



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



Vanilla Box Community Facility Space

900 SF

1510 Gates Avenue • Brooklyn • NY

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

Shlomi Bagdadi
☎ 718.437.6100
sb@tristatecr.com

Joey Bouzaglou
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Location Overview

Located in the Bushwick neighborhood of Brooklyn between Irving Ave & Myrtle Ave near the Myrtle - Wyckoff Ave subway station.

Nearest Transit: M & L trains at Myrtle - Wyckoff Ave and the Q55 & B52 bus lines.

Nearby tenants include L'imprimerie, White Castle, Dunkin', Starbucks, Dollar Tree, McDonald's, Food Bazaar, Duane Reade, CVS, Planet Fitness, Mixtape Bushwick, Capital One Bank, and more!

Main Highlights

- ▶ Vanilla box
- ▶ Corner space
- ▶ HVAC in place
- ▶ Outdoor space



70,251 SF

Total Building Size



20,000 SF

Lot Size



R6

Zoning

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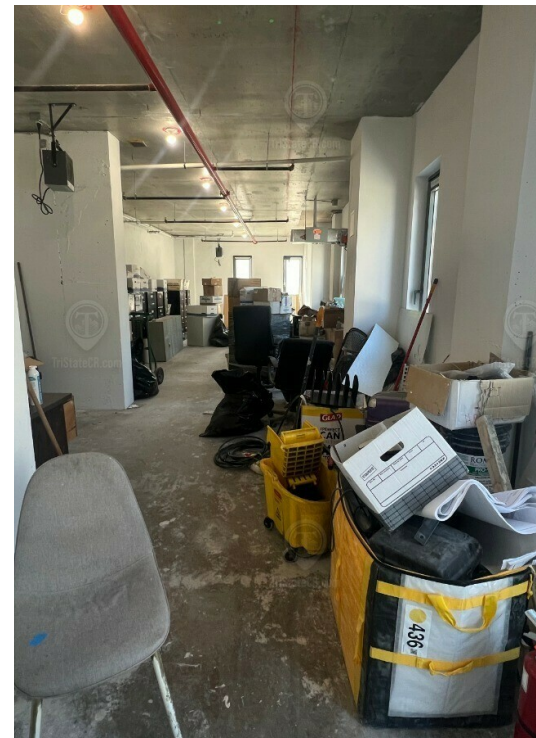
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Additional Photos

1510 Gates Avenue, Brooklyn, NY 11237



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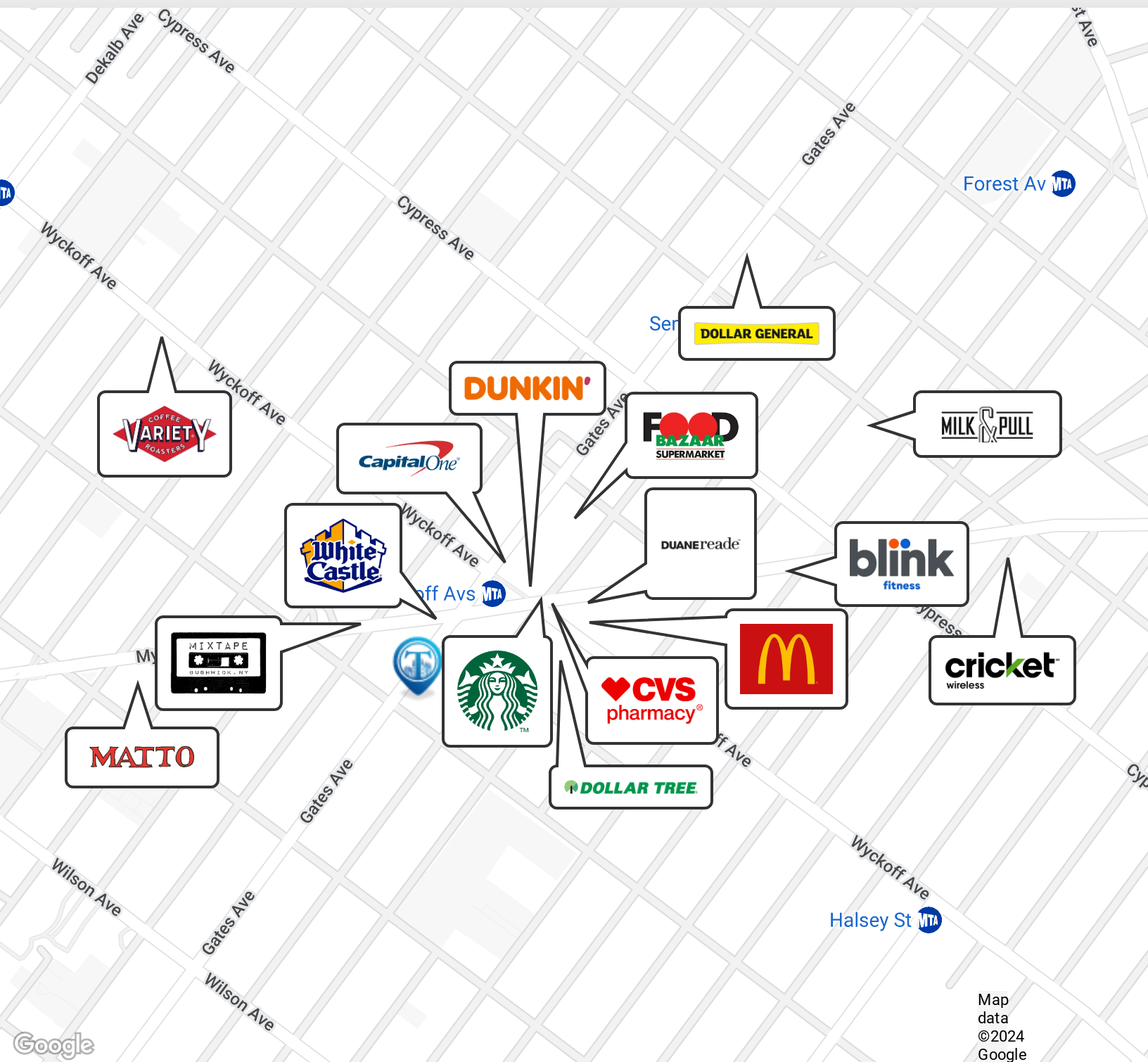
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Retailer Map

1510 Gates Avenue, Brooklyn, NY 11237



Map
data
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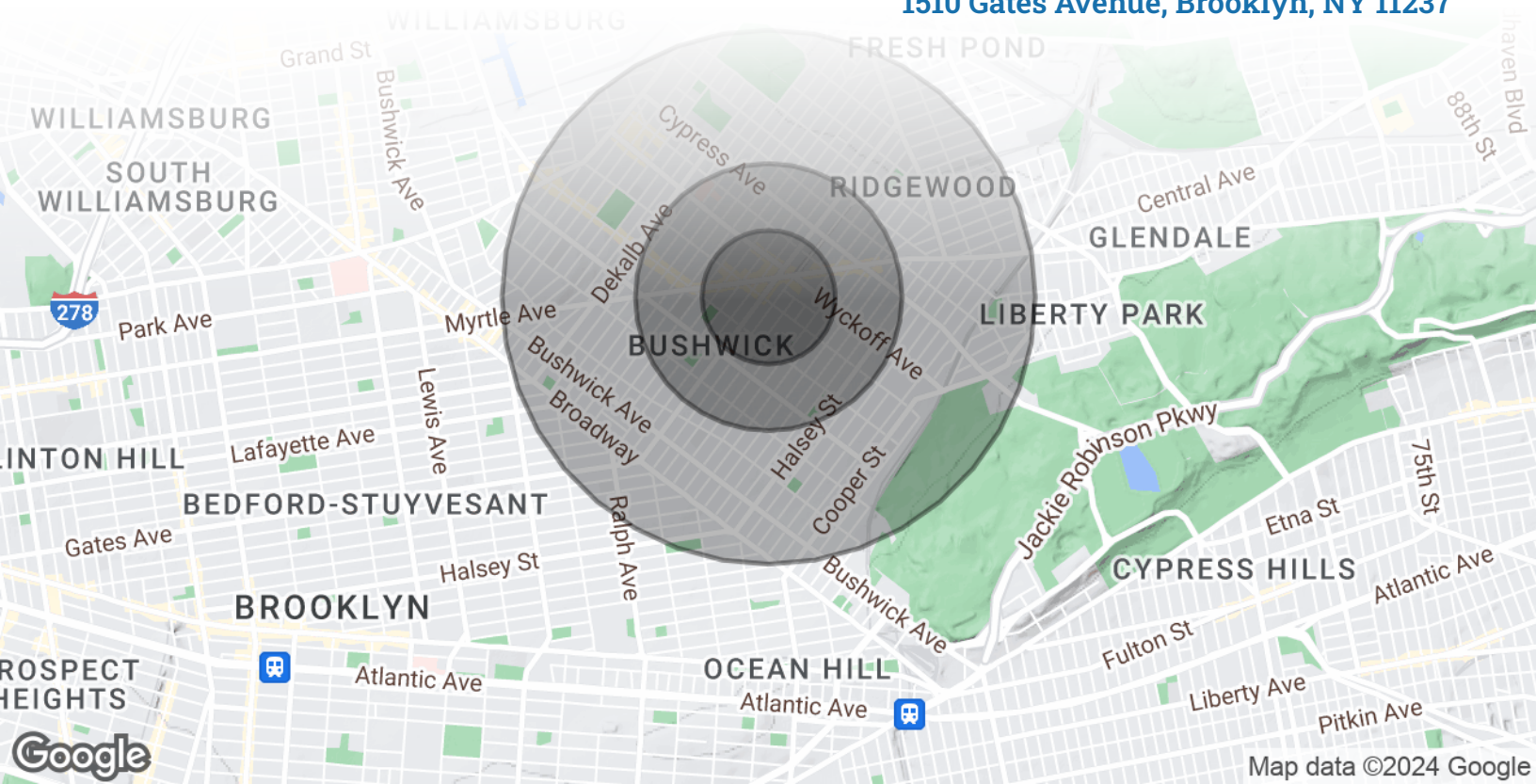
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Area Demographics

1510 Gates Avenue, Brooklyn, NY 11237



POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	11,803	55,807	174,722
Average Age	31.8	32.1	33.1
Average Age (Male)	30.8	31.7	32.7
Average Age (Female)	33.4	33.1	34.0



174,722

People within 1 Mile

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	4,503	21,069	68,315
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$67,779	\$75,212	\$77,402
Average House Value	\$471,119	\$467,692	\$539,757



\$77,402

Avg Household Income

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