



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



Multi-Level Retail in Prime Downtown Brooklyn

1,650 - 16,300 SF

436 Albee Square • Brooklyn • NY

For Pricing Call: 718-437-6100

Shlomi Bagdadi
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Location Overview

Located in prime Downtown Brooklyn across the street from City Point - the largest food, shopping, & entertainment destination in Brooklyn between Fulton Mall & Willoughby St with easy access to 10 different subway lines.

Nearest Transit: B, Q, & R trains at Dekalb Ave, 2 & 3 trains at Hoyt St, A, C, & G trains at Hoyt-Schermerhorn, and the 2, 3, 4, & 5 trains at Nevins St.

Nearby tenants include Planet Fitness, Trader Joe's, Primark, Target, Chipotle, Champs Sports, Burlington, H&M, Old Navy, Adidas, Journeys, ALDO, American Eagle, Macy's, DIG, Soft Swerve, Starbucks, Foot Locker, Pandora, Walgreens, and more!



161,262 SF

Total Building Size



11,943 SF

Lot Size

Main Highlights

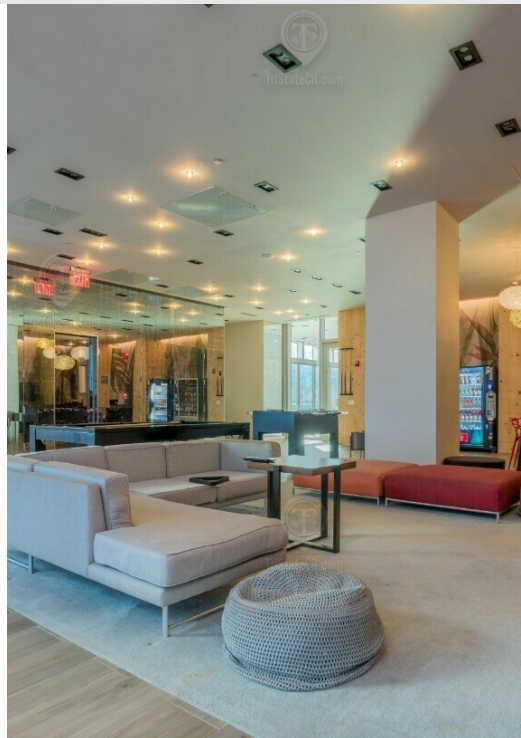
- ▶ Ground floor: 1,650 SF
- ▶ 3rd floor: 3,800 SF + 4,350 SF outdoor space
- ▶ Lower level: 6,500 SF
- ▶ 20 feet of frontage on the ground floor
- ▶ Lower level has 14 feet ceilings & private street entrance
- ▶ Ground, 3rd floor, and lower level can be combined for a total of 16,300 SF

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Additional Photos - 3rd Floor


436 Albee Square, Brooklyn, NY 11201



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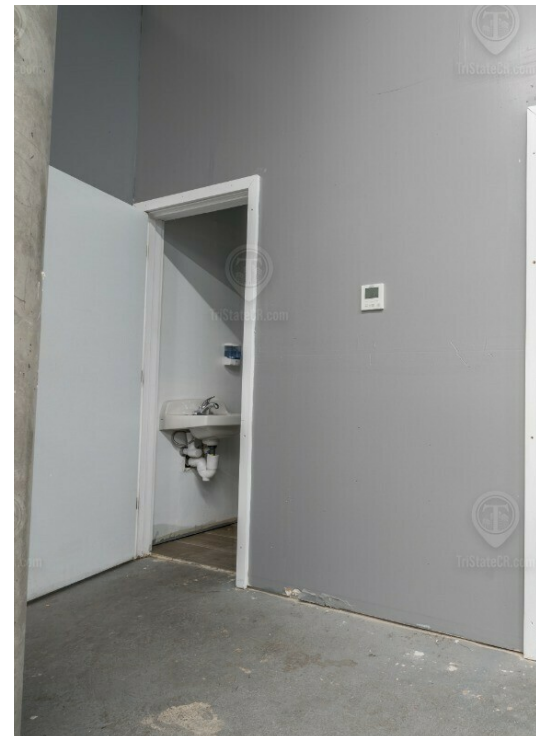
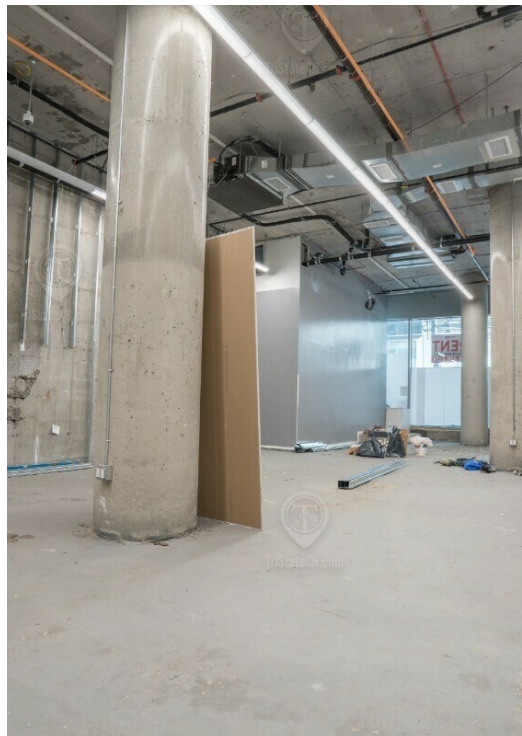
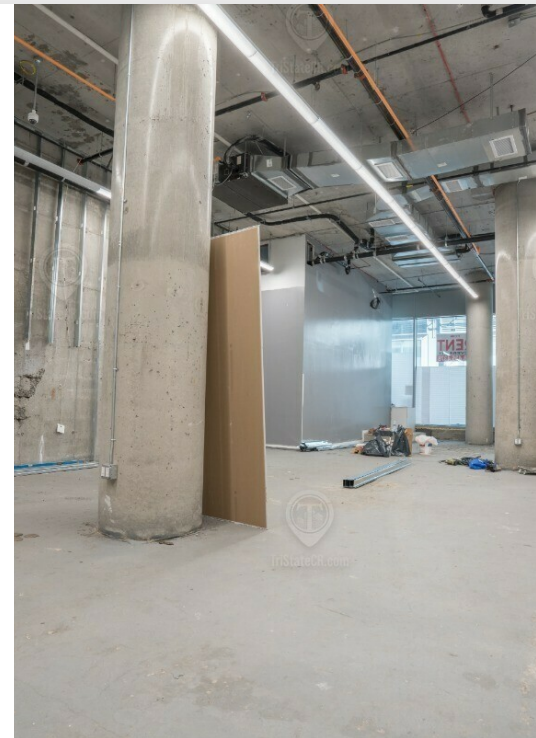
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Additional Photos- Ground Floor

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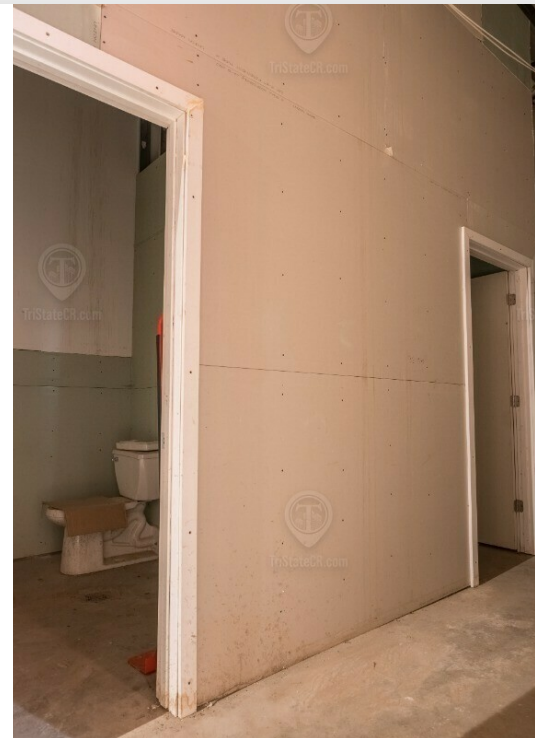
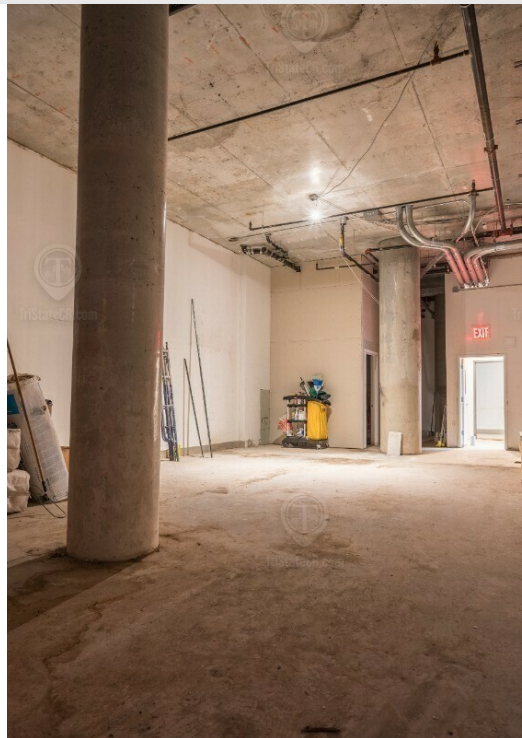
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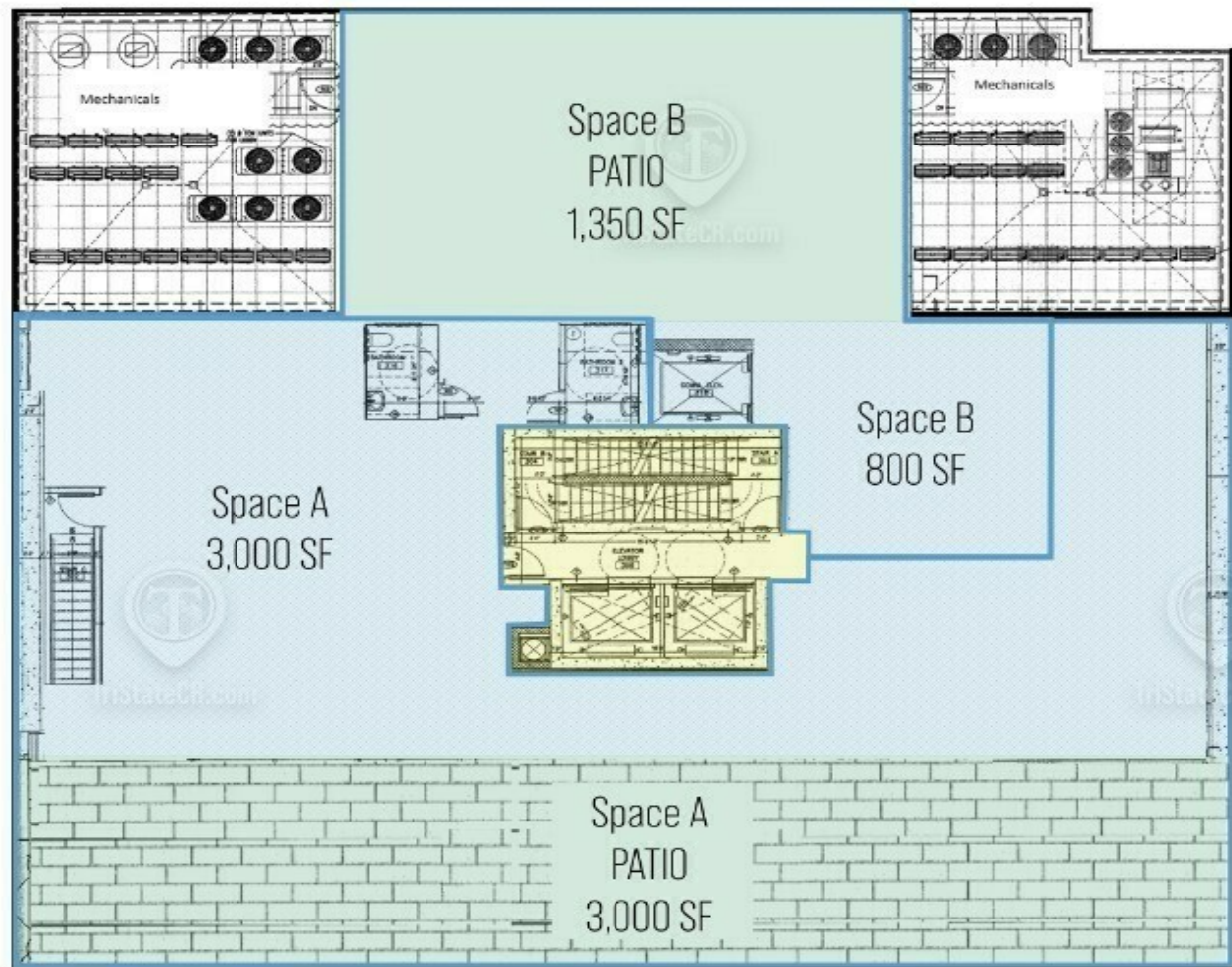
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Floor Plans - 3rd Floor

436 Albee Square, Brooklyn, NY 11201



ALBEE SQUARE

436 ALBEE SQUARE

3RD FLOOR

TOTAL AVAILABLE SPACE: 3,800 SF

ALL SQUARE FOOTAGES

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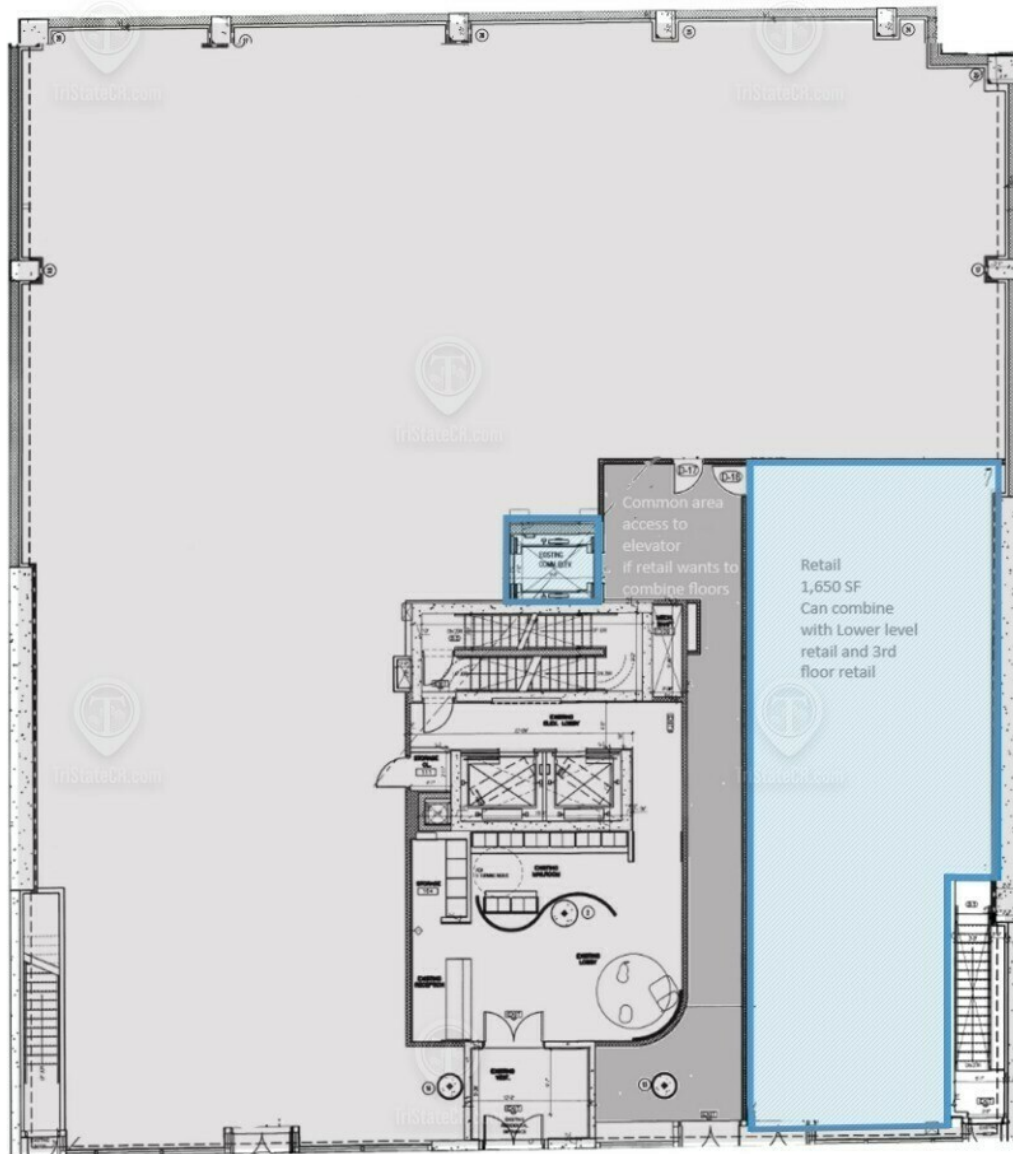
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Floor Plan - Ground Floor

436 Albee Square, Brooklyn, NY 11201



ALBEE SQUARE

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GROUND LEVEL

TOTAL AVAILABLE SPACE: 1,650 SF

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Floor Plan - Lower Level

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ALBEE SQUARE

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LOWER LEVEL

TOTAL AVAILABLE SPACE: 6,500 SF

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Retailer Map

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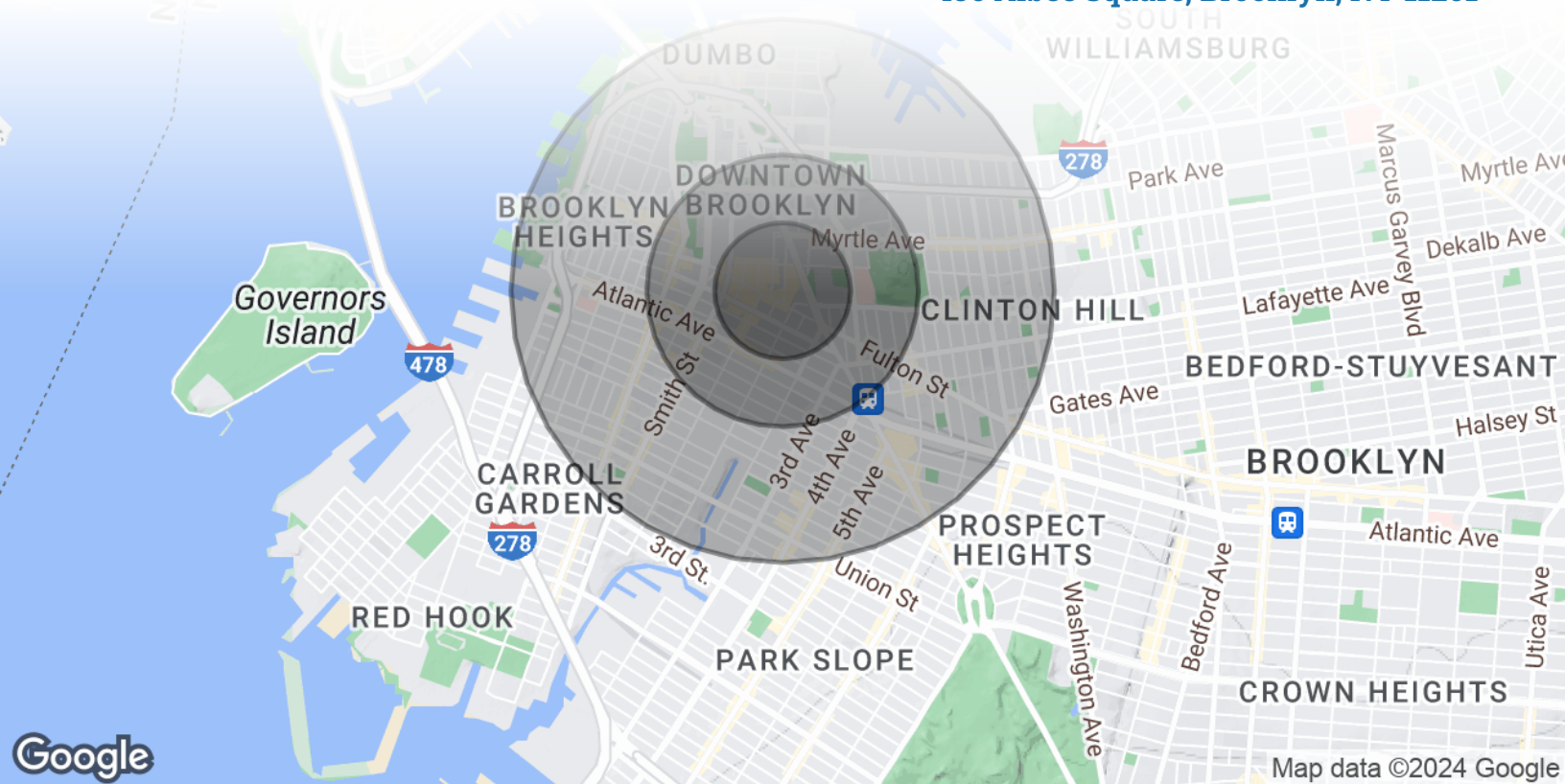
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Area Demographics

436 Albee Square, Brooklyn, NY 11201



POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	11,397	43,119	146,304
Average Age	31.8	33.2	35.8
Average Age (Male)	31.3	32.0	35.1
Average Age (Female)	32.9	34.6	36.6



146,304

People within 1 Mile

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	5,858	21,238	70,648
# of Persons per HH	1.9	2.0	2.1
Average HH Income	\$154,510	\$157,308	\$162,624
Average House Value	\$1,008,934	\$928,062	\$1,111,575



\$162,624

Avg Household Income

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