



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



3 Retail Spaces for Lease

350 - 2,200 SF

1602 Nostrand Avenue • Brooklyn • NY

For Pricing Call: 718-437-6100

Shlomi Bagdadi
☎ 718.437.6100
sb@tristatecr.com

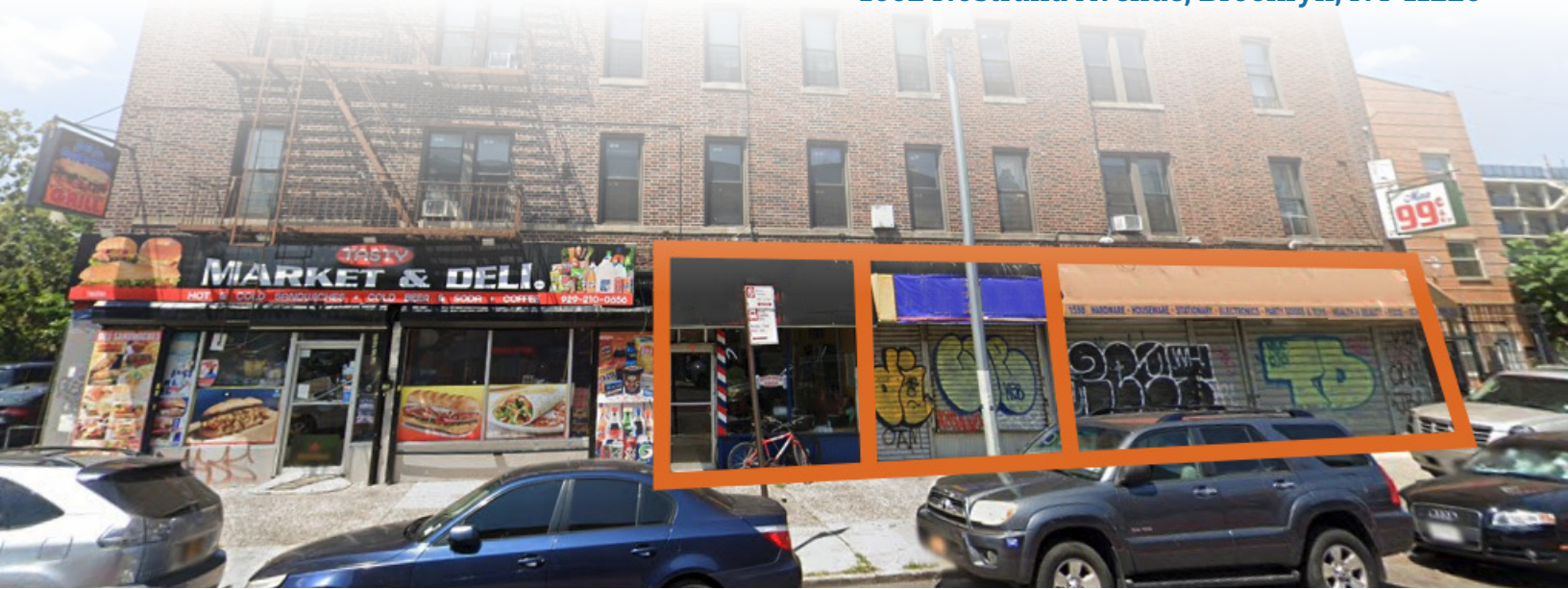
Joey Sakkal
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Property Summary

1602 Nostrand Avenue, Brooklyn, NY 11226



Location Overview

Located in the Flatbush neighborhood of Brooklyn between Albemarle Rd & Tilden Ave near the Beverly Rd subway station.

Nearest Transit: 2 & 5 trains at Beverly Rd and the B44 bus line.

Nearby tenants include Prime Grind Coffee & Espresso, Dunkin', Drip Beverage Lounge, Kings Theatre, Taco Bell, Crunch Fitness, Rainbow Shops, Gap Factory, Walgreens, Chase Bank, Boost Mobile, Pizza Hut, Kennedy Fried Chicken, and more!

Main Highlights

- ▶ Space A: 550 SF
- ▶ Space B: 350 SF
- ▶ Space C: 1,300 SF
- ▶ Vanilla boxed
- ▶ Spaces can be leased together or separately



44,085 SF

Total Building Size



10,008 SF

Lot Size

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Retailer Map

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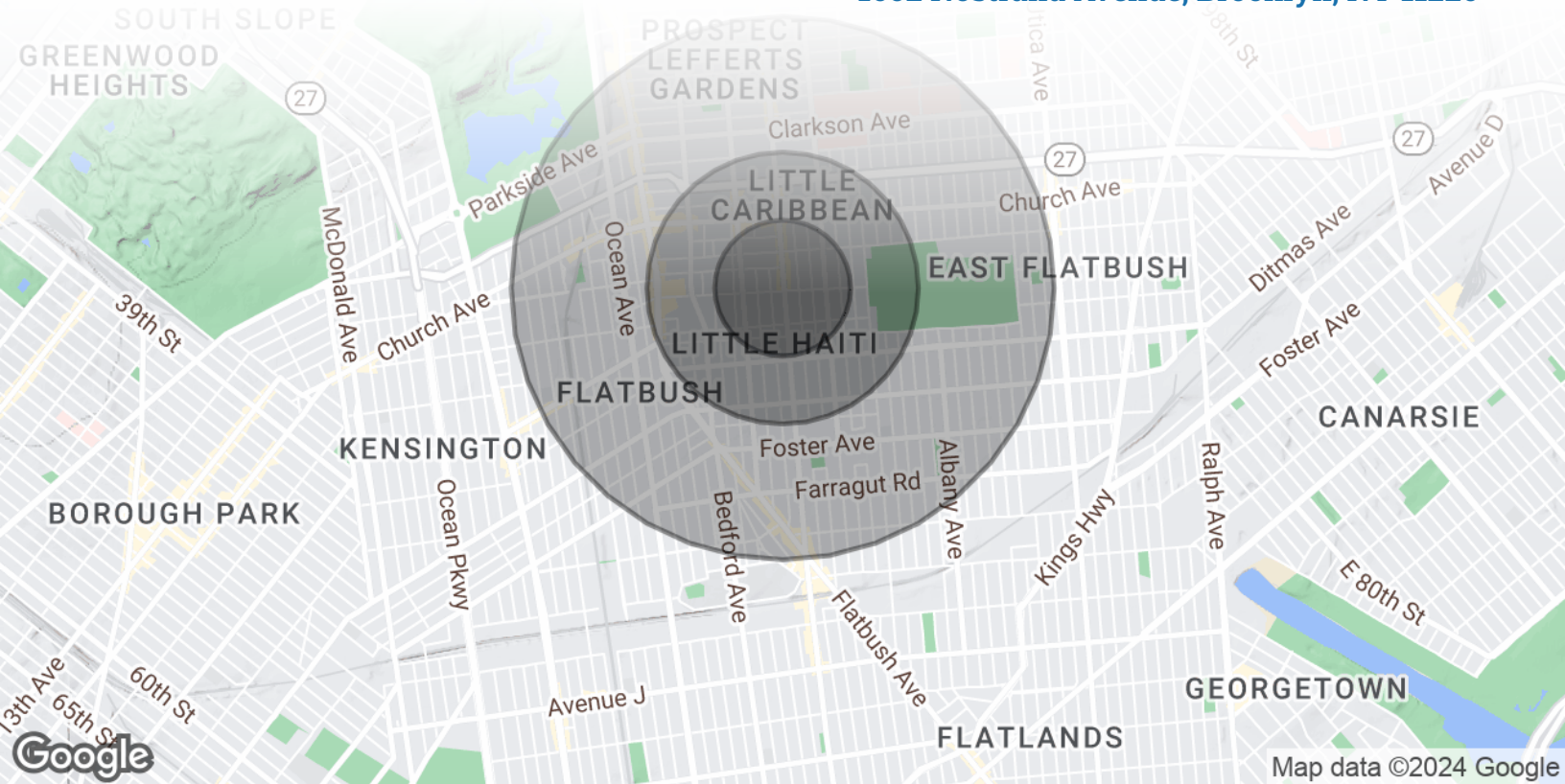
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Area Demographics

1602 Nostrand Avenue, Brooklyn, NY 11226



POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	10,903	40,884	175,472
Average Age	36.4	36.1	36.8
Average Age (Male)	32.5	34.2	35.0
Average Age (Female)	38.7	37.8	39.1



175,472

People within 1 Mile

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	4,861	17,715	74,170
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$61,676	\$68,029	\$75,460
Average House Value	\$496,562	\$420,272	\$434,733



\$75,460

Avg Household Income

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