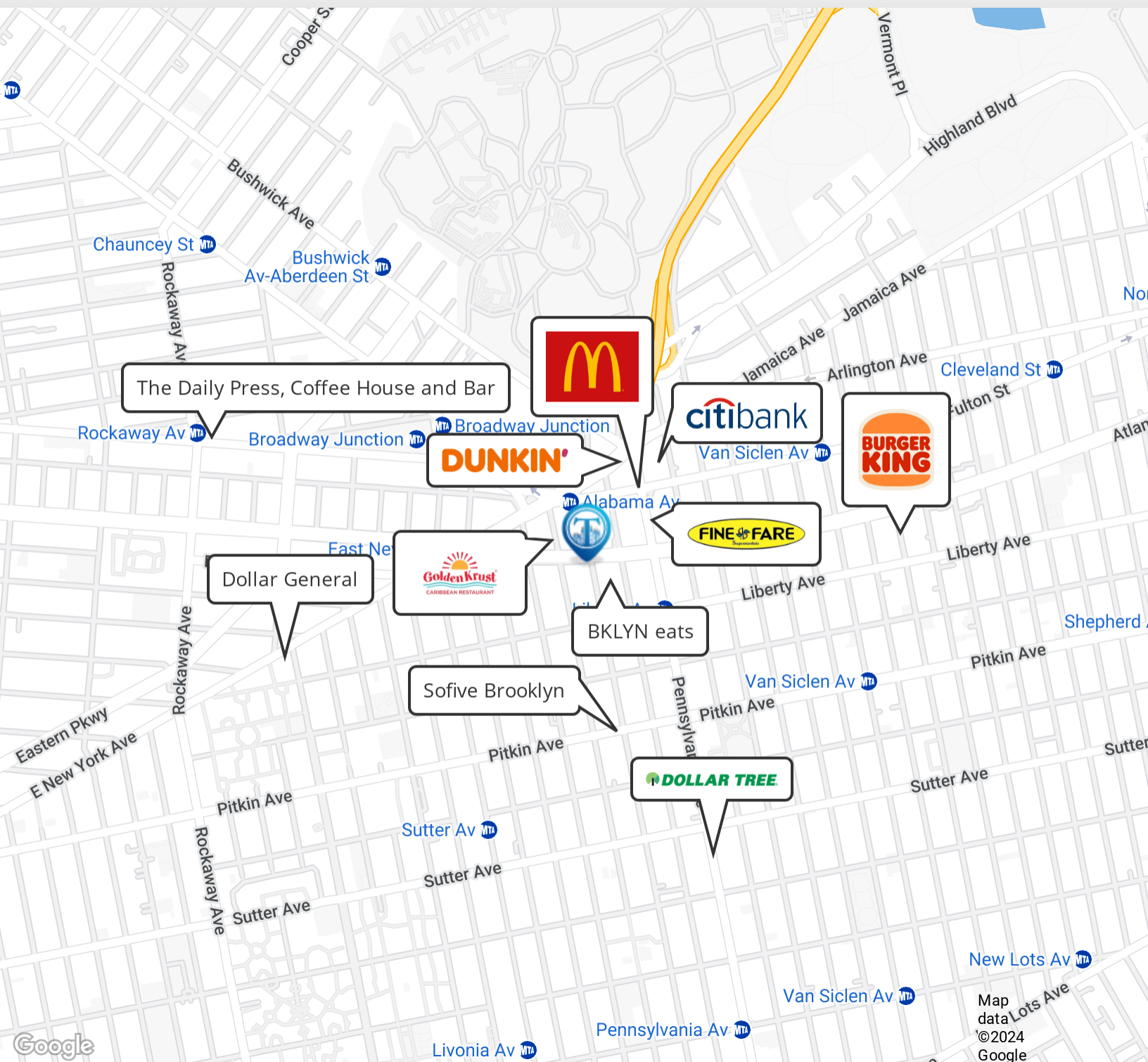
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Retailer Map

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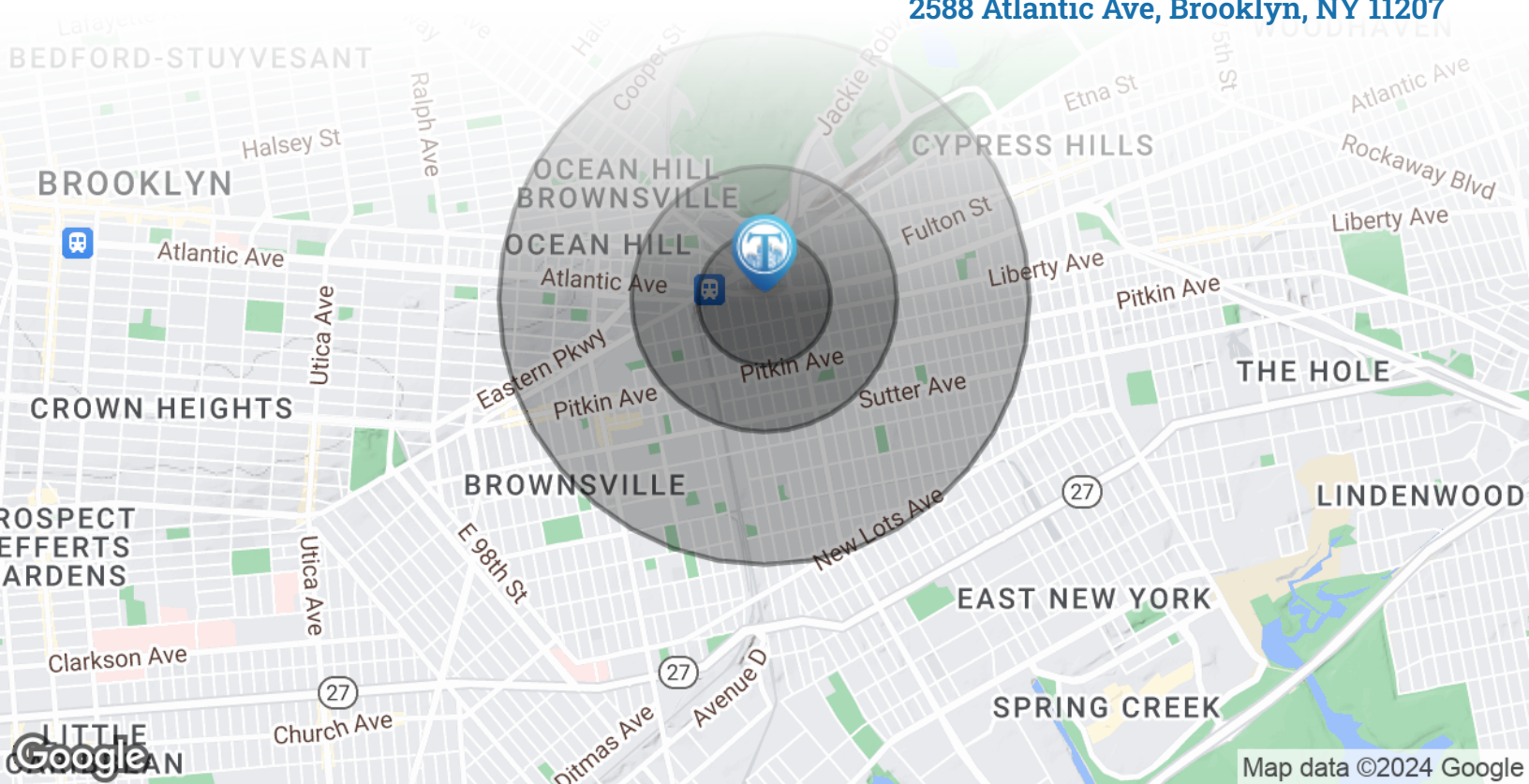
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Area Demographics

2588 Atlantic Ave, Brooklyn, NY 11207



POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	3,545	21,677	117,863
Average Age	35.5	33.6	34.4
Average Age (Male)	32.0	31.6	32.9
Average Age (Female)	37.6	35.2	36.3



117,863

People within 1 Mile

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	1,141	7,497	48,372
# of Persons per HH	3.1	2.9	2.4
Average HH Income	\$63,980	\$48,170	\$52,991
Average House Value	\$390,093	\$377,956	\$394,474



\$52,991

Avg Household Income

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