



**TRI STATE
COMMERCIAL®**
REAL ESTATE EXPERTS

For Lease



Renovated Retail Space

2,000 SF

222 22nd St • Brooklyn • NY

For Pricing Call: 718-437-6100

Shlomi Bagdadi
📞 718.437.6100
sb@tristatecr.com

Moshe Akiva
📞 718.437.6100 x116
Moshe.A@TriStateCR.com



Location Overview

Located in the Greenwood Heights neighborhood of Brooklyn between 4th Ave and 5th Ave near the 25th St subway station.

Nearest Transit: N, R, & D trains at 25th St and the B63 bus line.

Nearby tenants include Sea Witch, Luigi's Pizza, Baked in Brooklyn, Roots Cafe, Ideal Food Basket, Baya Bar, PEP Bakehouse, Sandy Jack's, Southside Coffee, and more!

Main Highlights

- ▶ Renovated space
- ▶ Outdoor space
- ▶ HVAC



3,500 SF

Total Building Size



2,601 SF

Lot Size



R6B

Zoning

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Retailer Map

222 22nd St, Brooklyn, NY 11232



Map data
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Google

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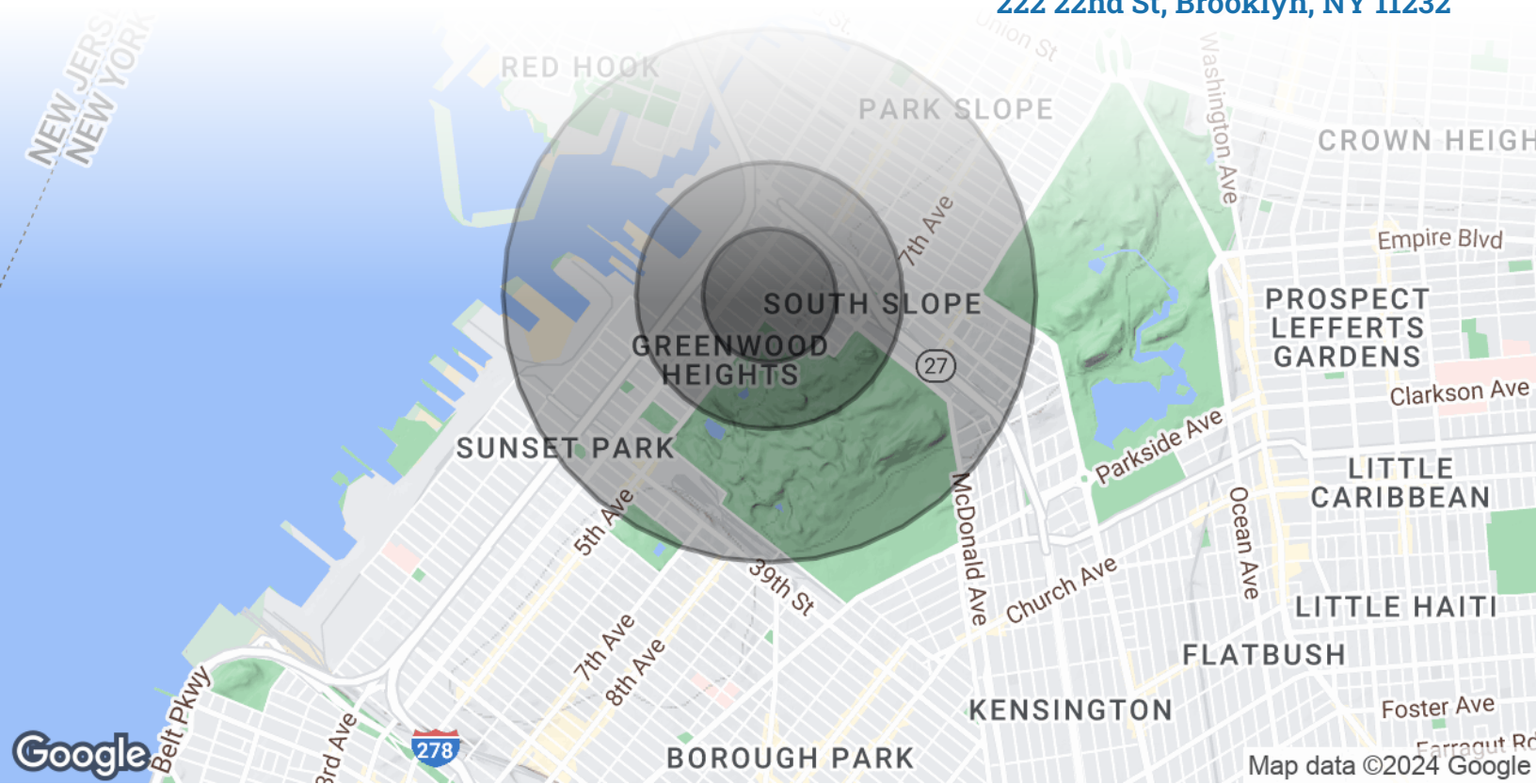
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Area Demographics

222 22nd St, Brooklyn, NY 11232



POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	7,397	20,956	69,867
Average Age	34.4	34.4	36.6
Average Age (Male)	34.7	34.2	36.8
Average Age (Female)	34.1	32.7	35.7



69,867

People within 1 Mile

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	3,338	8,615	29,759
# of Persons per HH	2.2	2.4	2.3
Average HH Income	\$120,186	\$126,565	\$139,789
Average House Value	\$750,727	\$1,057,261	\$1,115,301



\$139,789

Avg Household Income

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