



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



Vanilla Boxed Retail Space for Lease

2,337 SF

625 Rogers Ave • Brooklyn • NY

For Pricing Call: 718-437-6100

Shlomi Bagdadi
☎ 718.437.6100
sb@tristatecr.com

Eddie Keda
☎ 718.437.6100 x117
Eddie.K@TriStateCR.com



Location Overview

Located in the Prospect Lefferts Gardens neighborhood of Brooklyn between Winthrop St & Parkside Ave near the Winthrop St subway station.

Nearest Transit: 2 & 5 trains at Winthrop St and the B44, B49, & B12 bus lines.

Nearby tenants include Ciao Bella Coffee, Crown Fried Chicken, CVS Pharmacy, Sweet Catch BK, Key Food Supermarket, Market Bar & Brewery, McDonald's, Brooklyn Perk Coffee, Carvel, Popeyes, CTown Supermarket, and more!

Main Highlights

- ▶ Vanilla boxed
- ▶ High ceilings
- ▶ New development



27,886 SF

Total Building Size



7,400 SF

Lot Size



R6

Zoning

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Additional Photos

625 Rogers Ave, Brooklyn, NY 11225



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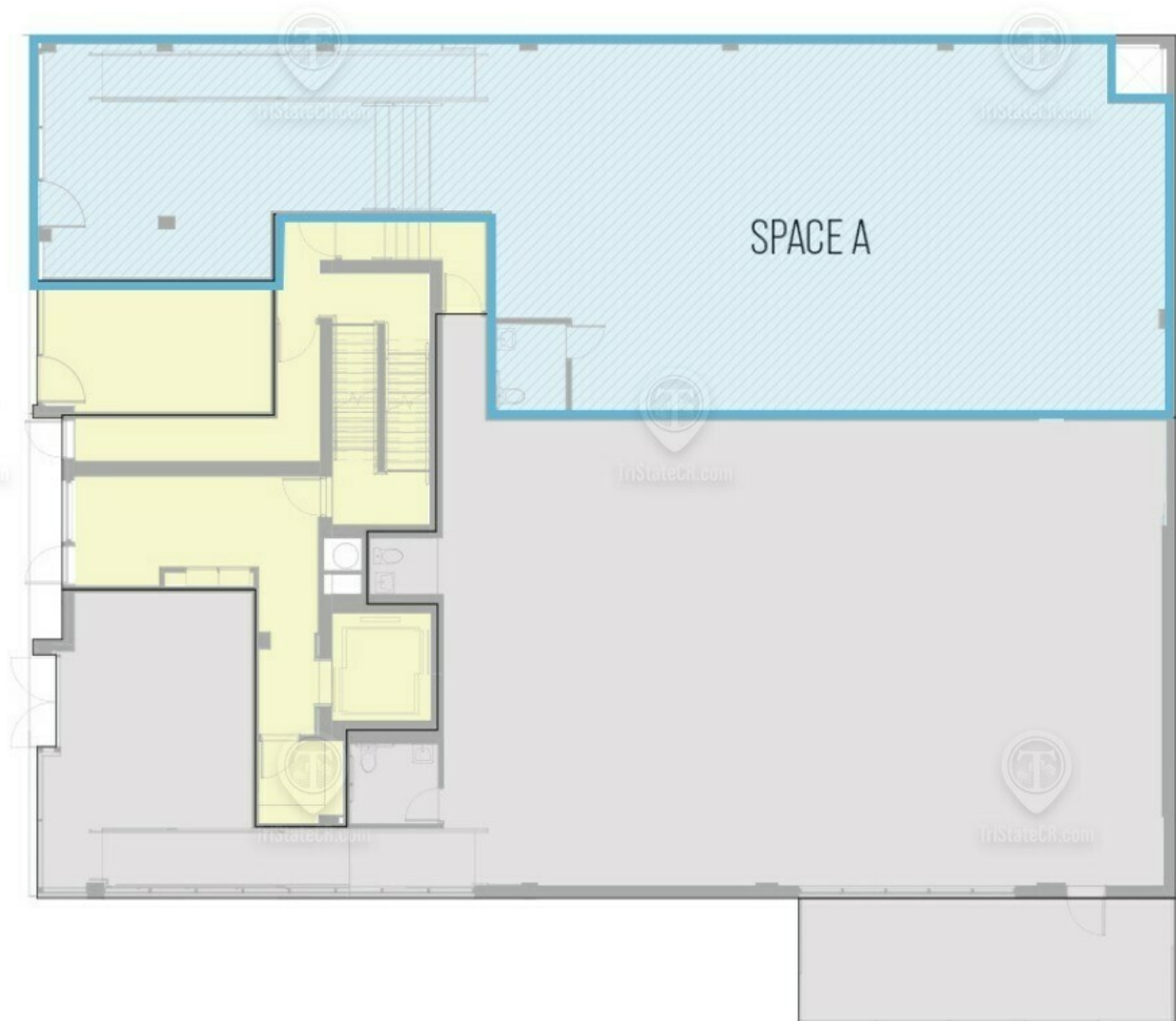
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Floor Plan

625 Rogers Ave, Brooklyn, NY 11225



625 ROGERS AVENUE
TOTAL AVAILABLE SPACE: 2,337 SF

ALL SQUARE FOOTAGES
ARE APPROXIMATE

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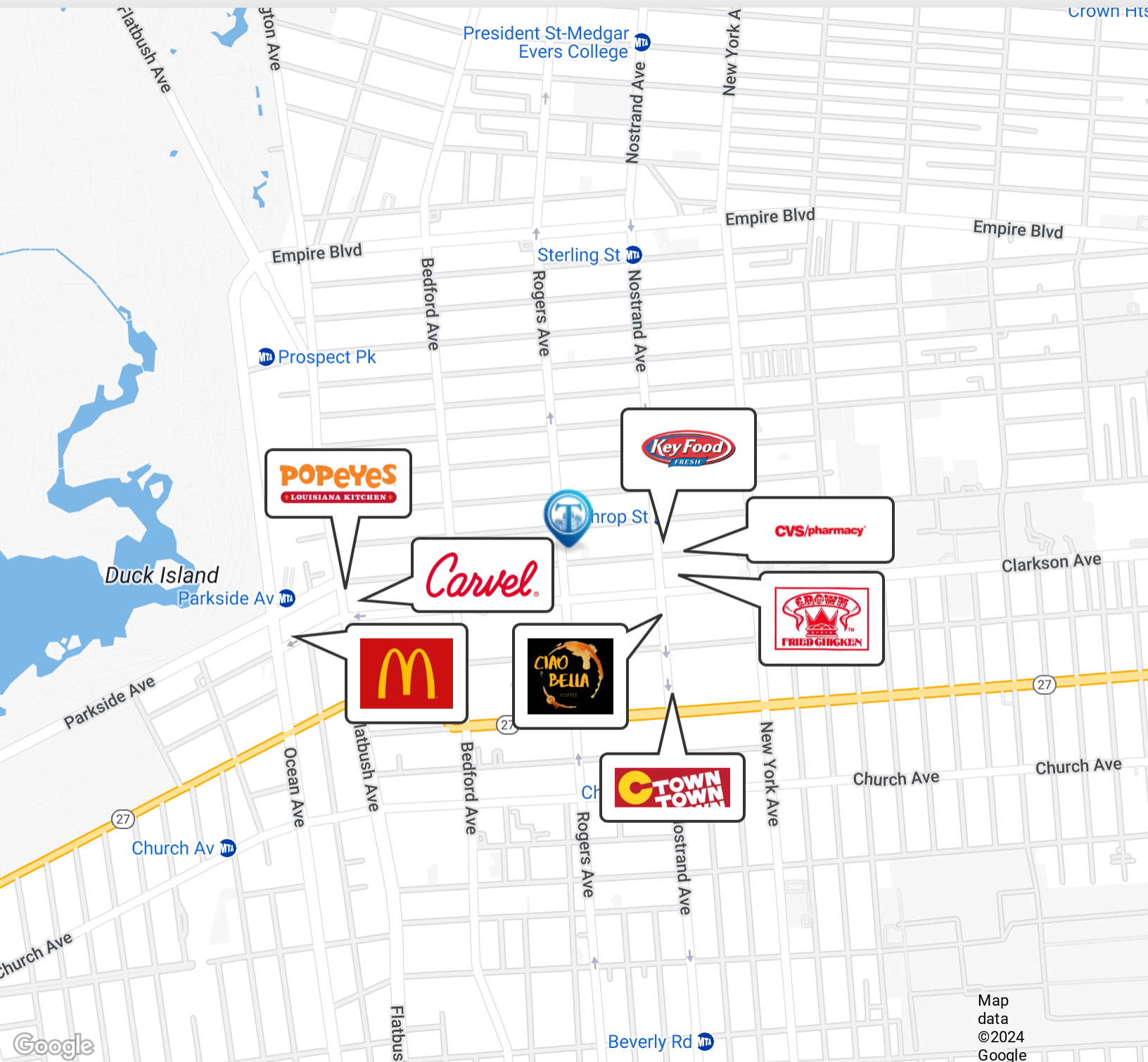
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Retailer Map

625 Rogers Ave, Brooklyn, NY 11225



Map
data
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Google

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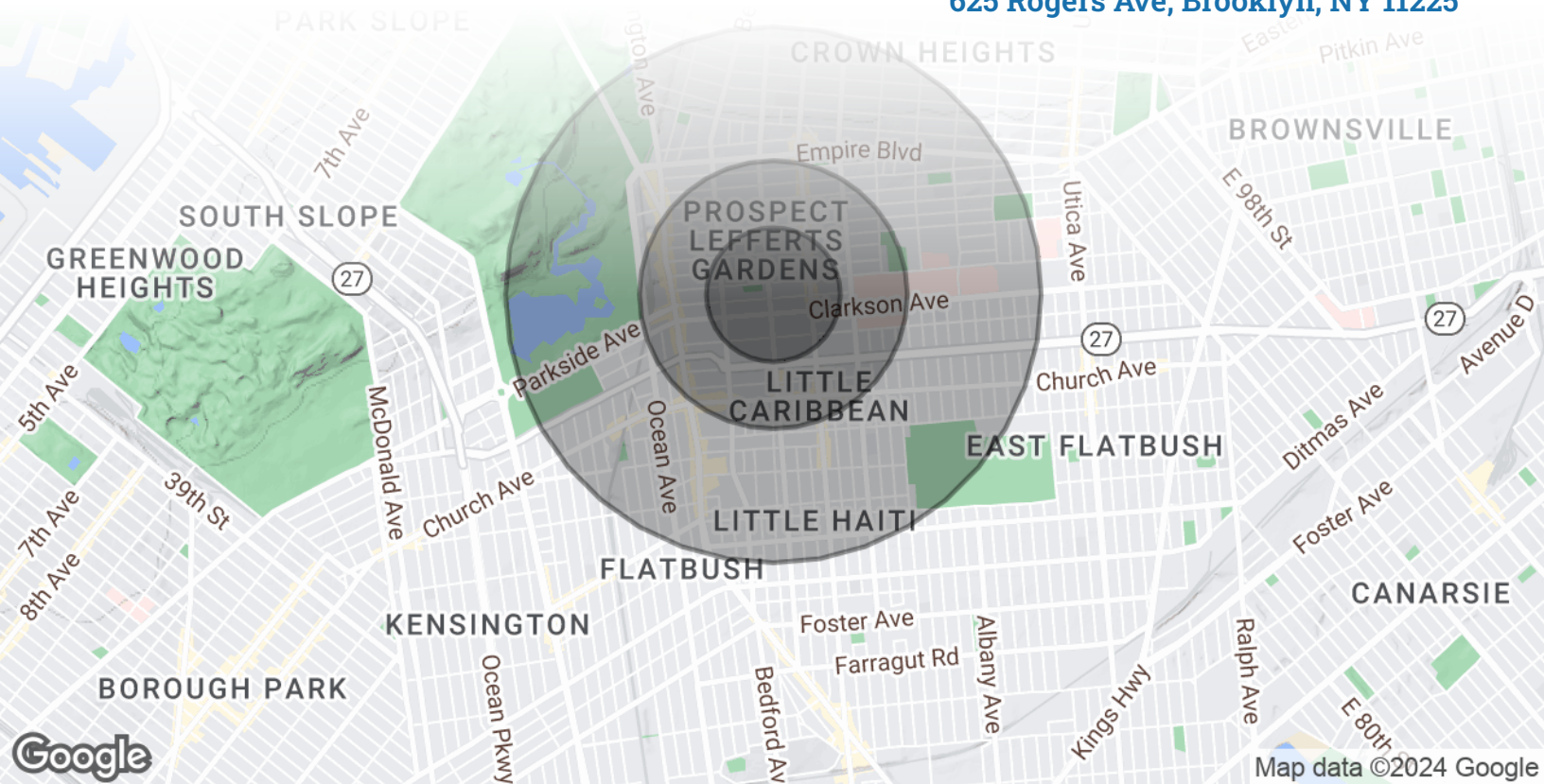
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Area Demographics

625 Rogers Ave, Brooklyn, NY 11225



POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	16,188	53,032	166,254
Average Age	35.6	36.4	35.6
Average Age (Male)	33.1	34.8	34.1
Average Age (Female)	41.2	39.7	38.4



166,254

People within 1 Mile

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	7,126	24,009	71,992
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$81,613	\$81,013	\$76,011
Average House Value	\$317,037	\$454,308	\$447,974



\$76,011

Avg Household Income

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