



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



Vanilla Box Community Facility Space for Lease

4,300 SF

959 Madison St • Brooklyn • NY

For Pricing Call: 718-437-6100

Shlomi Bagdadi
☎ 718.437.6100
sb@tristatecr.com

Avi Akiva
☎ 718.437.6100 x110
Avi.A@TriStateCR.com



Location Overview

Located in the Bushwick neighborhood between Broadway & Bushwick Ave near the Gates Ave subway station.

Nearest Transit: J train at Gates Ave and the Q24 bus line.

Nearby tenants include Blink Fitness, Walgreens, Taco Bell, T-Mobile, McDonald's, Cup of Brooklyn, Rite Aid, Dunkin', Foodtown of Bushwick, Family Dollar, and more!

Main Highlights

- ▶ Ground: 2,900 SF
- ▶ Lower level: 1,400 SF
- ▶ High Ceilings
- ▶ New development
- ▶ Separate access to useable basement
- ▶ Vanilla Box



4,900 SF

Total Building Size



3,350 SF

Lot Size



R6

Zoning

FOR LEASE • 4,300 SF • For Pricing

Call: 718-437-6100

Shlomi Bagdadi
☎ 718.437.6100
sb@tristatecr.com

Avi Akiva
☎ 718.437.6100 x110
Avi.A@TriStateCR.com

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

Additional Photos

959 Madison St, Brooklyn, NY 11221



FOR LEASE • 4,300 SF • For Pricing

Call: 718-437-6100

Shlomi Bagdadi
 ☎ 718.437.6100
 sb@tristatecr.com

Avi Akiva
 ☎ 718.437.6100 x110
 Avi.A@TriStateCR.com

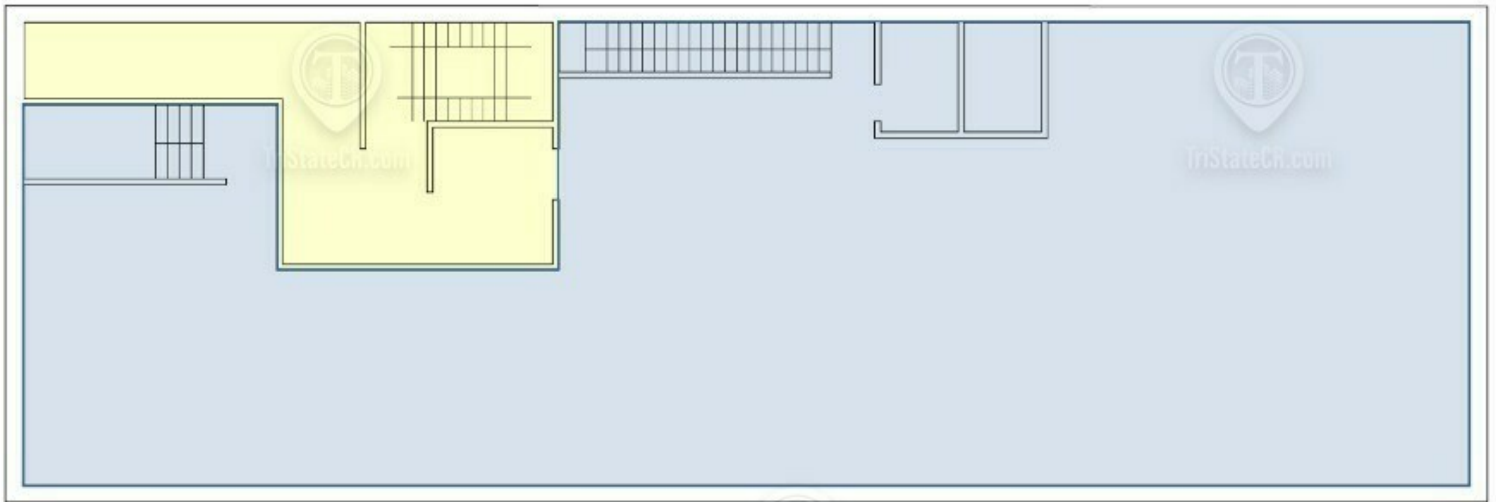
Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.



TriStateCR.com

Floor Plan

959 Madison St, Brooklyn, NY 11221



959 MADISON STREET
1ST FLOOR - 2,900 SF

All square footage are approximate.

FOR LEASE • 4,300 SF • For Pricing

Call: 718-437-6100

Shlomi Bagdadi
☎ 718.437.6100
sb@tristatecr.com

Avi Akiva
☎ 718.437.6100 x110
Avi.A@TriStateCR.com

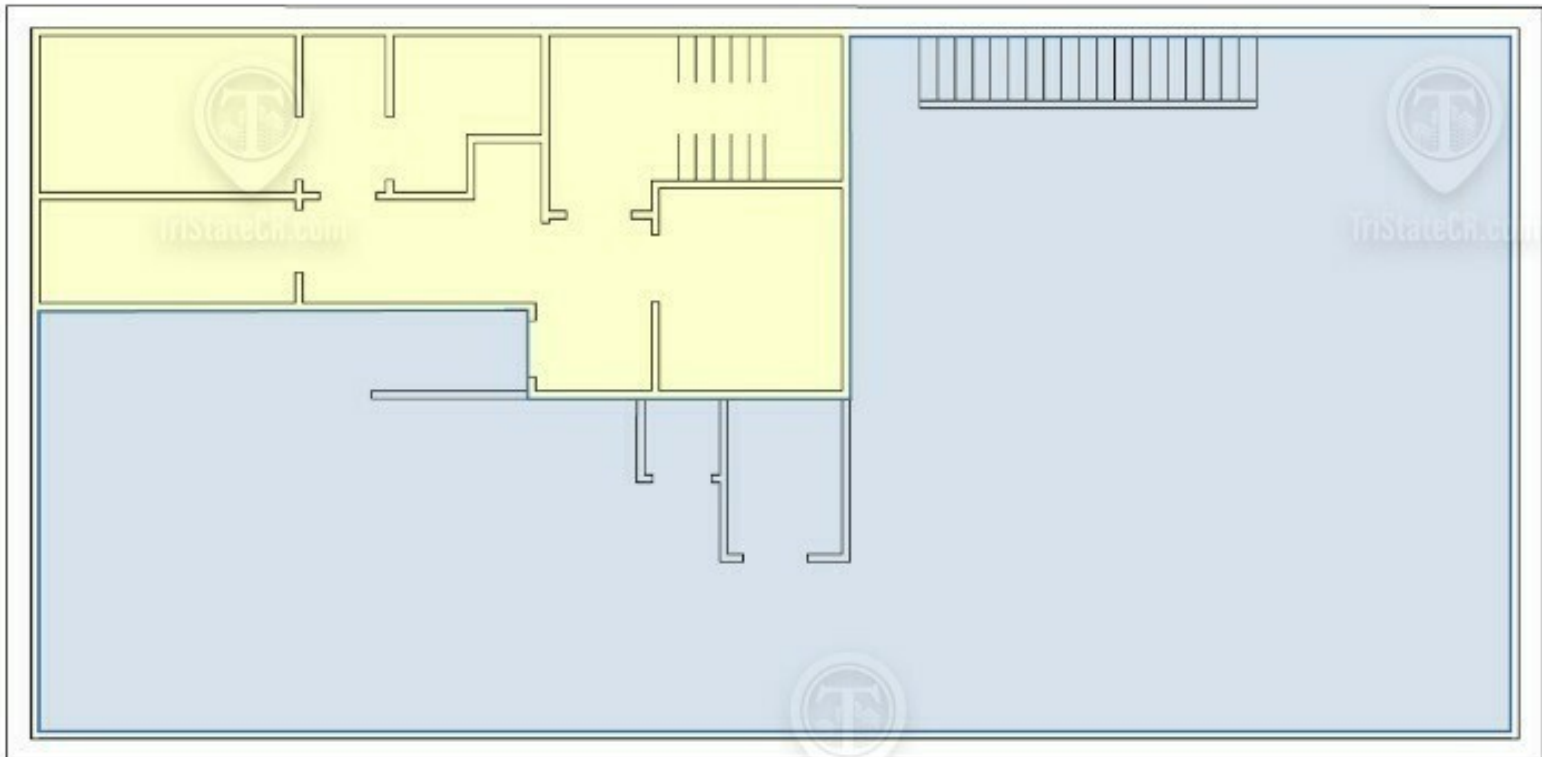
Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.



TriStateCR.com

Floor Plan

959 Madison St, Brooklyn, NY 11221



959 MADISON STREET
CELLAR - 1,400 SF

All square footage are approximate.

FOR LEASE • 4,300 SF • For Pricing

Call: 718-437-6100

Shlomi Bagdadi
☎ 718.437.6100
sb@tristatecr.com

Avi Akiva
☎ 718.437.6100 x110
Avi.A@TriStateCR.com

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.



TriStateCR.com

Retailer Map

959 Madison St, Brooklyn, NY 11221



FOR LEASE • 4,300 SF • For Pricing

Call: 718-437-6100

Shlomi Bagdadi
 ☎ 718.437.6100
 sb@tristatecr.com

Avi Akiva
 ☎ 718.437.6100 x110
 Avi.A@TriStateCR.com

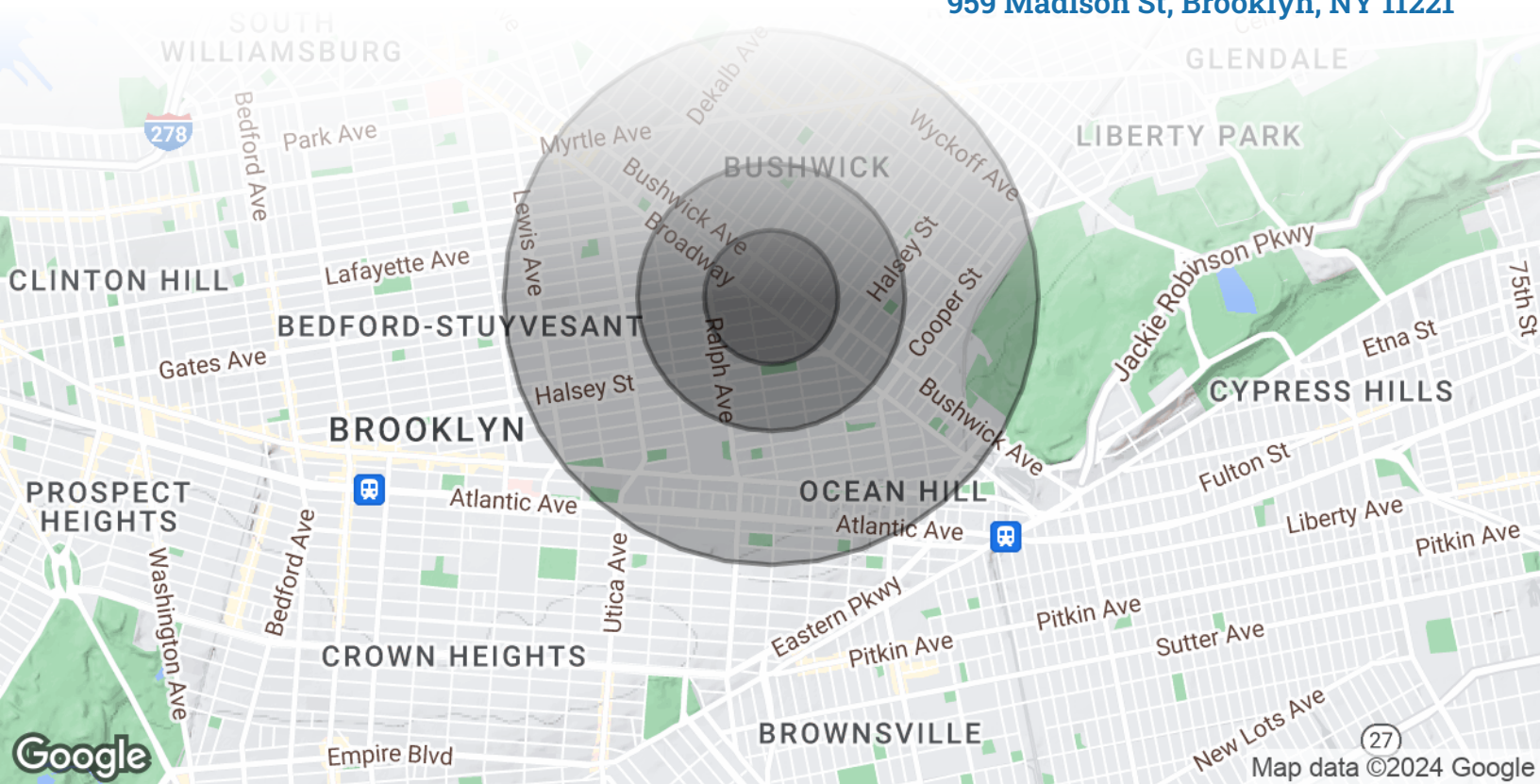
Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.



TriStateCR.com

Area Demographics

959 Madison St, Brooklyn, NY 11221



POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	11,537	48,597	183,061
Average Age	32.4	33.7	33.4
Average Age (Male)	31.6	31.9	32.0
Average Age (Female)	34.2	35.5	34.8



183,061

People within 1 Mile

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	5,146	20,438	75,967
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$90,403	\$84,810	\$76,143
Average House Value	\$692,890	\$733,959	\$658,756



\$76,143

Avg Household Income

FOR LEASE • 4,300 SF • For Pricing

Call: 718-437-6100

Shlomi Bagdadi
 📞 718.437.6100
 sb@tristatecr.com

Avi Akiva
 📞 718.437.6100 x110
 Avi.A@TriStateCR.com

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

For Lease



TriStateCR.com

4,300 SF | 959 Madison St | Vanilla Box Community Facility Space for Lease

4,300 SF • For Pricing **Call: 718-437-6100**

959 Madison St • Brooklyn • NY

Shlomi Bagdadi

☎ 718.437.6100

sb@tristatecr.com

Avi Akiva

☎ 718.437.6100 x110

Avi.A@TriStateCR.com