



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



Two 800 SF Retail Spaces for Lease

800 - 1,600 SF • 2 Units

214 Knickerbocker Ave • Brooklyn • NY

Offered at **Call: 718-437-6100**

Shlomi Bagdadi
☎ 718.437.6100
sb@tristatecr.com

Fredy Halabi
☎ 718.437.6100 x114
Fredy.H@TriStateCR.com



Location Overview

Located in the rapidly growing Bushwick neighborhood of Brooklyn between Jefferson St and Troutman St near the Jefferson St subway station.

Nearest Transit: L train at Jefferson St and B60, B57, & B38 bus lines.

Nearby tenants include McDonald's, IHOP, Walgreens Pharmacy, Pizza Hut, The Rosemont, Ichiran, Dunkin, IC Brooklyn Cafe, Mad Tropical, Bank of America, Mominette Bistro, Bunna Cafe, Nook, Starr Bar, and more!

Main Highlights

- ▶ Glass frontage
- ▶ Backyard
- ▶ Basement
- ▶ Space A: 800 SF
- ▶ Space B: 800 SF



4,125 SF

Total Building Size



2,500 SF

Lot Size



2

Number of Units



R6, C1-3

Zoning

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Additional Photos

214 Knickerbocker Ave, Brooklyn, NY 11237



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Retailer Map

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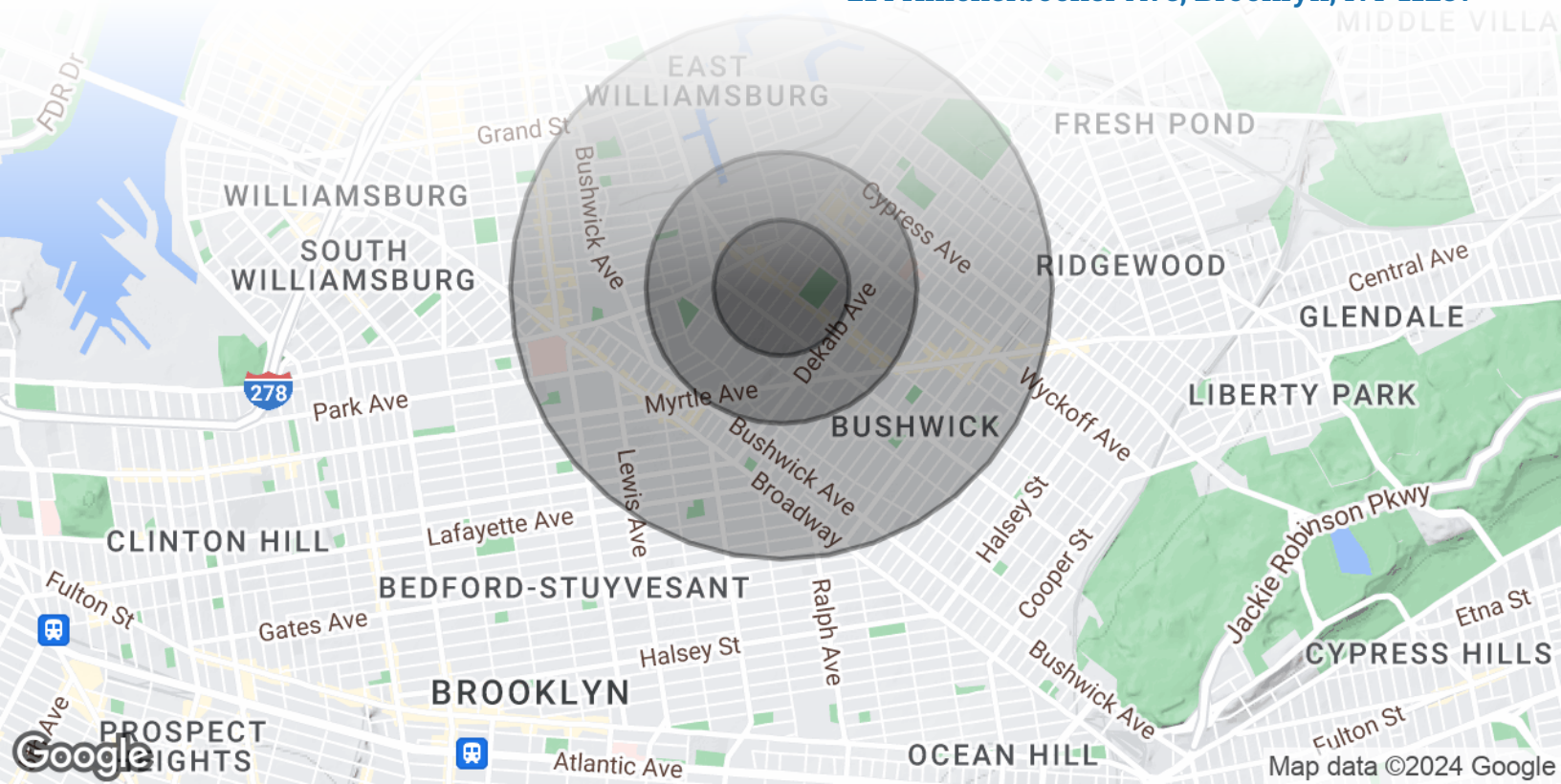
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Area Demographics

214 Knickerbocker Ave, Brooklyn, NY 11237



POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	12,328	38,964	144,134
Average Age	30.1	30.9	32.7
Average Age (Male)	30.5	30.9	31.1
Average Age (Female)	30.1	30.9	34.2



144,134

People within 1 Mile

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	4,852	15,487	58,820
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$74,485	\$78,570	\$73,587
Average House Value	\$269,642	\$269,077	\$436,949



\$73,587

Avg Household Income

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