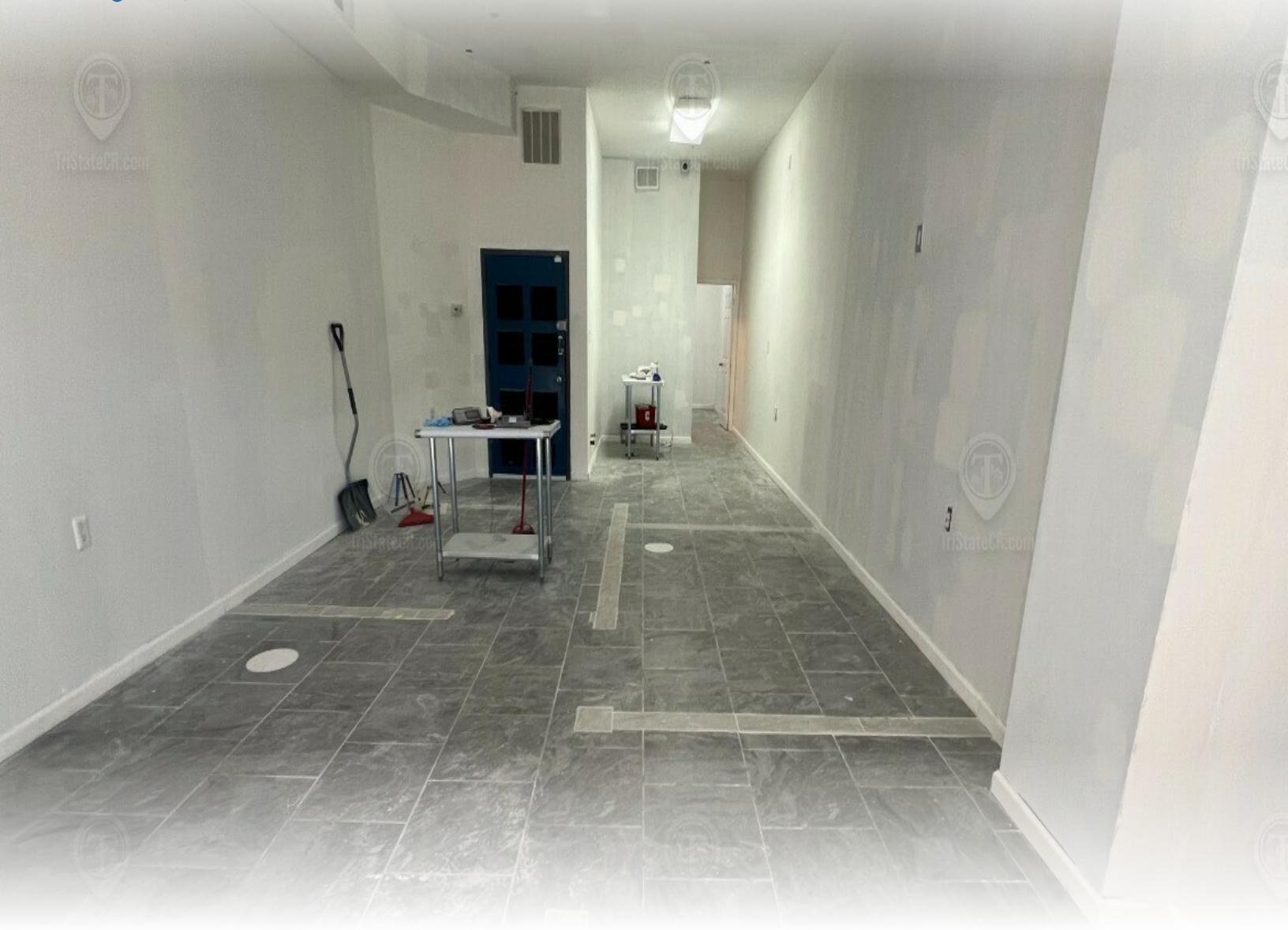




**TRI STATE  
COMMERCIAL®**  
REAL ESTATE EXPERTS

# For Lease



## Renovated Retail Space for Rent

750 SF

1101 Broadway • Brooklyn • NY

For Pricing **Call: 718-437-6100**

**Shlomi Bagdadi**  
☎ 718.437.6100  
sb@tristatecr.com

**Joey Bouzaglou**  
☎ 718.437.6100 x103  
joseph.b@tristatecr.com



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# Property Summary

1101 Broadway, Brooklyn, NY 11221



## Location Overview

Located in the booming Bushwick neighborhood of Brooklyn between Dodworth St & Dekalb Ave near the Kosciuszko St subway station.

Nearest Transit: J train at Kosciuszko St and the B47 & B38 bus line.

Nearby tenants include Secret Pour, Ornithology Jazz Club, Little Mo, Hart Bar, Fat Doughnut Little Caesars, Papa John's, Dunkin', Popeye's Louisiana Kitchen, Taco Bell Cantina, Walgreens, McDonald's, Domino's Pizza, Rite Aid, and more!

## Main Highlights

- ▶
- ▶ Former vet
- ▶ Renovated
- ▶ Glass storefront
- ▶ 2 means of egress
- ▶ Flexible to many types of users



**8,491 SF**

Total Building Size



**2,300 SF**

Lot Size

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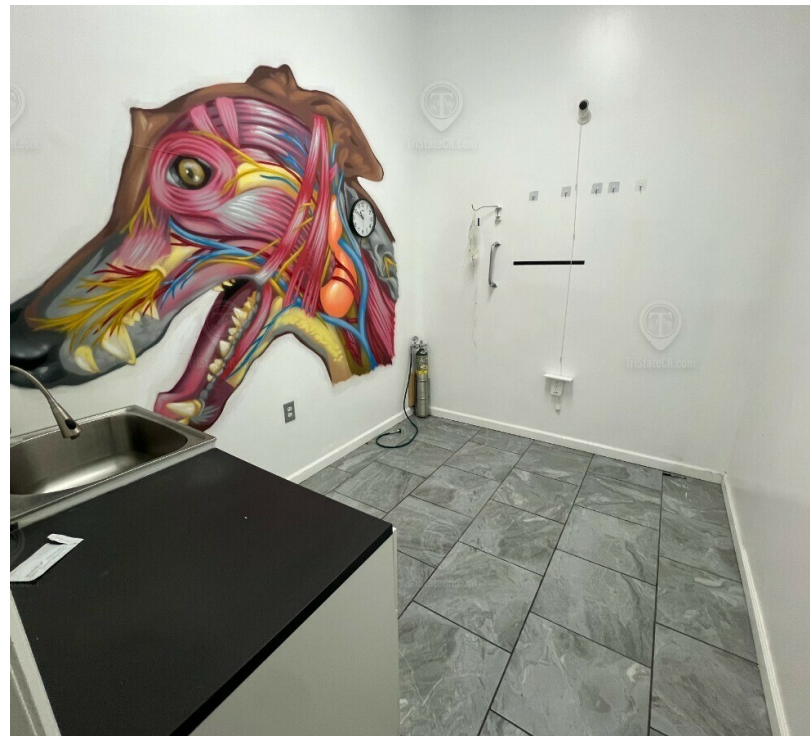
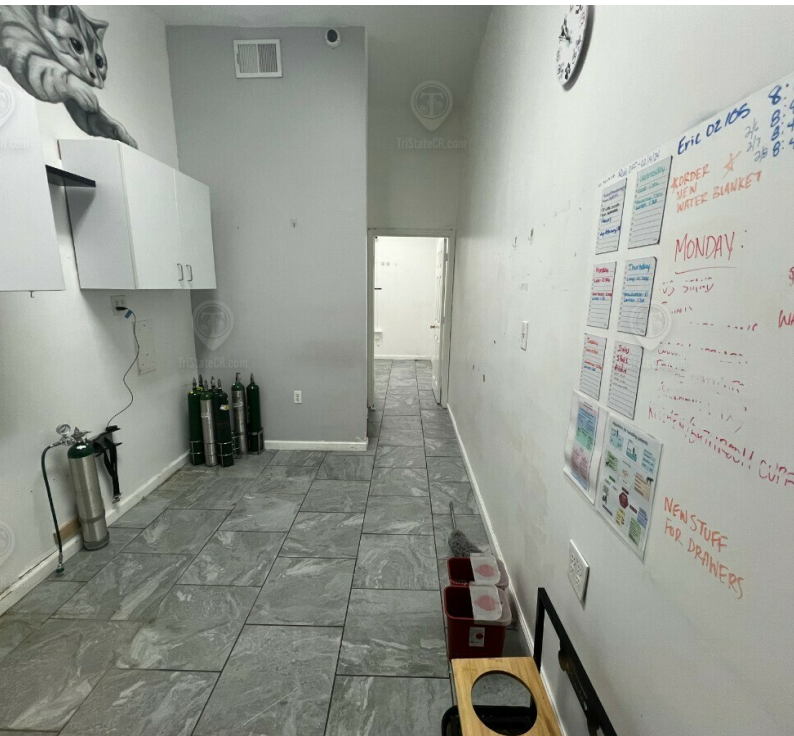




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# Additional Photos

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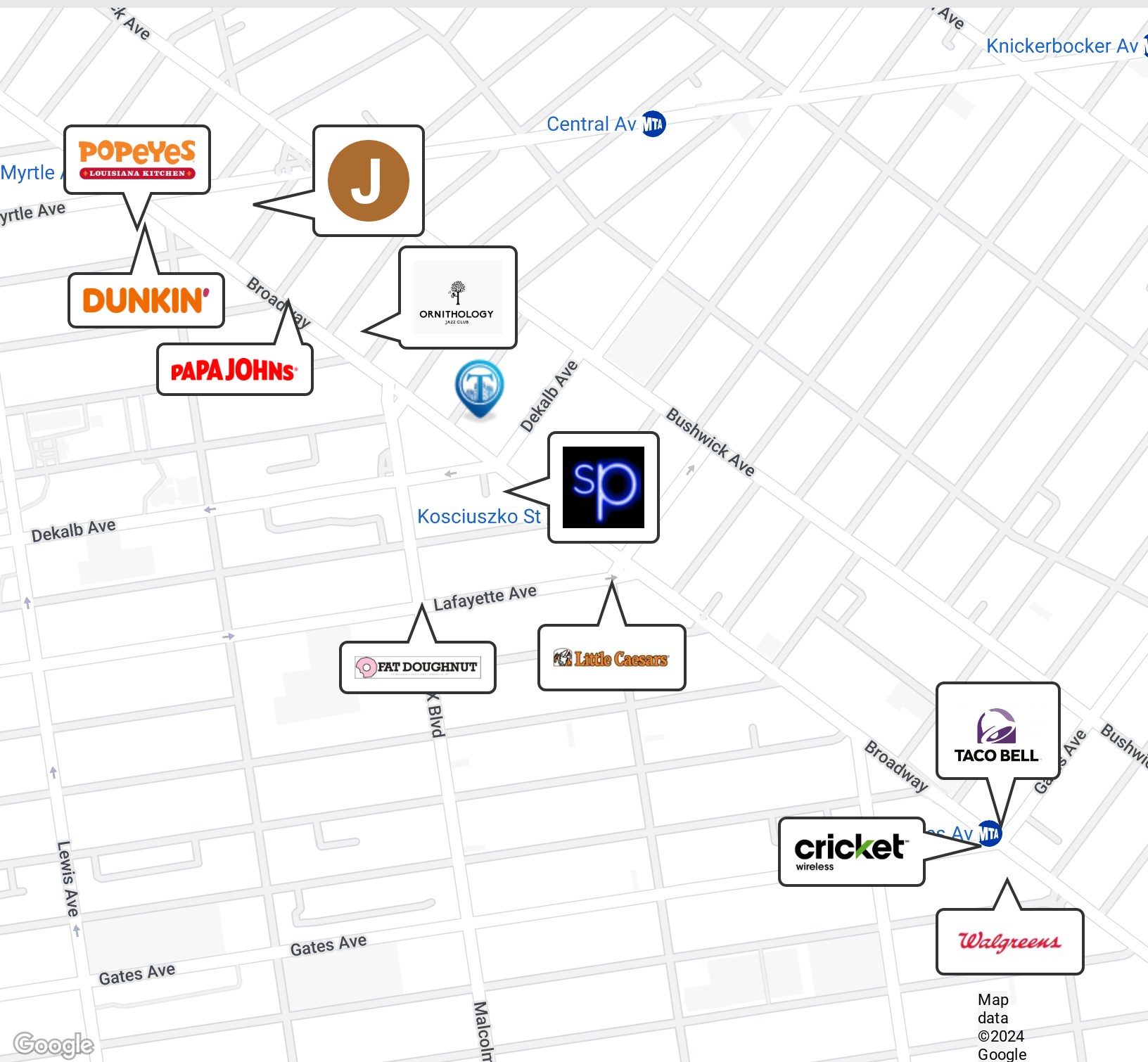
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# Retailer Map

1101 Broadway, Brooklyn, NY 11221



Map  
data  
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Google

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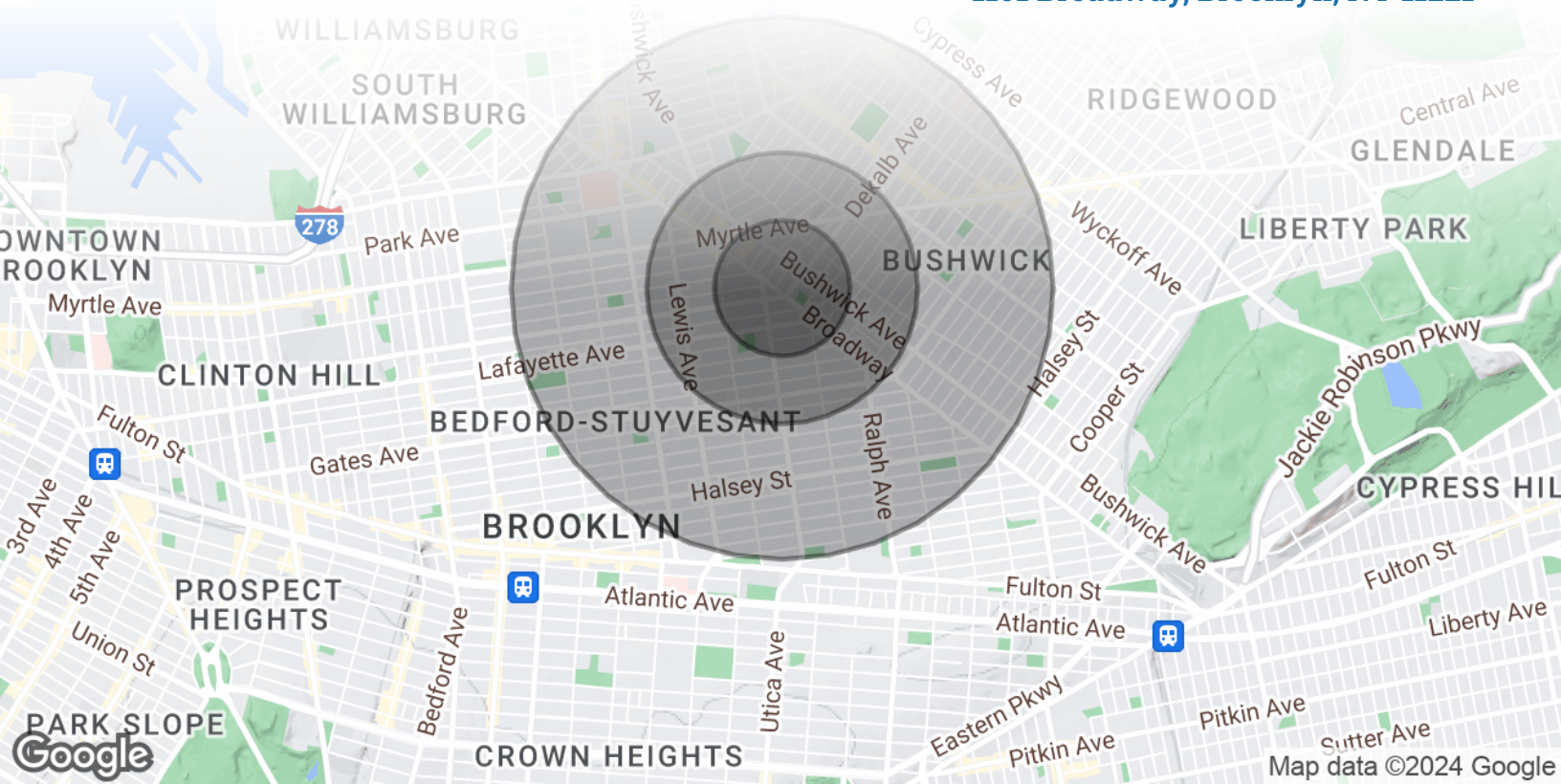




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# Area Demographics

1101 Broadway, Brooklyn, NY 11221



## POPULATION

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Population	11,338	46,445	186,143
Average Age	32.2	32.0	32.8
Average Age (Male)	31.1	30.6	31.2
Average Age (Female)	32.7	33.1	34.1



**186,143**

People within 1 Mile

## HOUSEHOLDS & INCOME

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Households	4,776	19,337	78,113
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$76,816	\$79,008	\$78,357
Average House Value	\$738,237	\$584,561	\$597,479



**\$78,357**

Avg Household Income

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