



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

For Lease



## Glass Storefront with Parking

3,000 SF

2515 86th St • Brooklyn • NY

For Pricing Call: 718-437-6100

**Shlomi Bagdadi**  
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**Moshe Akiva**  
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## Location Overview

Located in the Bensonhurst neighborhood of Brooklyn between 25th Ave & Stillwell Ave near the 25th Ave subway station.

Nearest Transit: D train at 25th Ave and the B1 & B3 bus line.

Nearby tenants include Foodtown, Walgreens, Dunkin', McDonald's, Petco, Subway, Verizon, Chase Bank, Planet Fitness, Starbucks, Apple Bank, Metro by T-Mobile, Taco Bell, Popeyes, Foot Locker, GAP, The Vitamin Shoppe and more!

## Main Highlights

- ▶ Glass storefront
- ▶ 50 feet of frontage
- ▶ Parking on site
- ▶ Double sidewalk



**10,100 SF**

Total Building Size



**18,202 SF**

Lot Size

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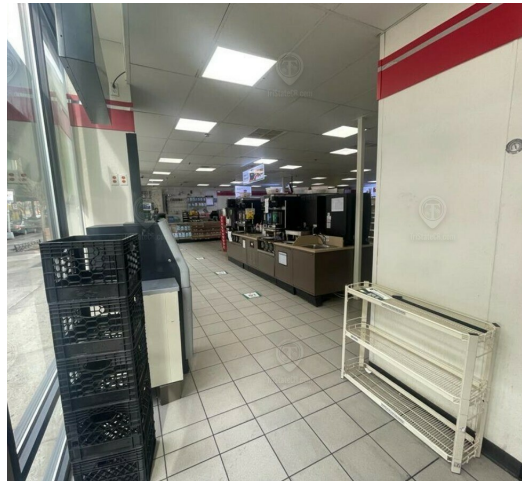
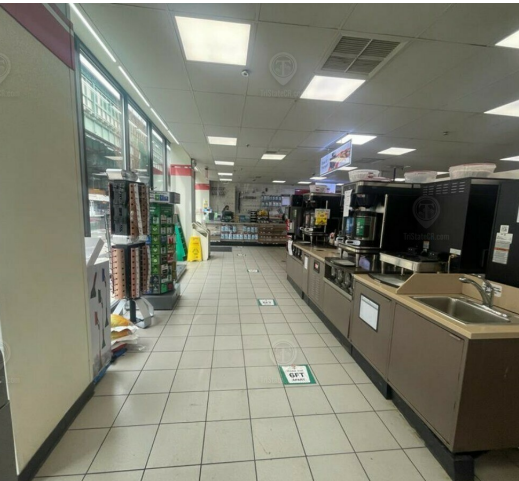
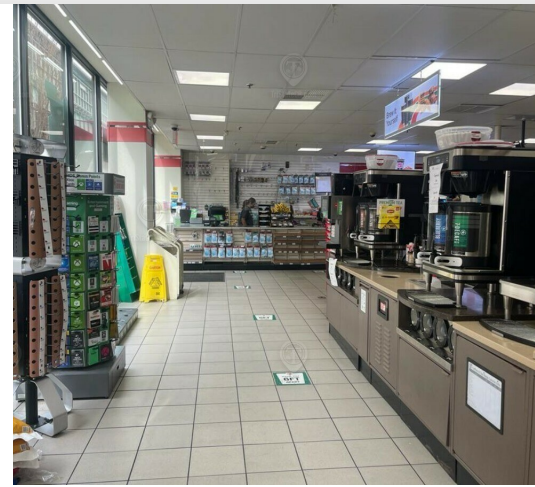
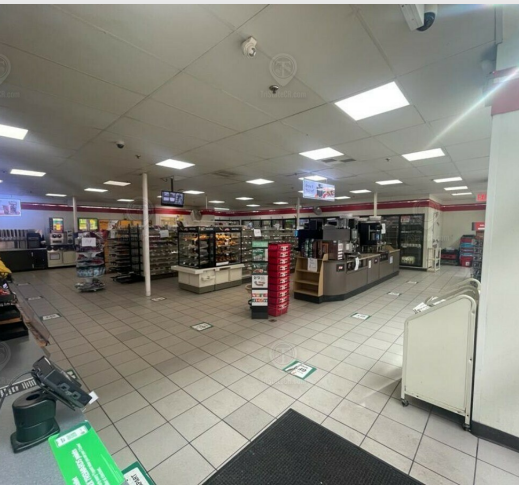
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# Retailer Map

2515 86th St, Brooklyn, NY 11214



Map data  
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Google

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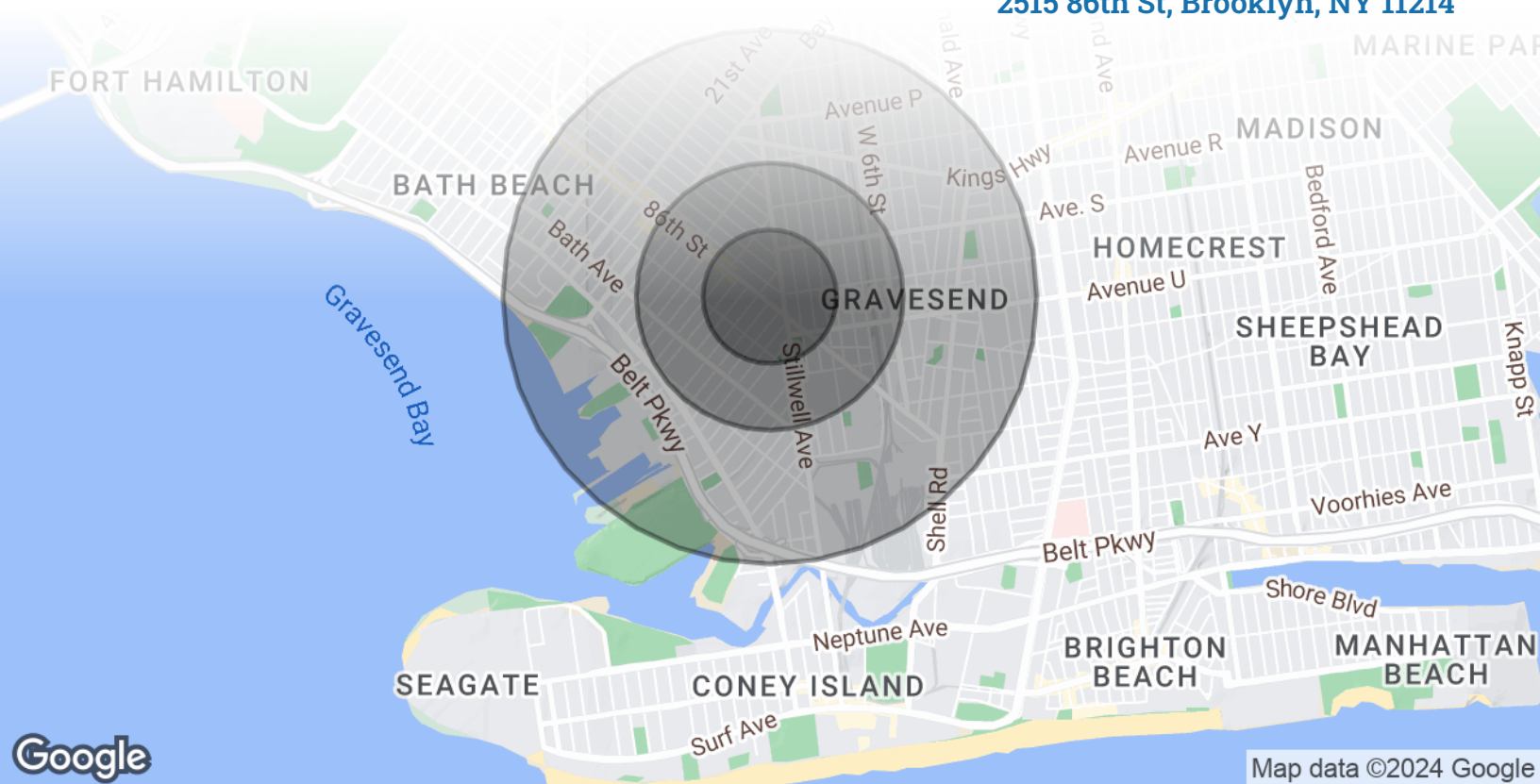




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# Area Demographics

2515 86th St, Brooklyn, NY 11214



## POPULATION

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Population	8,977	39,296	128,998
Average Age	40.8	41.9	40.2
Average Age (Male)	40.4	39.9	38.2
Average Age (Female)	41.6	42.8	41.6



**128,998**

People within 1 Mile

## HOUSEHOLDS & INCOME

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Households	3,174	14,305	47,969
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$74,502	\$72,425	\$74,334
Average House Value	\$796,953	\$732,818	\$734,922



**\$74,334**

Avg Household Income

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