



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



Office/Retail Space for Lease

1,500 SF

22 Fayette Street • 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 rapidly growing Bushwick neighborhood of Brooklyn between Broadway and Beaver St. Here you can expect to find various trendy boutique stores and cafes to match every palate.

Nearest Transit: J & M lines at Flushing Avenue and B57 & B15 bus lines.

Nearby tenants include McDonald's, IHOP, Walgreens Pharmacy, Pizza Hut, The Rosemont, Ichiran, Dunkin, IC Brooklyn Cafe, Mad Tropical, The Three Diamond Door, Bank of America, and more!

Main Highlights

- ▶ 2 Bathrooms
- ▶ Kitchenette
- ▶ Hardwood floors
- ▶ Showers in place
- ▶ Ready-to-go condition



9,702 SF

Total Building Size



2,500 SF

Lot Size



C4-3

Zoning

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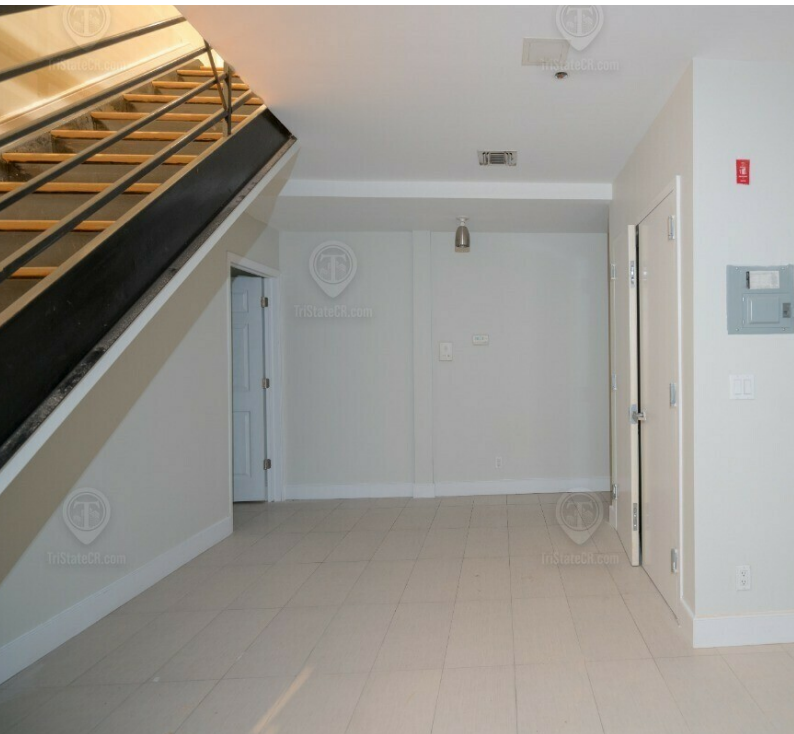
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Additional Photos

22 Fayette Street, Brooklyn, NY 11206



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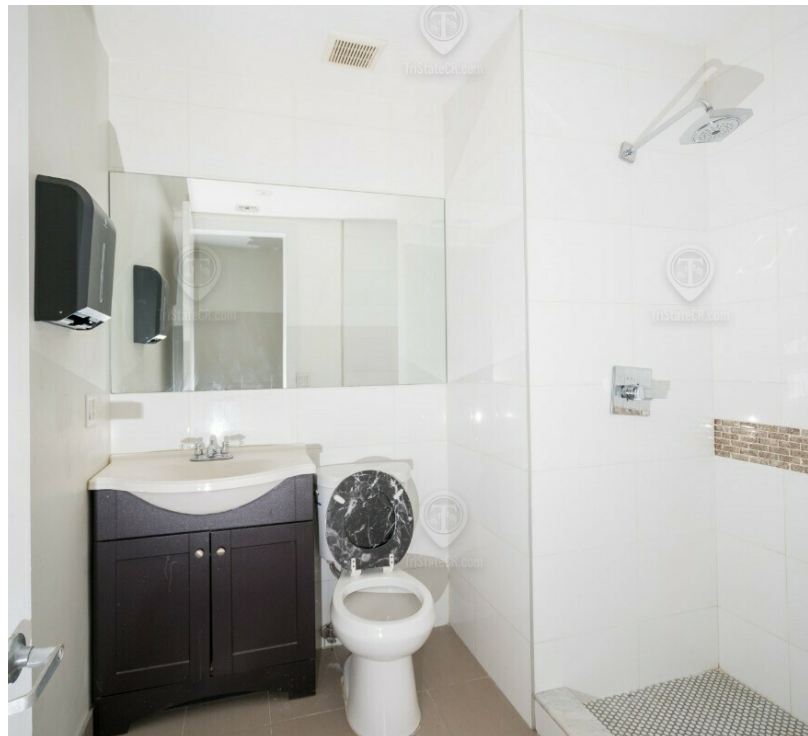
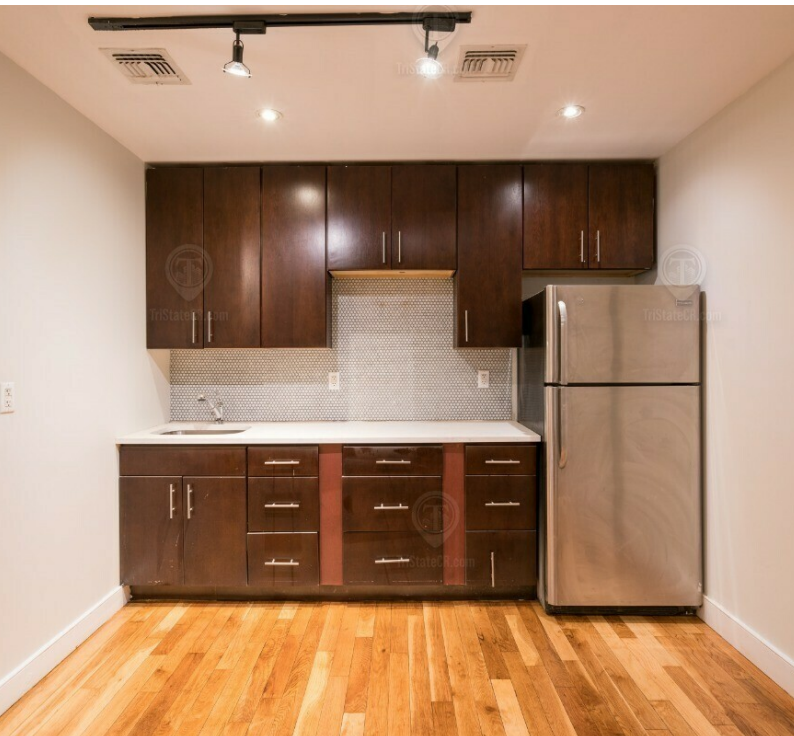
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Retailer Map

22 Fayette Street, Brooklyn, NY 11206



Map
data
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Google

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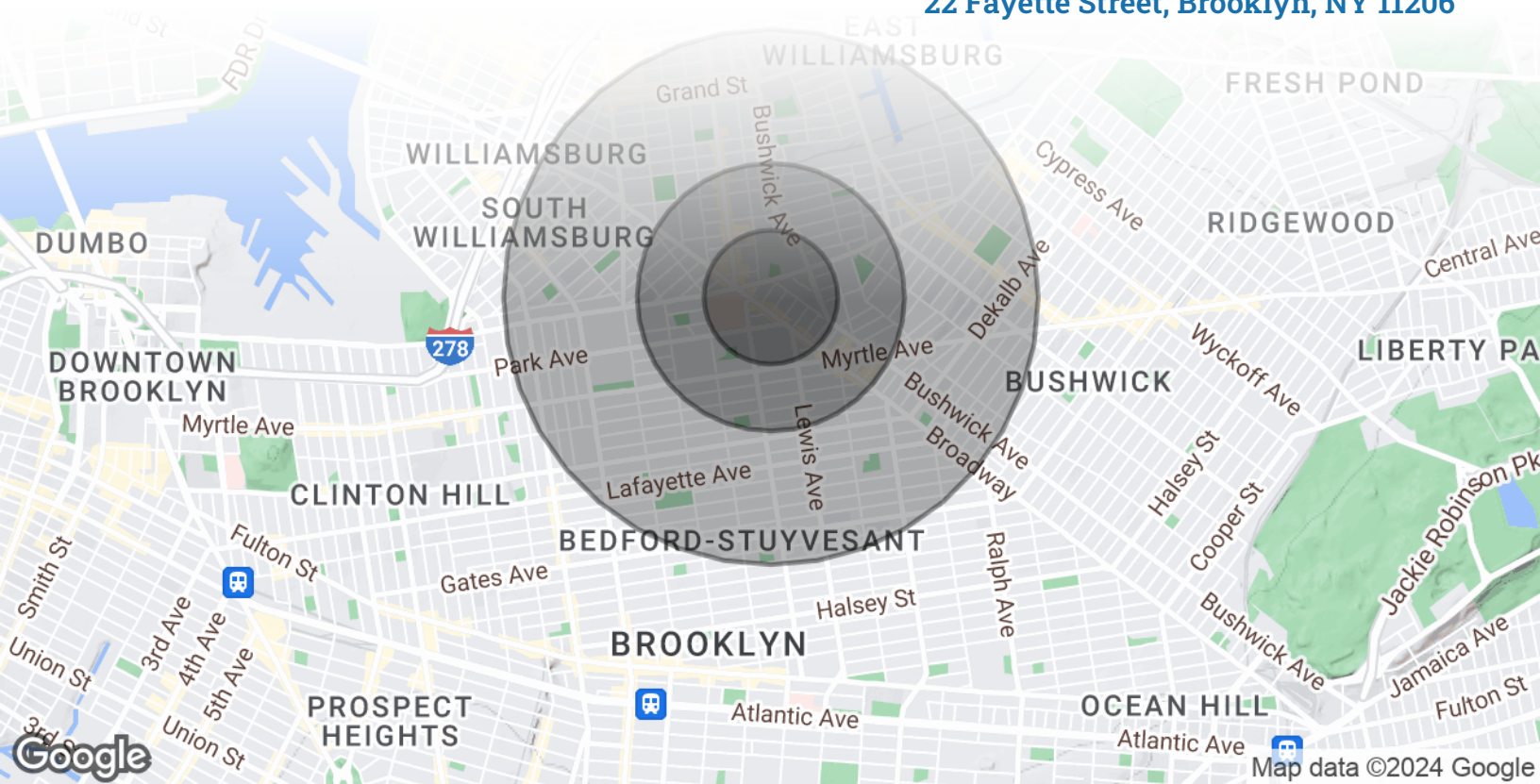
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Area Demographics

22 Fayette Street, Brooklyn, NY 11206



POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	10,699	44,670	181,869
Average Age	34.6	32.0	29.9
Average Age (Male)	27.2	28.6	28.2
Average Age (Female)	37.1	34.7	31.6



181,869

People within 1 Mile

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	4,445	17,623	70,744
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$62,887	\$68,317	\$73,333
Average House Value	\$114,342	\$234,924	\$452,188



\$73,333

Avg Household Income

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