



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



Vanilla Box Retail Space

400 SF

240 Cypress Avenue • Brooklyn • NY

For Pricing Call: 718-437-6100

Shlomi Bagdadi
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sb@tristatecr.com

Avi Akiva
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Avi.A@TriStateCR.com



Location Overview

Located in the Bushwick neighborhood of Brooklyn between Greene Ave & Bleecker St near the Dekalb Ave subway station.

Nearest Transit: L train at Dekalb Ave, M train at Seneca Ave, and the B38 bus line.

Nearby tenants include Dunkin', Gunther's, Milo's Yard, Honey Moon Coffee Shop, Williamsburg Pizza, Klom Klorn, Cypress Cafe & Bar, Bravo's Cafe, Key Food Supermarkets, and more!

Main Highlights

- ▶ Vanilla boxed
- ▶ Partial storage in the adjacent garage
- ▶ Double frontage



5,520 SF

Total Building Size



2,300 SF

Lot Size

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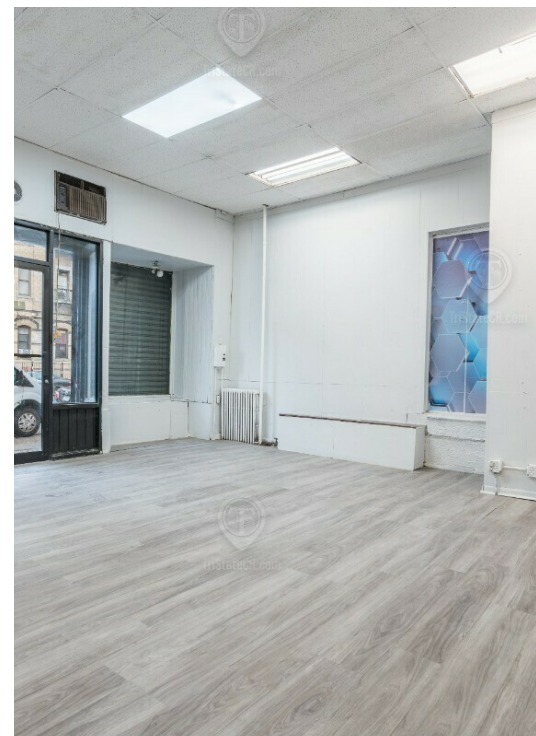
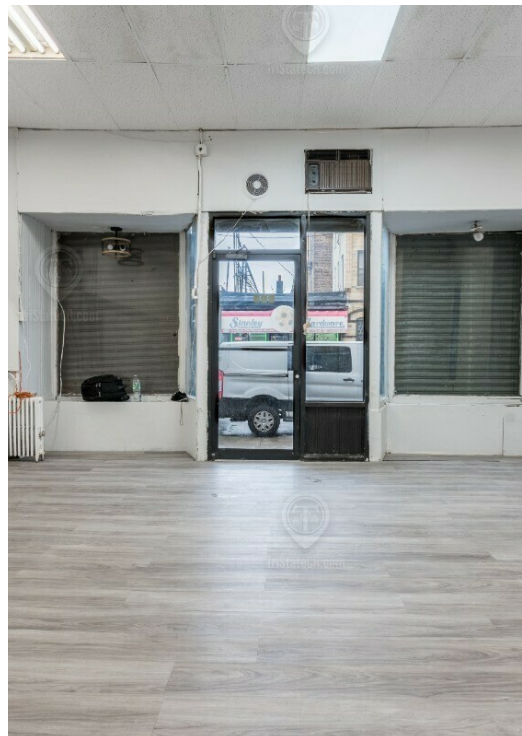
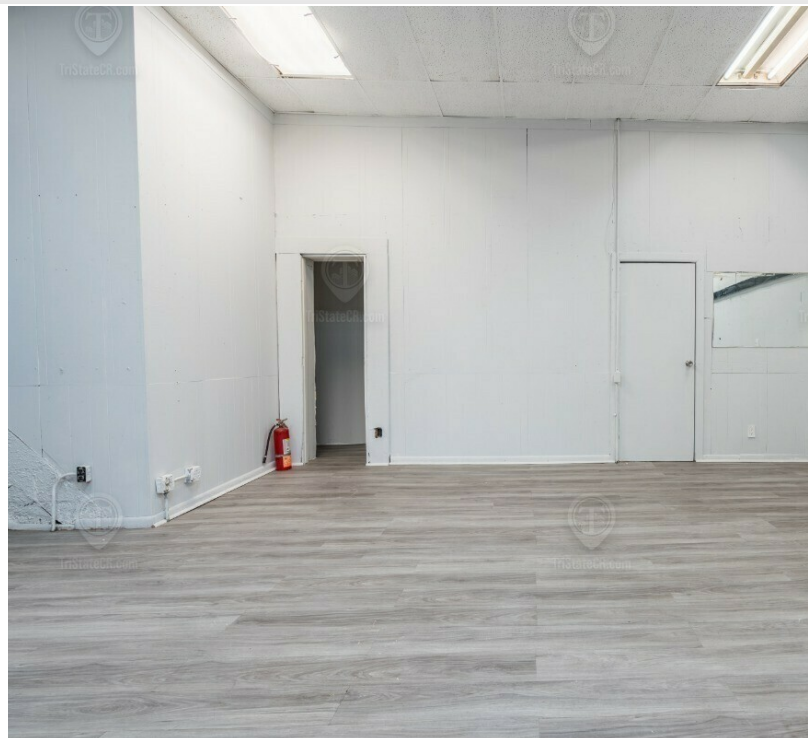
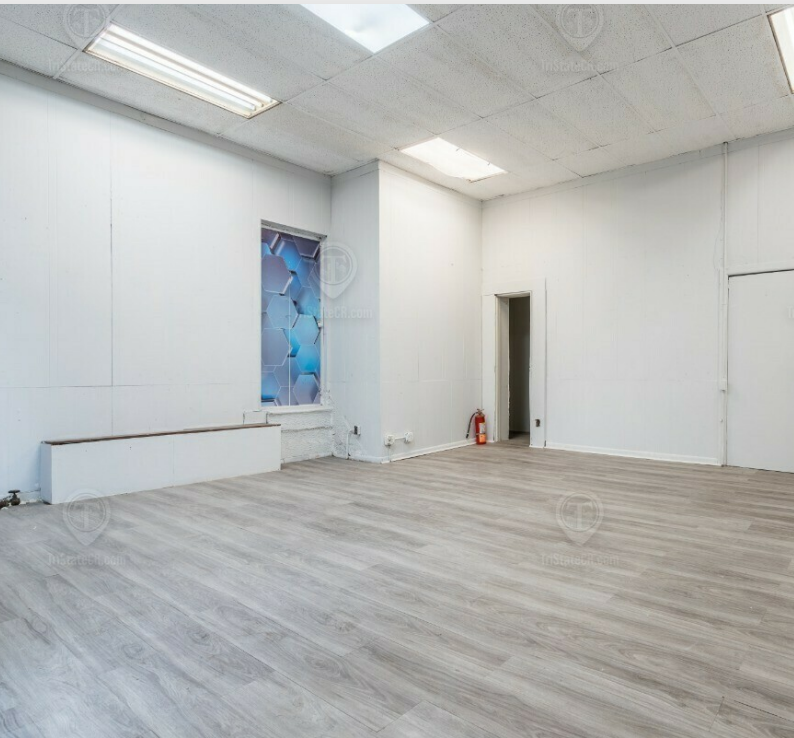
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Additional Photos

240 Cypress Avenue, Brooklyn, NY 10454



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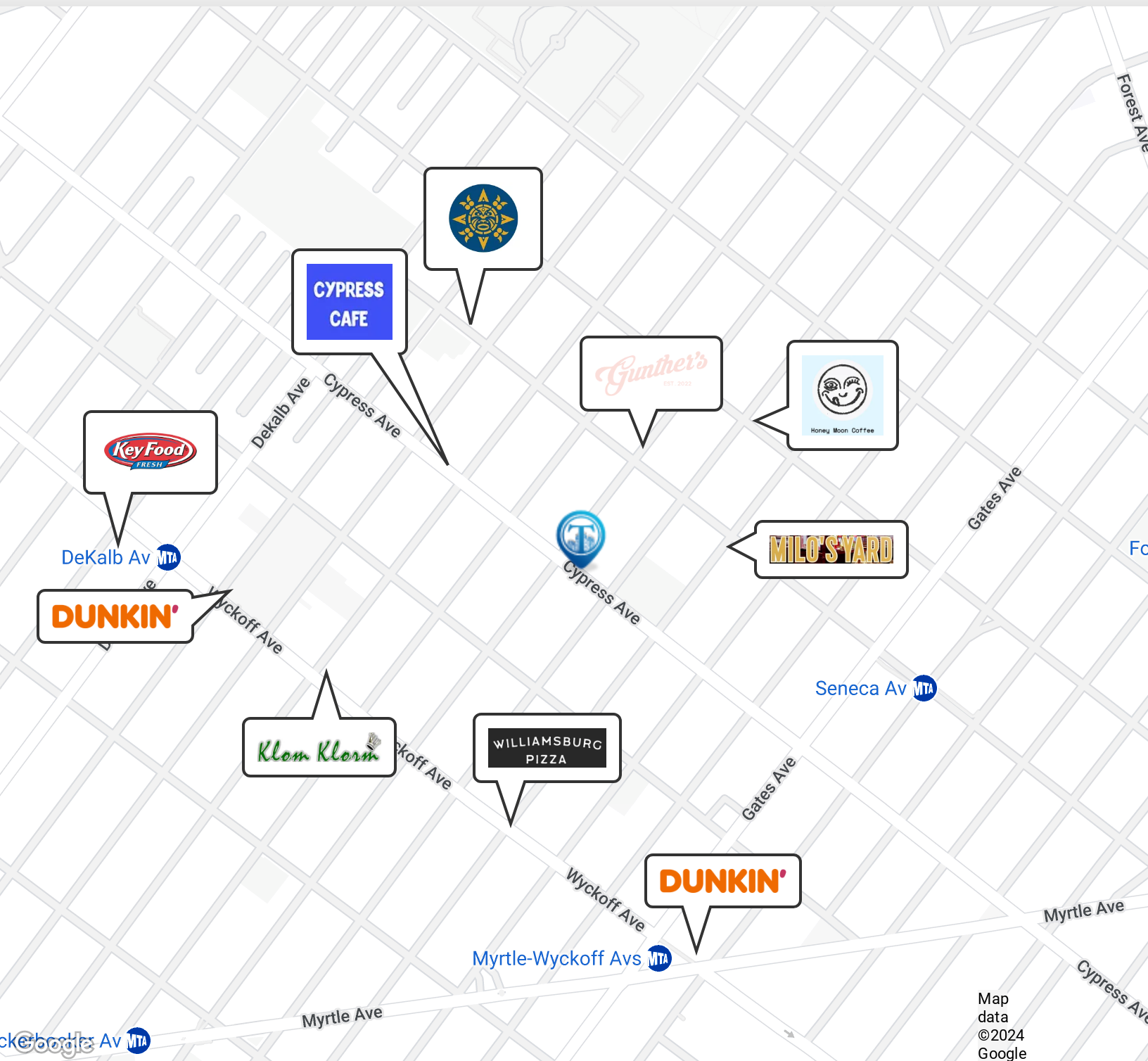
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Retailer Map

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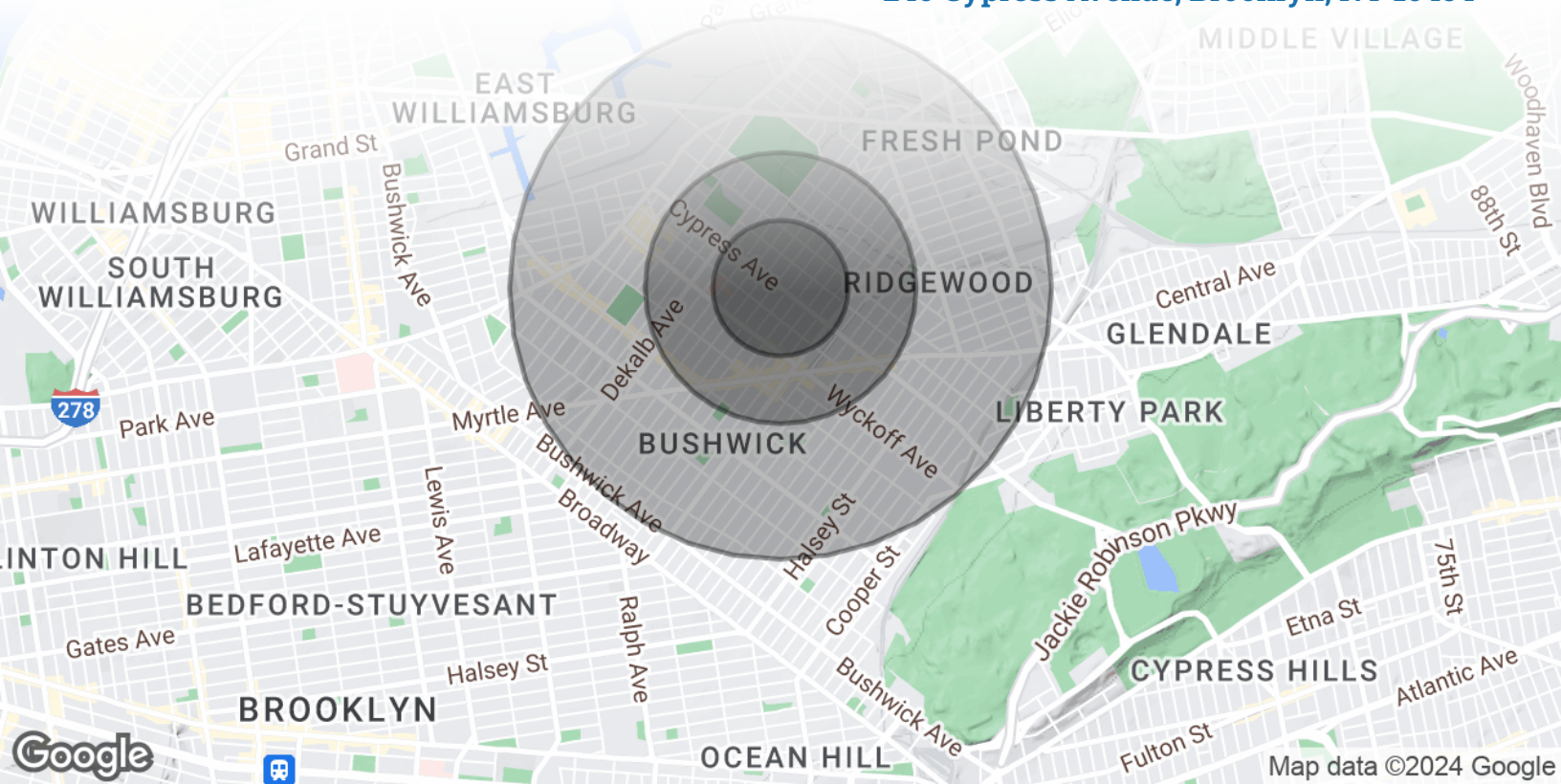
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Area Demographics

240 Cypress Avenue, Brooklyn, NY 10454



POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	15,808	54,161	155,047
Average Age	34.5	33.2	33.3
Average Age (Male)	34.5	33.2	33.1
Average Age (Female)	35.8	33.8	34.0



155,047

People within 1 Mile

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	6,425	20,933	59,436
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$79,555	\$76,593	\$76,766
Average House Value	\$662,030	\$475,614	\$519,380



\$76,766

Avg Household Income

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