



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

For Lease



# 800 - 3,650 SF | 849 Atlantic Ave | Brand New Office/Retail

800 - 3,650 SF • 3 Units

849 Atlantic Avenue • Brooklyn • NY

For Pricing Call: 718-437-6100

**Shlomi Bagdadi**  
☎ 718.437.6100  
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**Avi Akiva**  
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## Location Overview

Located in the Clinton Hill neighborhood of Brooklyn between Waverly Ave & Washington Ave near the Clinton - Washington Ave subway station.

Nearest Transit: A & C trains at Clinton - Washington Ave and the B45 bus line.

Nearby tenants include Sisters, Otway, LaLou, McDonald's, Hops Hill, The Good Batch Bakery, Burly Coffee III, Blink Fitness, The Fly, Doris, Patti Ann's, Weather Up, Leland Eating & Drinking House, Art Cafe + Bar, Chelsea Piers Fitness, and more!

## Main Highlights

- ▶ New development
- ▶ High-end residential on top
- ▶ Prime location surrounded by local tenants
- ▶ Space A (Atlantic Ave) - 3,650 SF
- ▶ Space B (Waverly Ave) - 2,250 SF
- ▶ Space C (Corner) - 800 SF



**166,687 SF**

Total Building Size



**27,643 SF**

Lot Size



**3**

Number of Units

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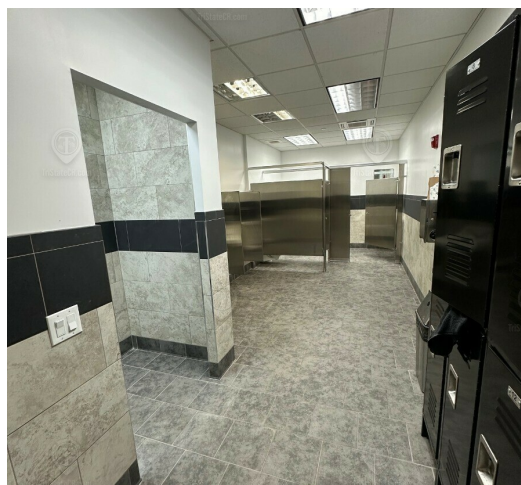
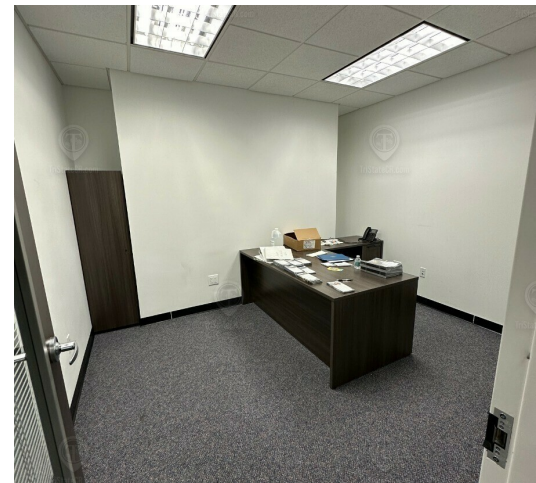
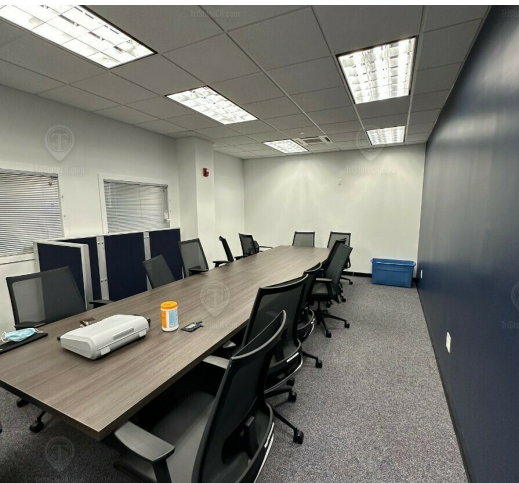
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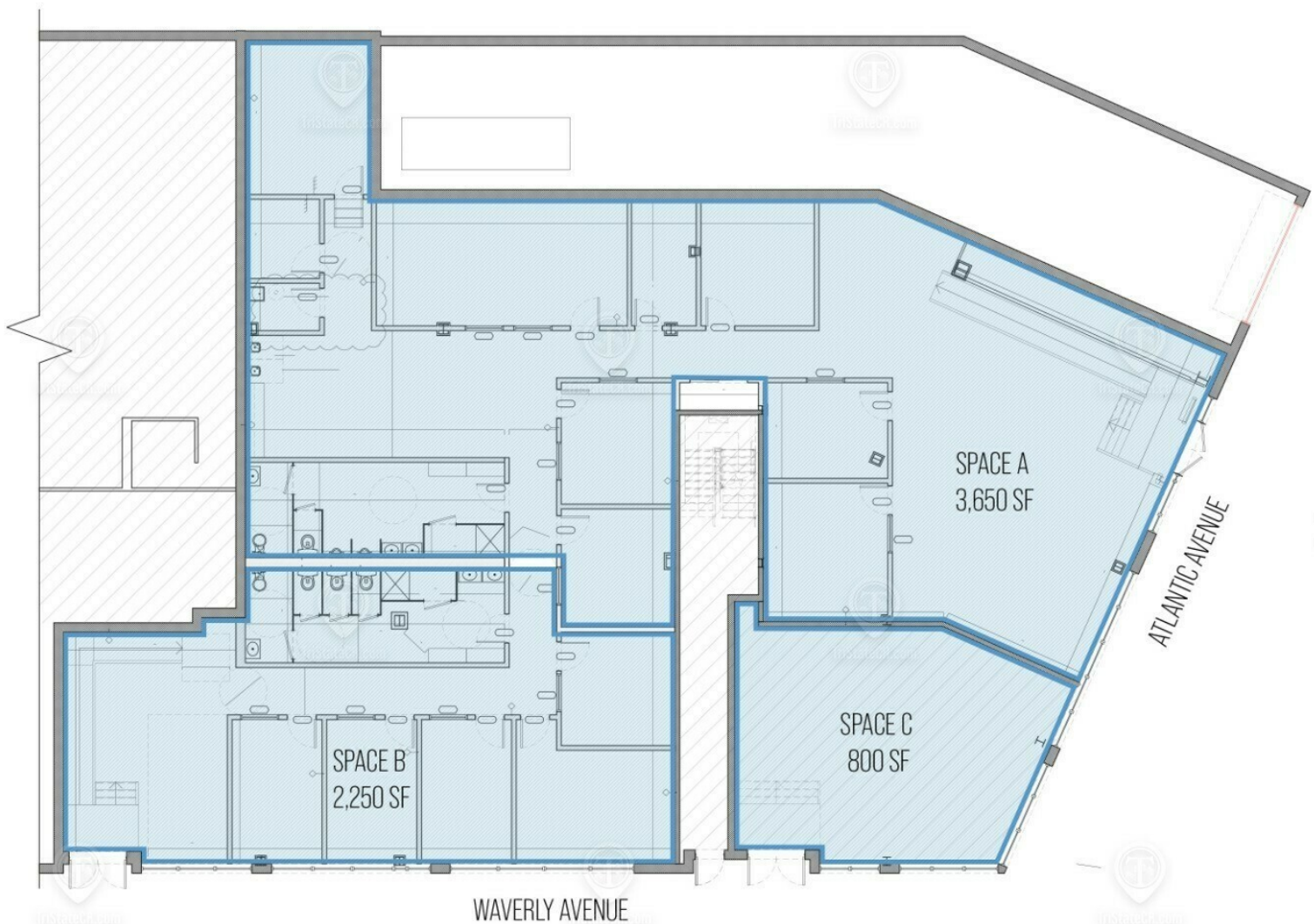




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# Floor Plans

849 Atlantic Avenue, Brooklyn, NY 11238



849 ATLANTIC AVENUE

TOTAL AVAILABLE SPACE: 800 - 3,650 SF

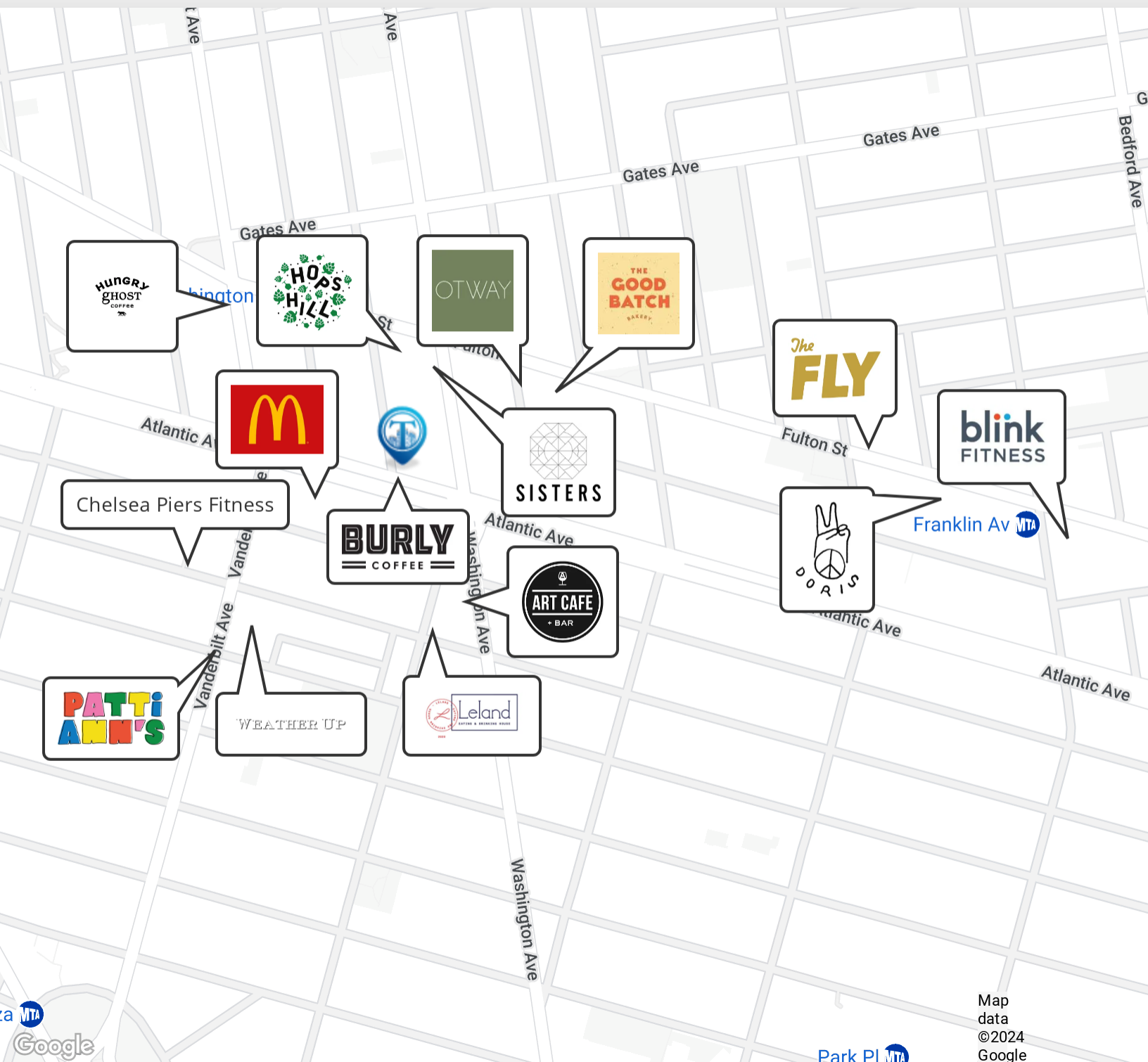
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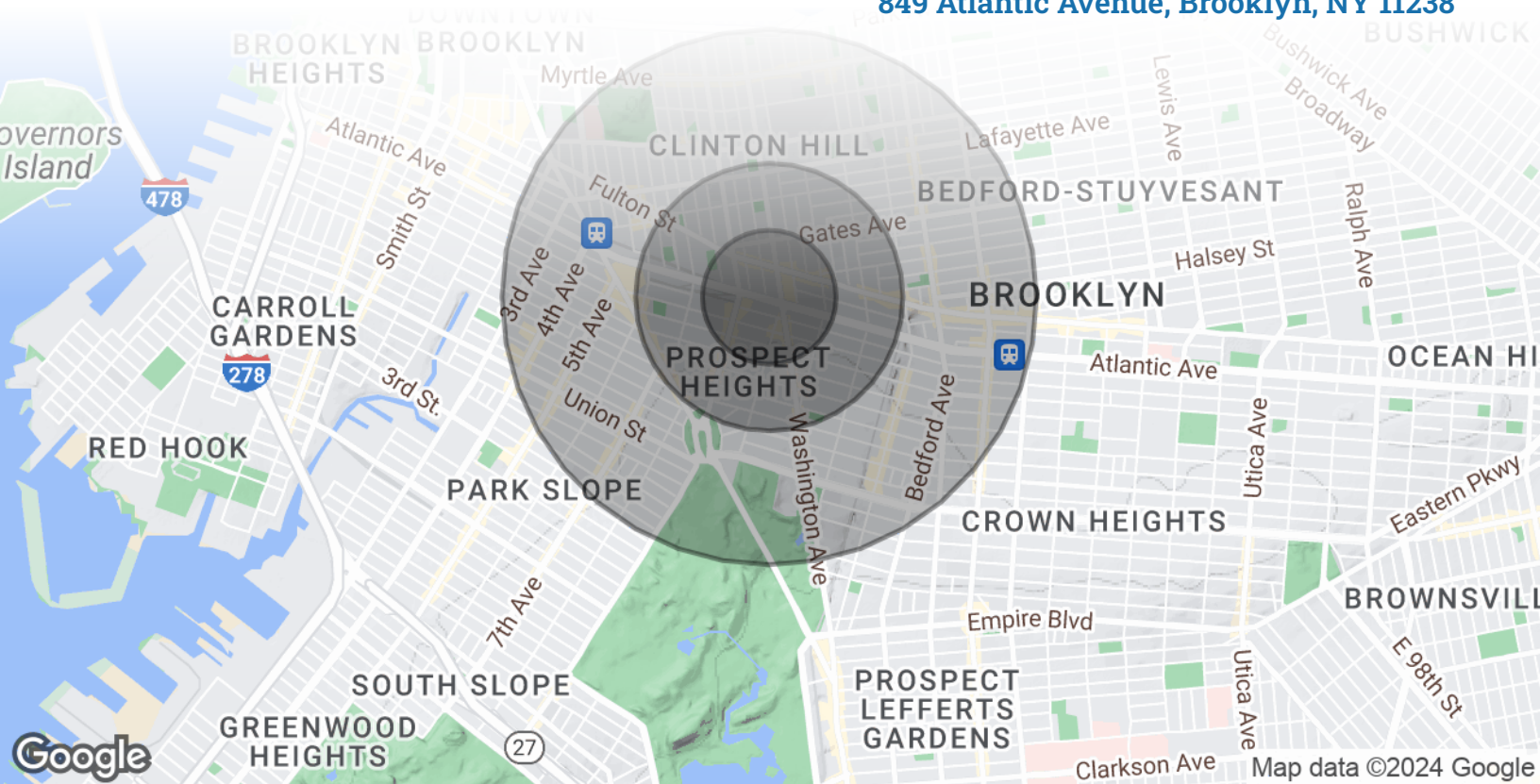
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# Area Demographics

849 Atlantic Avenue, Brooklyn, NY 11238



## POPULATION

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Population	8,325	41,658	172,694
Average Age	34.8	37.0	35.1
Average Age (Male)	35.8	37.5	35.4
Average Age (Female)	33.8	36.2	34.8



**172,694**

People within 1 Mile

## HOUSEHOLDS & INCOME

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Households	4,281	20,350	82,466
# of Persons per HH	1.9	2.0	2.1
Average HH Income	\$138,570	\$136,154	\$132,807
Average House Value	\$1,013,105	\$1,027,152	\$1,006,668



**\$132,807**

Avg Household Income

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