



**TRI STATE  
COMMERCIAL®**  
REAL ESTATE EXPERTS

**For Sale**



# 2,000 SF Retail Condo for Sale in Prime Bushwick

2,000 SF

1155 Broadway • Brooklyn • NY

Offered at **\$1,899,000**

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

**Morris Mishan**  
📞 718.437.6100 x209  
morris.m@tristatecr.com

**Eddie Keda**  
📞 718.437.6100 x117  
Eddie.K@TriStateCR.com



## Location Overview

Located in the Bushwick neighborhood between Kosciuszko St & Kossuth Pl at the foot of the Kosciuszko St subway station.

Nearest Transit: J train at Kosciuszko St. and the B47 bus line.

Nearby tenants include Little Caesars, BK Bagels, Papa John's, Sprout Market, Dunkin', Popeye's Louisiana Kitchen, Paragon, Taco Bell Cantina, Walgreens, McDonald's, Domino's Pizza, Rite Aid, and more!

## Main Highlights

- ▶ Brand new retail commercial unit for sale
- ▶ Ground Floor: 2,000 SF
- ▶ Basement: 1,500 SF
- ▶ New Development
- ▶ Delivered vacant



**3,225 SF**  
Lot Size



**1,500 SF**  
Basement

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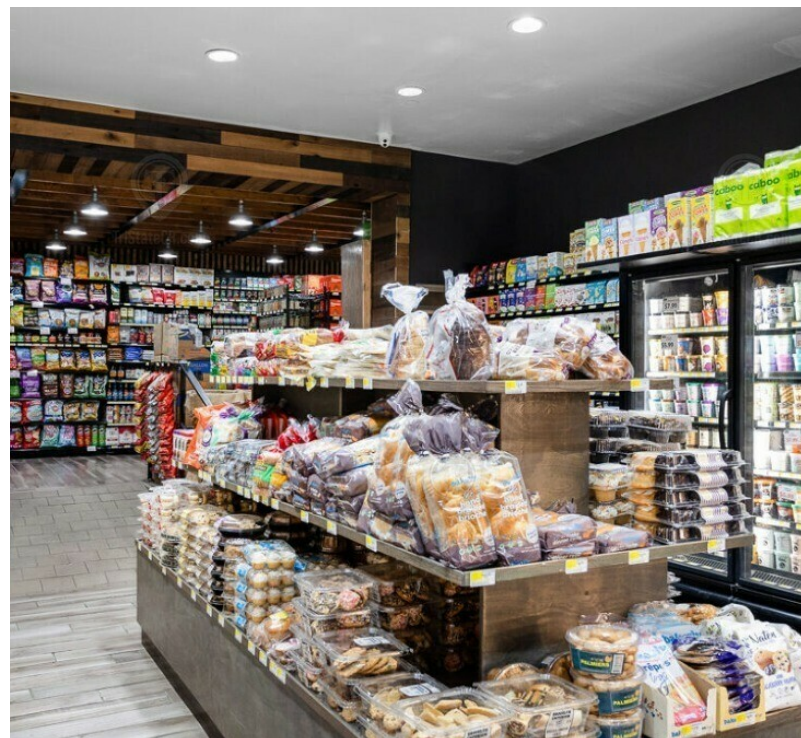
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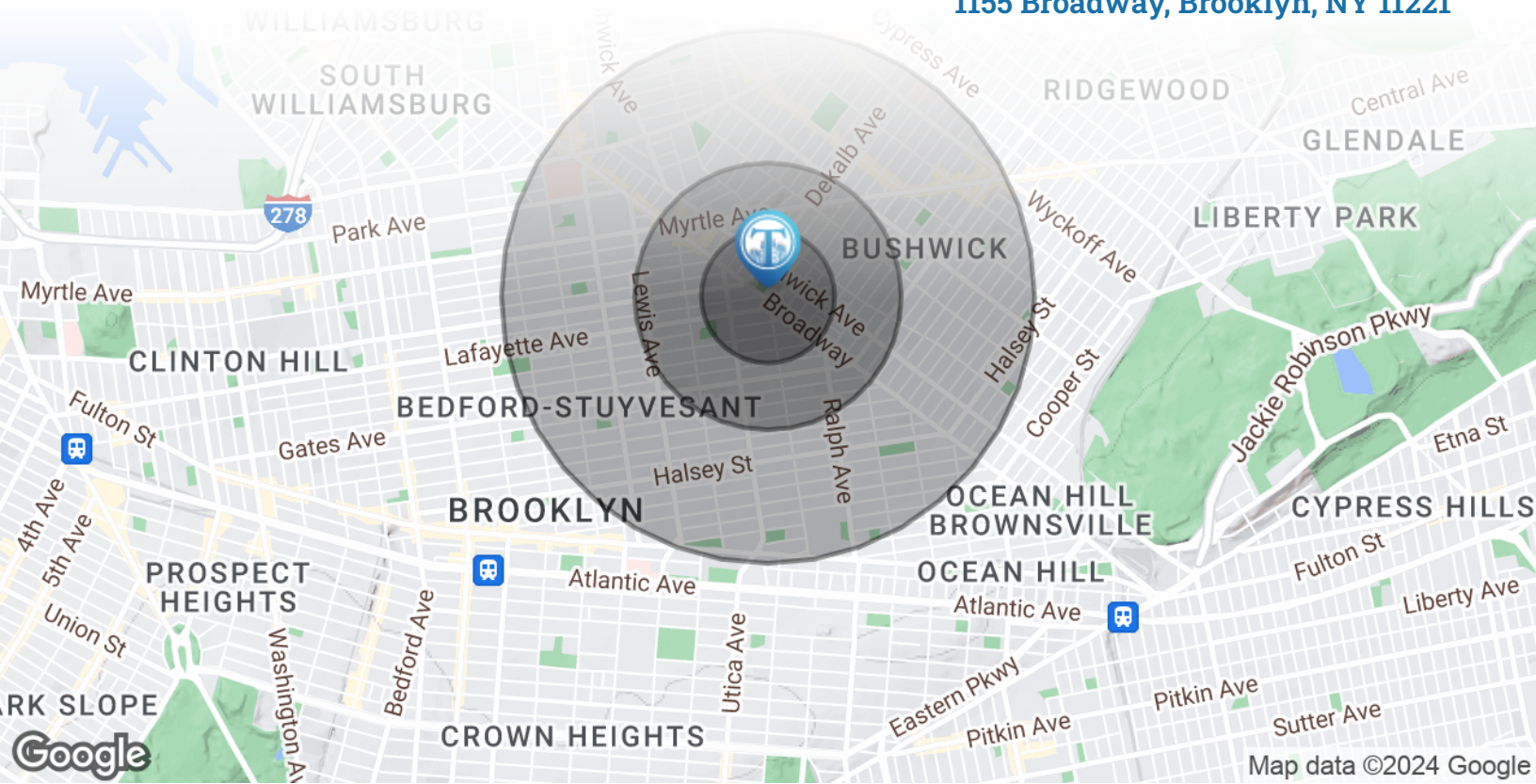




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# Area Demographics

1155 Broadway, Brooklyn, NY 11221



## POPULATION

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Population	11,302	45,707	189,074
Average Age	32.0	32.4	33.1
Average Age (Male)	31.0	31.2	31.5
Average Age (Female)	32.3	33.6	34.4



**189,074**

People within 1 Mile

## HOUSEHOLDS & INCOME

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Households	4,780	19,269	79,666
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$73,881	\$81,273	\$78,688
Average House Value	\$737,389	\$673,655	\$618,603



**\$78,688**

Avg Household Income

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# Transportation Map

1155 Broadway, Brooklyn, NY 11221

## Bus Map

**Q95** free shuttle bus between 21st-Queensbridge, Queensboro Plaza & Queens Plaza.

Transfer for free out of system with MetroCard or OMNY between 21st Queensbridge and Queens Plaza or Queensboro Plaza. Have a Single-Ride MetroCard? See agent for a GO Ticket to complete your trip.



## Subway Map



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