



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



1,000 SF Fully Built Corner Retail Space with 1,000 SF Finished Basement for Lease

1,000 SF

109 Ralph Avenue • Brooklyn • NY

For Pricing Call: 718-437-6100

Shlomi Bagdadi
☎ 718.437.6100
sb@tristatecr.com

Kirill Galperin
☎ 718.437.6100 x122
Kirill.G@TriStateCR.com



Location Overview

Located in the Bed-Stuy neighborhood of Brooklyn between Jefferson Ave & Hancock St near the Gates Ave subway station.

Nearest Transit: J train at Gates Ave and the Q24, B26, & B47 bus lines.

Nearby tenants include Walgreens, Blink Fitness, Early Yves Cafe, Natural Blend, Trad Room, Sofia & Grave Cookie Company, Toad Style, Taco Bell, McDonald's, Dunkin', Filly Luv, Cheri's, and more!

Main Highlights

- ▶ Fully-built corner space
- ▶ Fully finished basement with additional restroom
- ▶ Outdoor seating
- ▶ Custom dimming lighting controls
- ▶ Divisible
- ▶ 1,000 SF Finished Basement



4,400 SF

Total Building Size



1,440 SF

Lot Size



R6A, C2-4

Zoning

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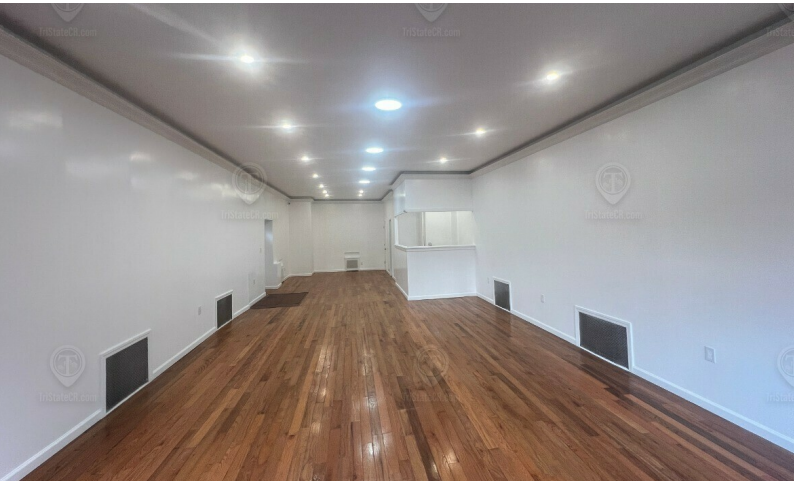
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Additional Photos

109 Ralph Avenue, Brooklyn, NY 11221



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Retailer Map

109 Ralph Avenue, Brooklyn, NY 11221



Map
data
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Google

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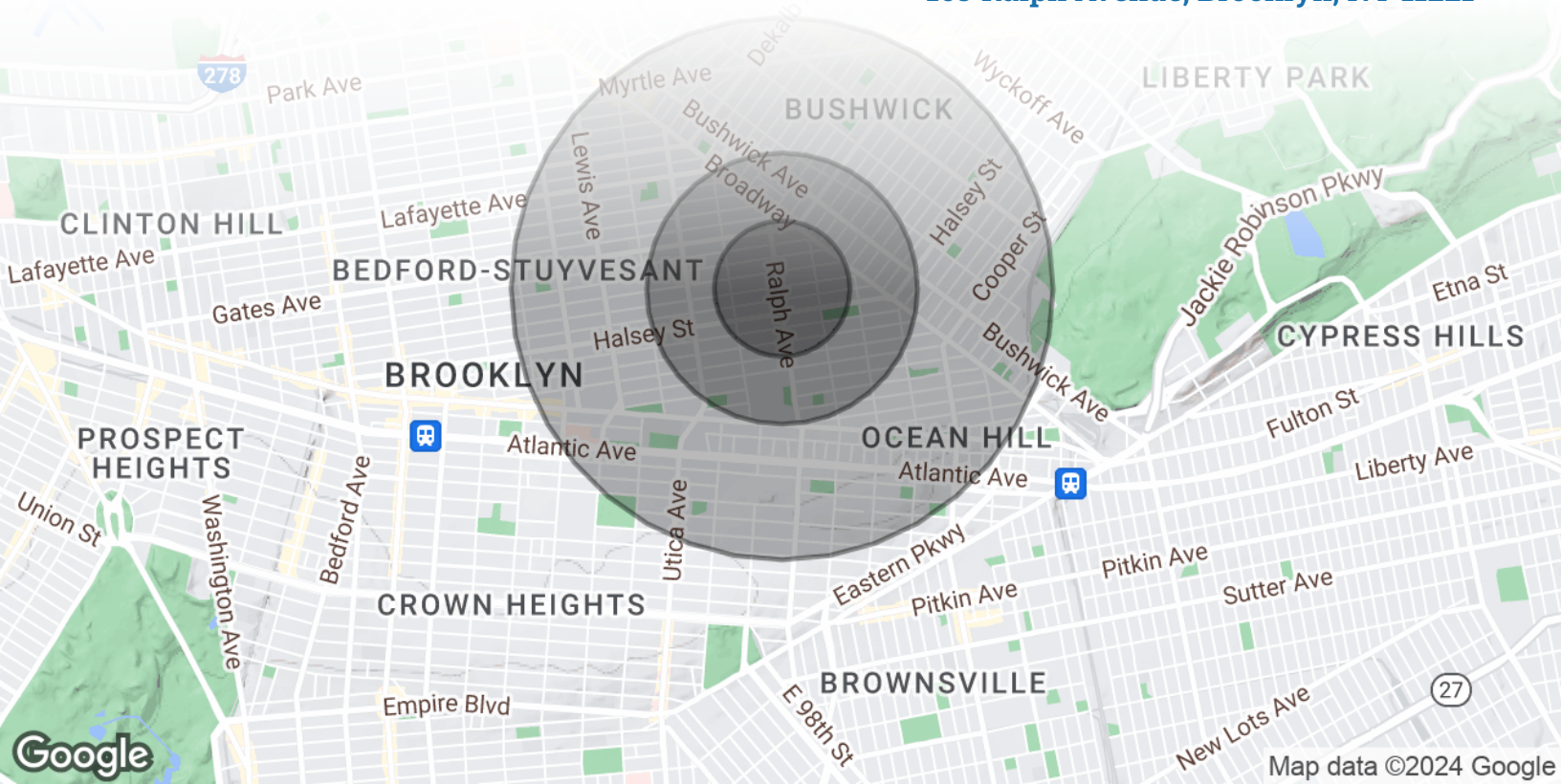
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Area Demographics

109 Ralph Avenue, Brooklyn, NY 11221



POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	12,238	47,903	186,453
Average Age	35.9	34.6	33.8
Average Age (Male)	35.6	32.9	32.2
Average Age (Female)	36.6	36.3	35.3



186,453

People within 1 Mile

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	5,256	20,714	78,562
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$117,201	\$86,295	\$75,978
Average House Value	\$825,509	\$821,612	\$707,092



\$75,978

Avg Household Income

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