



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

For Lease



# Retail Space with Basement & Backyard

1,250 SF

1516 Fulton Street • Brooklyn • NY

For Pricing Call: 718-437-6100

**Shlomi Bagdadi**  
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**Fredy Halabi**  
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## Location Overview

Located in the Bed-Stuy neighborhood of Brooklyn between Kingston Ave & Albany Ave, steps away from the Kingston - Throop Ave subway station.

Nearest Transit: C & A trains at Kingston - Throop Ave and the B43, B25 & B15 bus lines.

Nearby tenants include IV Purpose, McDonald's, Dunkin', Fulton Ale House, El Jefe, Dollar Tree, 7-Eleven, Super Foodtown, Blink Fitness Bed-Stuy, MEAT, Kingston Public House, Frong, Saraghina Pizzeria, Trad Room, ZACA CAFE, Peaches, & more!

## Main Highlights

- ▶ Backyard
- ▶ Glass frontage
- ▶ High ceilings
- ▶ Big basement



**20,685 SF**

Total Building Size



**4,000 SF**

Lot Size



**R7D, C2-4**

Zoning

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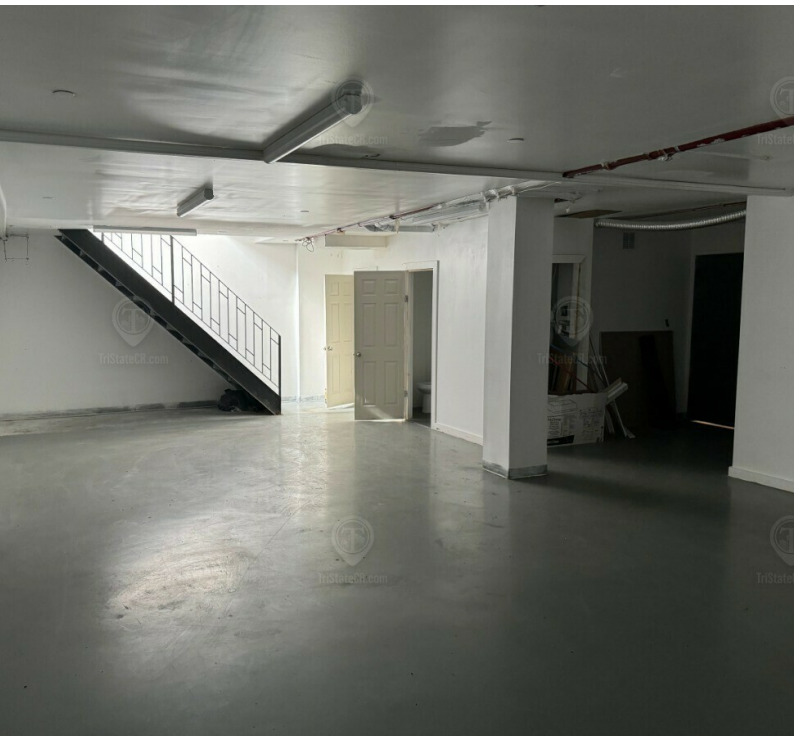
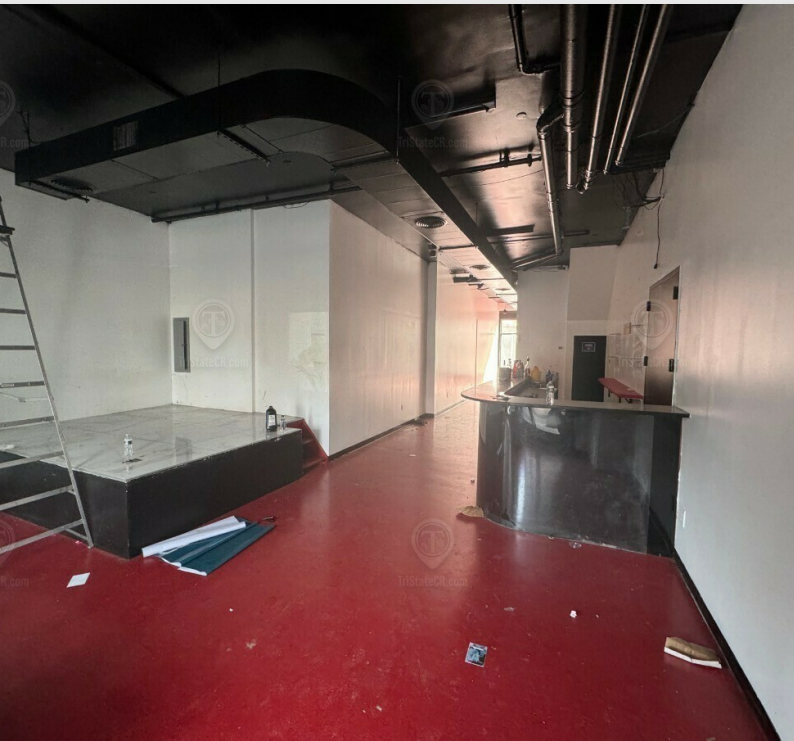
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# Additional Photos

1516 Fulton Street, Brooklyn, NY 11216



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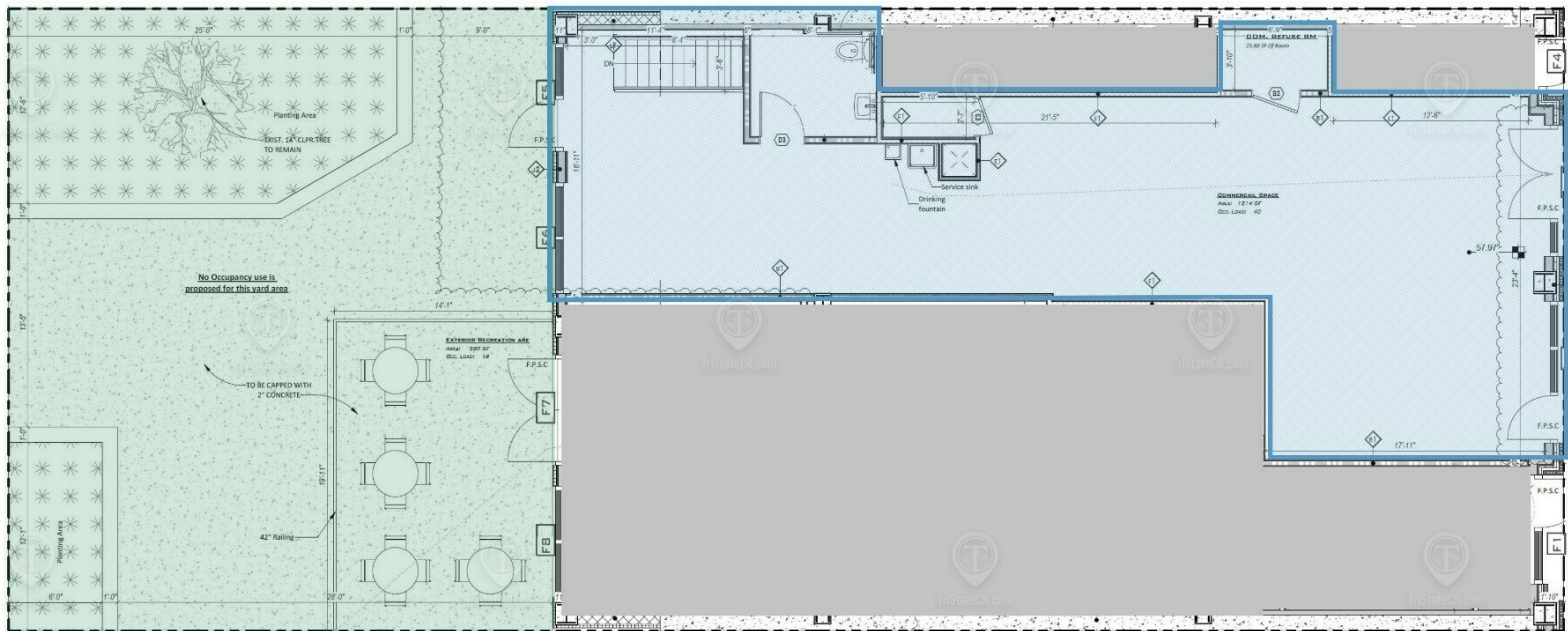
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# Floor Plan - Ground Floor

1516 Fulton Street, Brooklyn, NY 11216



1516 FULTON STREET  
GROUND FLOOR  
TOTAL AVAILABLE SPACE: 1,250 SF

ALL SQUARE FOOTAGES  
ARE APPROXIMATE

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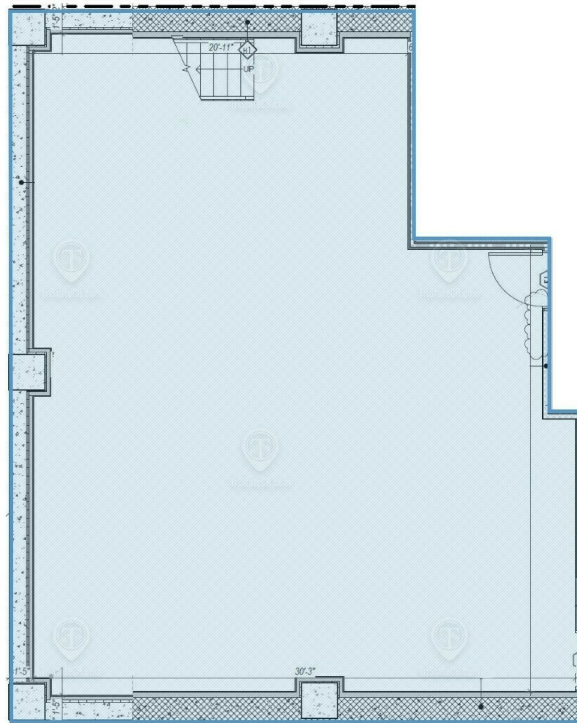
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# Floor Plan - Lower Level

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1516 FULTON STREET  
LOWER LEVEL  
TOTAL AVAILABLE SPACE: 1,250 SF

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# Retailer Map

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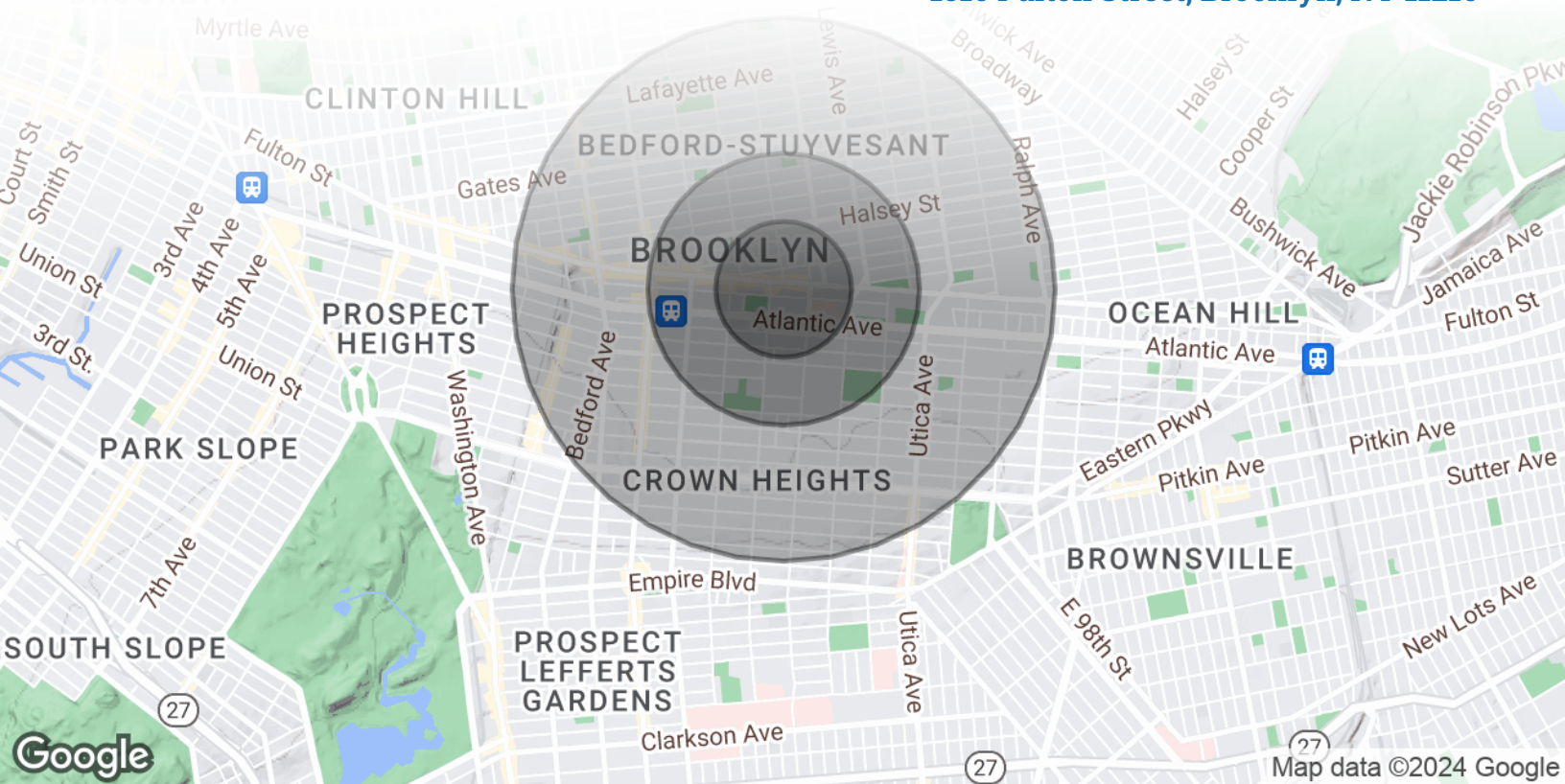
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# Area Demographics

1516 Fulton Street, Brooklyn, NY 11216



## POPULATION

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Population	10,608	46,310	189,892
Average Age	34.9	36.1	34.9
Average Age (Male)	35.2	35.7	33.4
Average Age (Female)	35.1	37.0	36.5



**189,892**

People within 1 Mile

## HOUSEHOLDS & INCOME

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Households	4,486	20,967	85,779
# of Persons per HH	2.4	2.2	2.2
Average HH Income	\$88,533	\$88,952	\$83,113
Average House Value	\$1,265,280	\$969,798	\$847,083



**\$83,113**

Avg Household Income

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