



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

For Lease



# Built Out Office Space w/ Basement

1,000 SF

1340 Bushwick Ave • Brooklyn • NY

For Pricing Call: 718-437-6100

**Shlomi Bagdadi**  
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## Location Overview

Located in the Bushwick neighborhood of Brooklyn between Schaefer St & Decatur St near the Chauncey St subway station.

Nearest Transit: J train at Chauncey St and the B20 bus line.

Nearby tenants include Dunkin', Crust Brooklyn Pizzeria, Salud Bar & Grill, Dunkin', Rite Aid, Pioneer Supermarket, Max Deals, Pita Point, Purgatory, Dollar Junction, Popeyes, and more!

## Main Highlights

- ▶ Built out office
- ▶ Corner space
- ▶ HVAC
- ▶ ADA bathroom



**2,835 SF**

Total Building Size



**1,605 SF**

Lot Size

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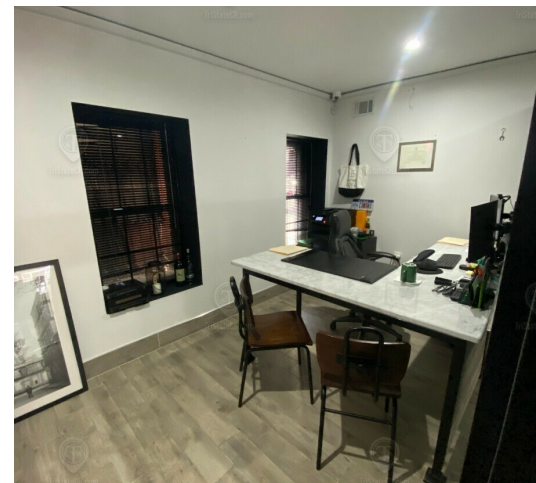
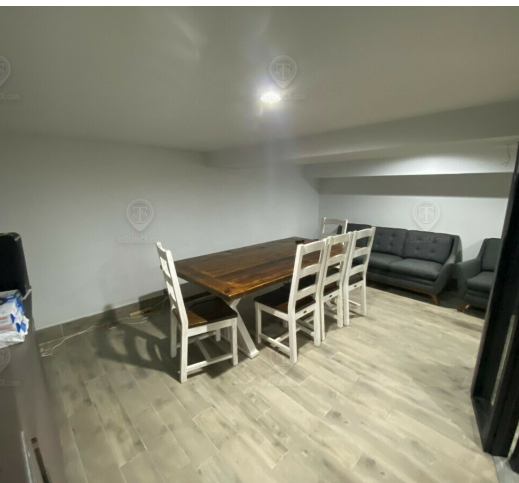
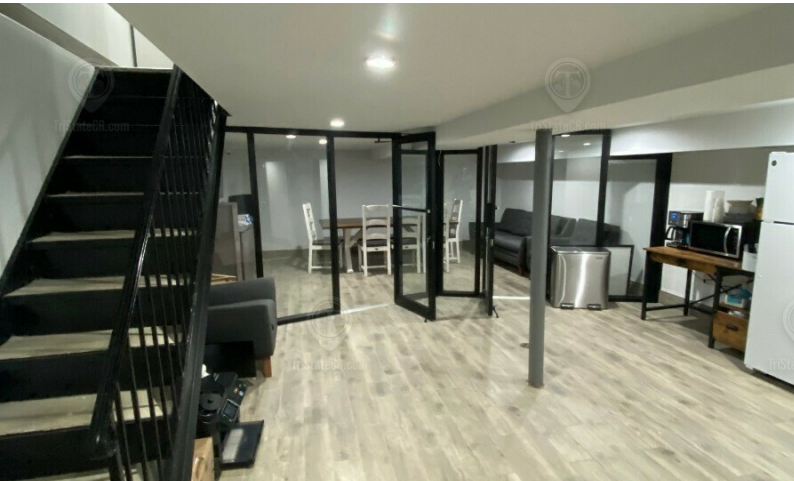
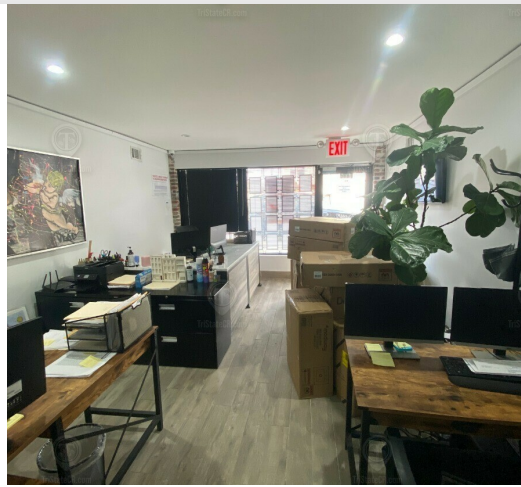
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# Additional Photos

1340 Bushwick Ave, Brooklyn, NY 11207



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# Retailer Map

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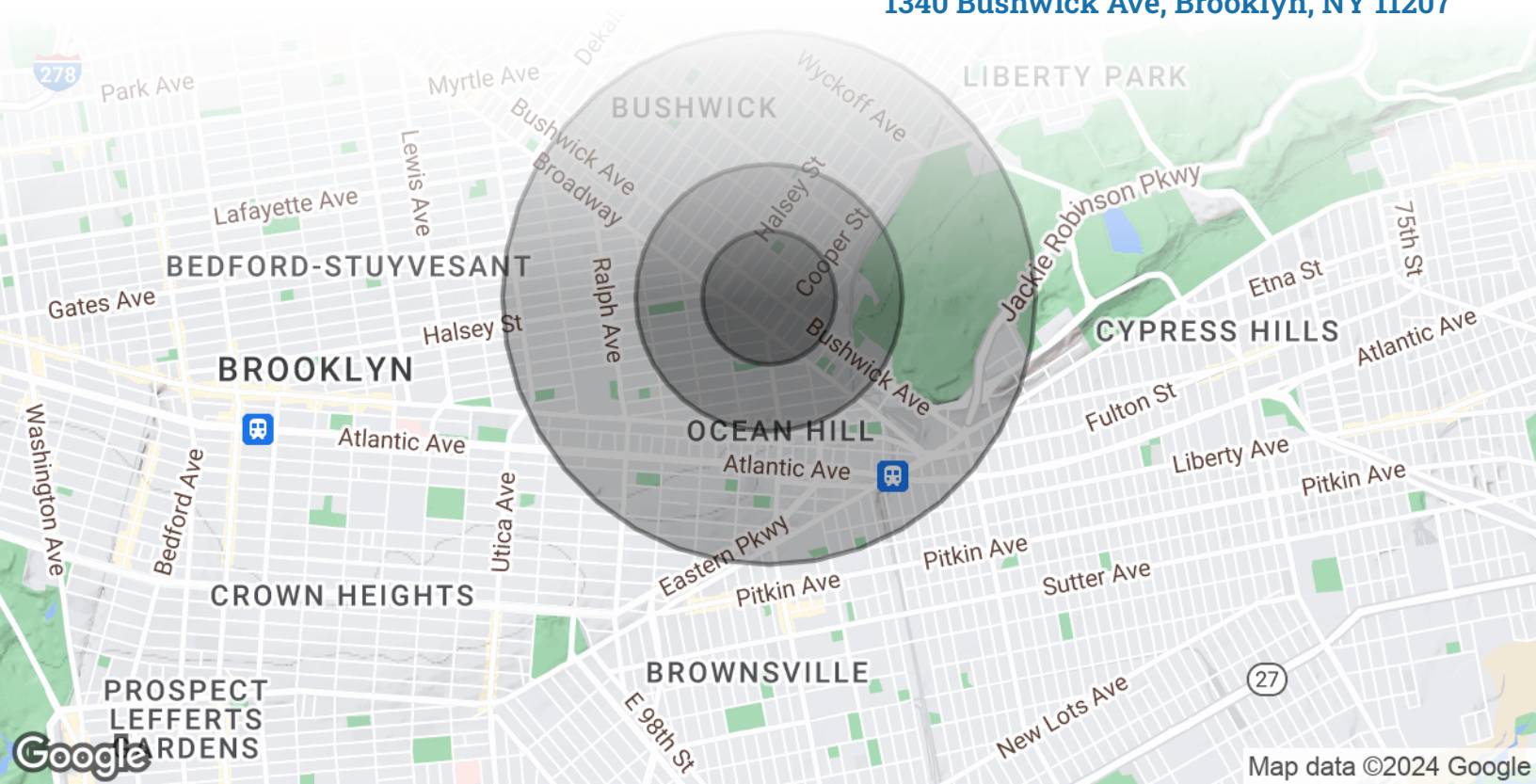




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# Area Demographics

1340 Bushwick Ave, Brooklyn, NY 11207



## POPULATION

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Population	11,216	43,216	143,347
Average Age	35.3	33.6	33.8
Average Age (Male)	33.2	32.5	32.6
Average Age (Female)	38.7	35.1	35.4



**143,347**

People within 1 Mile

## HOUSEHOLDS & INCOME

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Households	4,727	17,852	58,243
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$70,642	\$72,107	\$70,938
Average House Value	\$641,115	\$620,639	\$615,376



**\$70,938**

Avg Household Income

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