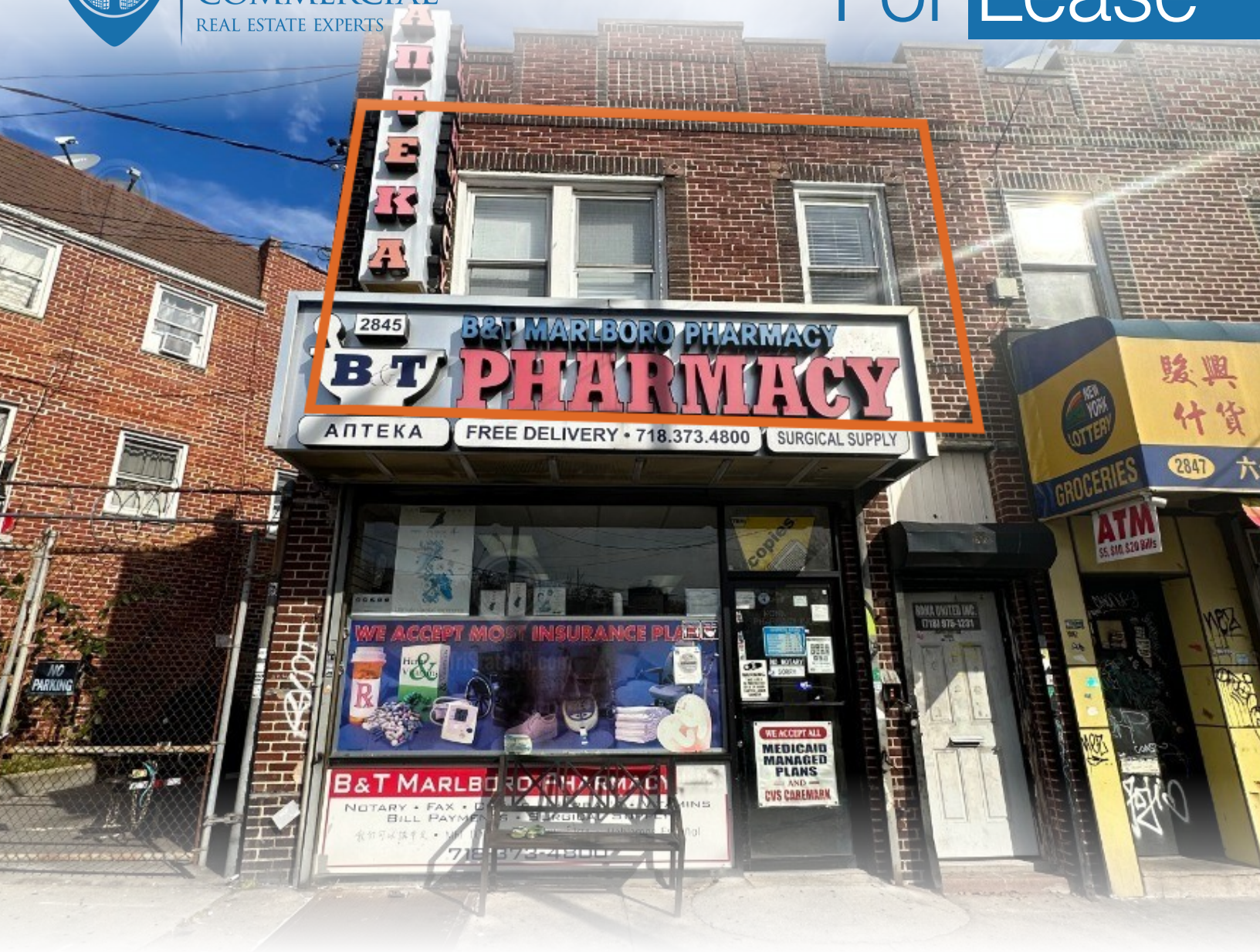




TRI STATE  
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REAL ESTATE EXPERTS

For Lease



## Second Floor Office Space

1,000 SF

2845 86th Street • Brooklyn • NY

For Pricing Call: 718-437-6100

Shlomi Bagdadi  
☎ 718.437.6100  
sb@tristatecr.com

Avi Akiva  
☎ 718.437.6100 x110  
Avi.A@TriStateCR.com



## Location Overview

Located in the Gravesend neighborhood of Brooklyn at the corner of W 7th St near the 86th St subway station.

Nearest Transit: N train at 86th St, F train at Avenue X, and the B1 & B4 bus lines.

Nearby tenants include CTown Supermarkets, Walgreens, Grizzly Coffee, Burger King, Living Room Sushi & Steakhouse, Cave, SILK Restaurant & Lounge, Kennedy Fried Chicken & Pizza, Key Food Supermarkets, Rite Aide, and more!

## Main Highlights

- ▶ Dense residential neighborhood
- ▶ Heavy car traffic
- ▶ Steps from the N train
- ▶ Bus station right out front
- ▶ 3 private offices



**2,817 SF**  
Total Building Size



**2,000 SF**  
Lot Size



**R5, C1-2**  
Zoning

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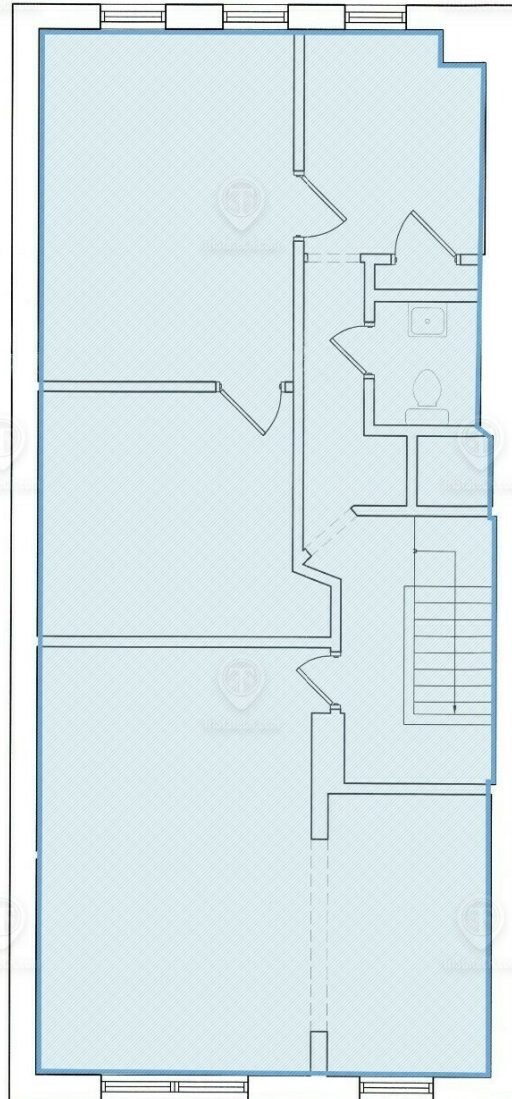
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# Floor Plans

2845 86th Street, Brooklyn, NY 11223



2845 86TH STREET

SECOND FLOOR

TOTAL AVAILABLE SPACE: 1,000 SF

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# Retailer Map

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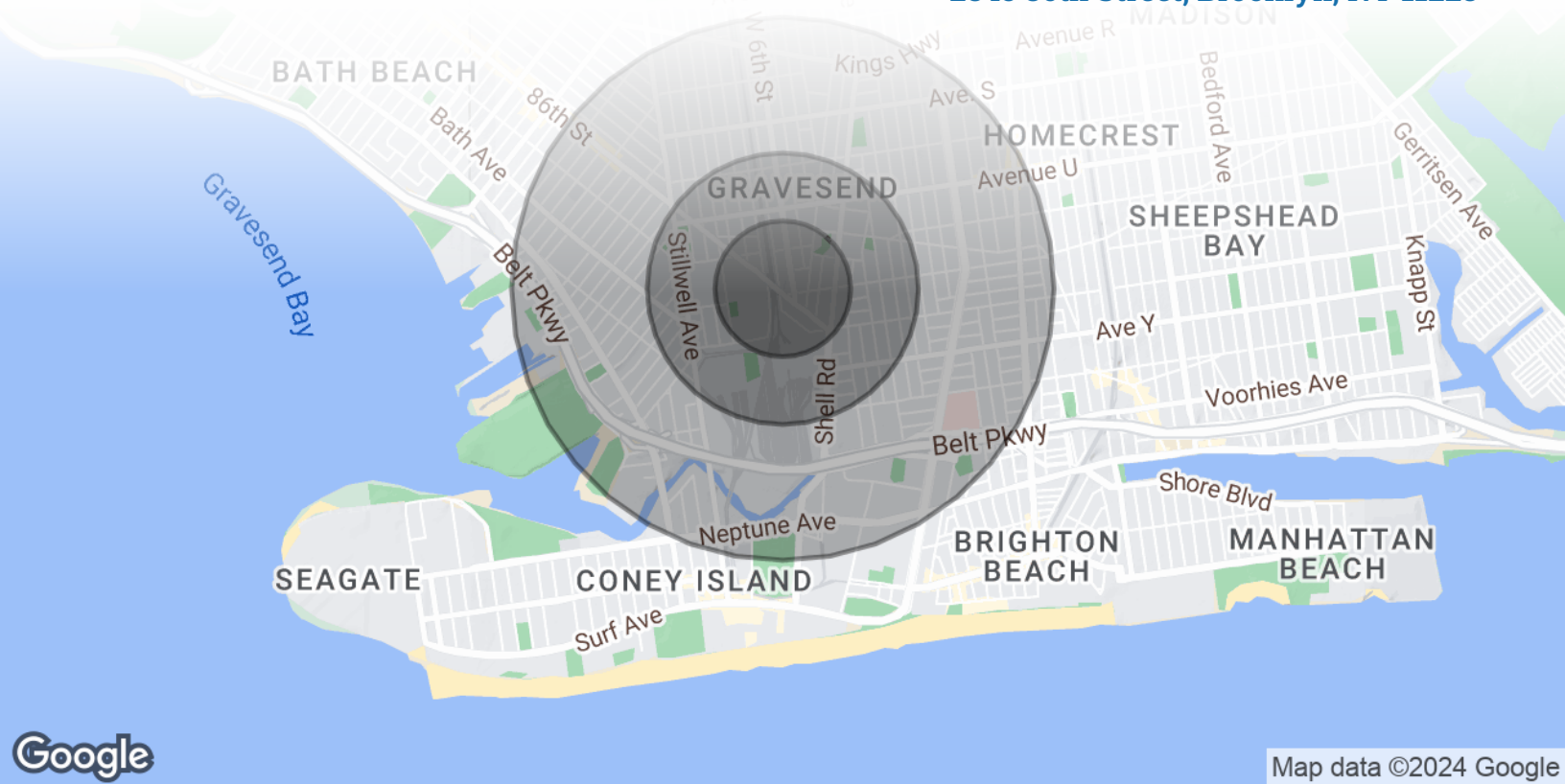
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# Area Demographics

2845 86th Street, Brooklyn, NY 11223



## POPULATION

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Population	7,315	27,286	113,973
Average Age	40.6	40.0	41.2
Average Age (Male)	34.3	37.9	39.1
Average Age (Female)	42.2	40.6	42.7



**113,973**

People within 1 Mile

## HOUSEHOLDS & INCOME

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Households	2,752	10,005	44,589
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$58,848	\$69,241	\$75,861
Average House Value	\$375,634	\$612,583	\$669,718



**\$75,861**

Avg Household Income

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