



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

For Lease



# Community Facility Space for Lease

1,200 SF • 1 Unit

84 4th Ave • 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 Boerum Hill neighborhood of Brooklyn between St Marks Pl & Bergen St. The laid-back neighborhood of young professionals and families has a village atmosphere. The neighborhood is off Atlantic Ave, the main commercial street that houses hip bars and eateries with a variety of independent stores.

Nearest Transit: B, D, N, R, Q, W, 2, 3, 4, 5, & 6 trains at Atlantic Ave - Barclays Center and the B65 & B103 bus lines.

Nearby tenants include Starbucks, UNIQLO, Dunkin', Whole Foods Market, Bank of America, Tacombi, Crunch Fitness, Apple, Kung Fu Tea, Just Salad, Chick-fil-A, Doughnut Plant, and more!

## Main Highlights

- ▶ Prime Boerum Hill location
- ▶ Brand new building



**8,023 SF**

Total Building Size



**1,657 SF**

Lot Size

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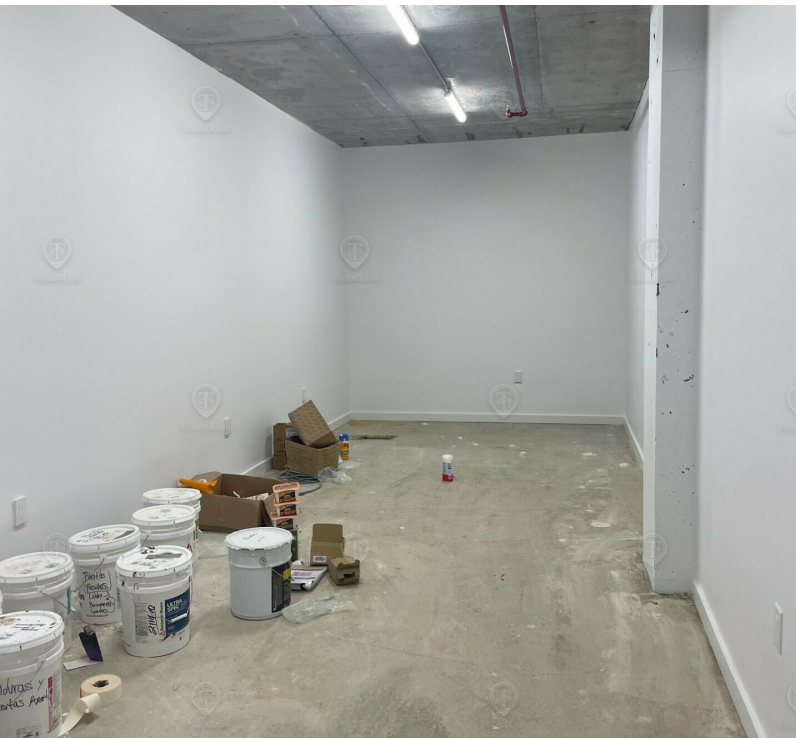
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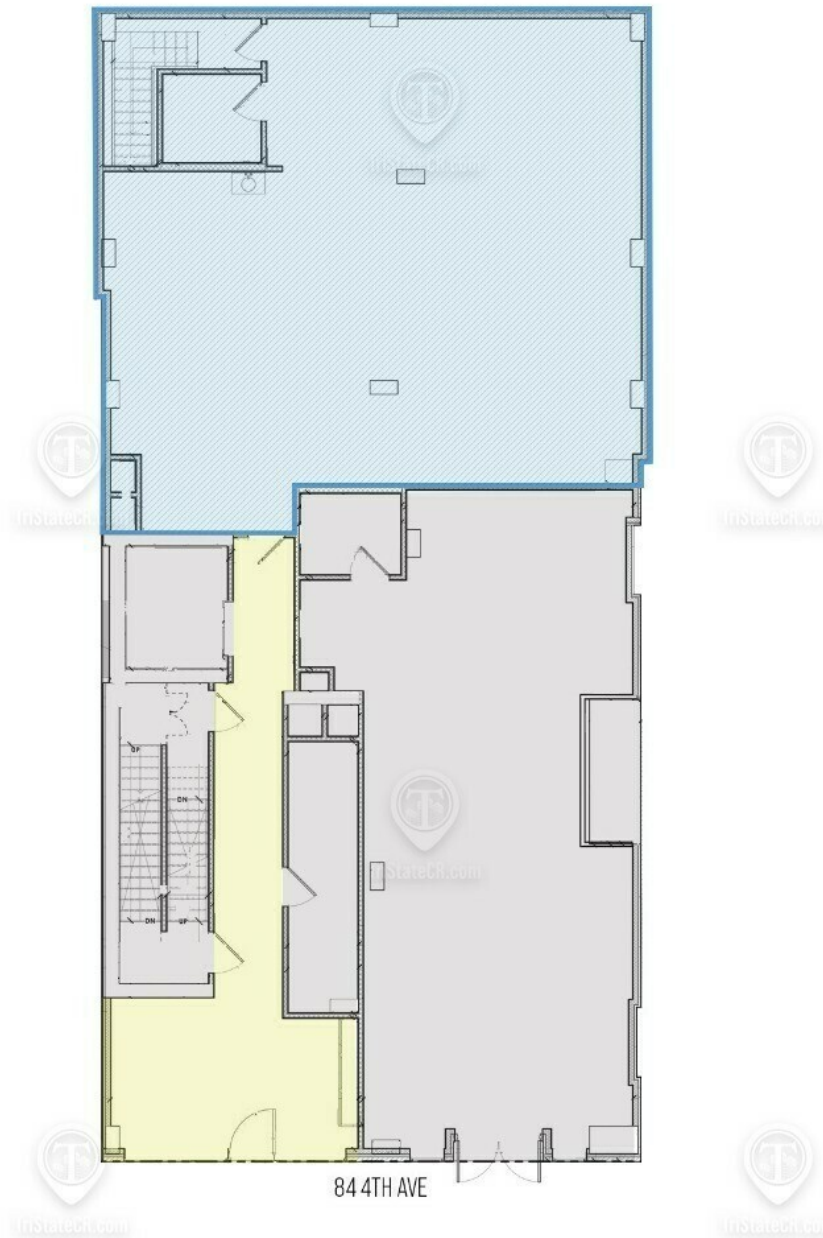




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# Floor Plan

84 4th Ave, Brooklyn, NY 11217



84 4TH AVENUE  
COMMUNITY FACILITY: 1,200 SF  
ALL SQUARE FOOTAGES  
ARE APPROXIMATE

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# Retailer Map

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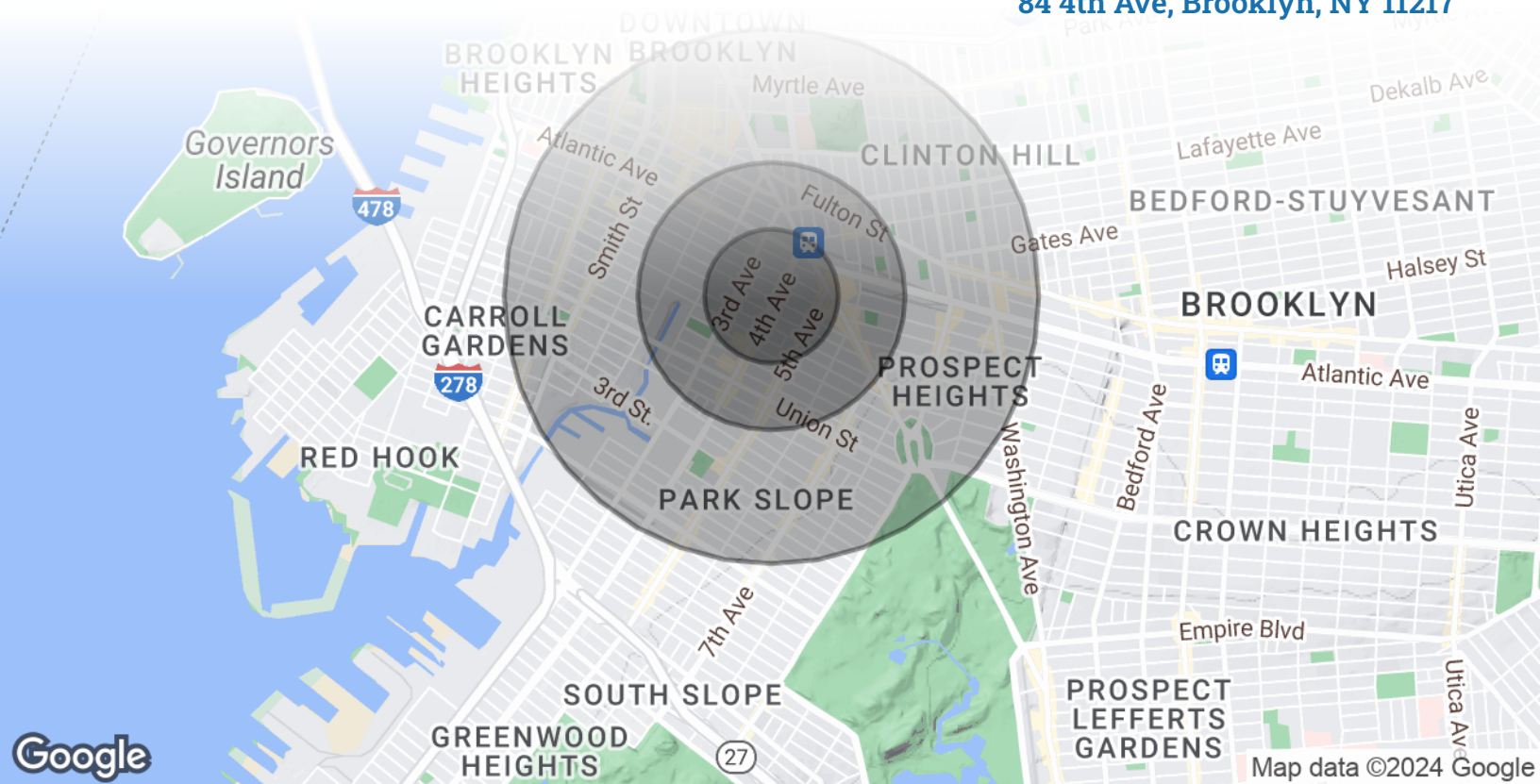




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# Area Demographics

84 4th Ave, Brooklyn, NY 11217



## POPULATION

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Population	9,767	40,579	164,674
Average Age	33.5	35.3	36.0
Average Age (Male)	33.3	35.0	36.0
Average Age (Female)	36.2	36.0	36.1



**164,674**

People within 1 Mile

## HOUSEHOLDS & INCOME

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Households	4,432	19,253	78,651
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$155,565	\$163,168	\$166,519
Average House Value	\$1,316,337	\$1,274,207	\$1,201,288



**\$166,519**

Avg Household Income

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