



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

For Lease



## Two Newly Renovated Retail Spaces W/ Wrap Around Glass Frontages for Lease

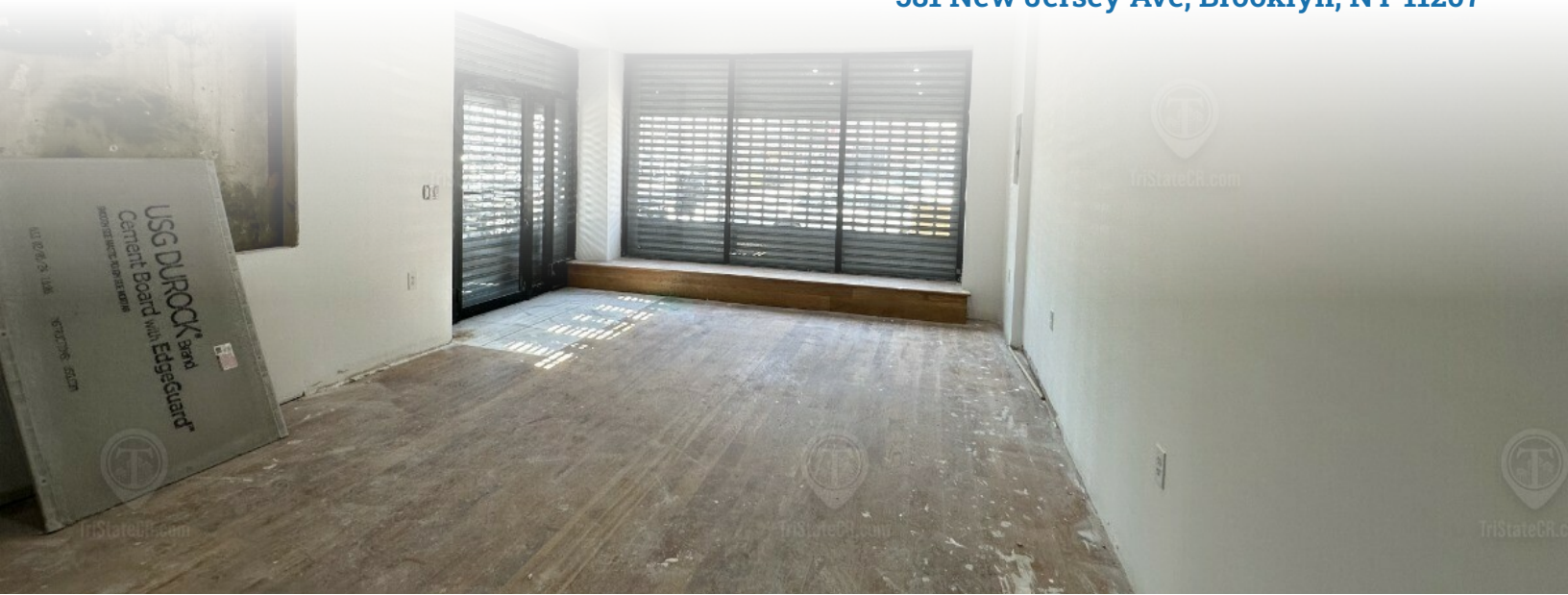
1,000 SF • 2 Units

581 New Jersey Ave • Brooklyn • NY

For Pricing Call: 718-437-6100

**Shlomi Bagdadi**  
📞 718.437.6100  
sb@tristatecr.com

**Moshe Akiva**  
📞 718.437.6100 x116  
Moshe.A@TriStateCR.com



## Location Overview

Located in the Brownsville neighborhood of Brooklyn on the corner of New Jersey Ave and Livonia Ave near the Pennsylvania Ave subway station.

Nearest Transit: 2, 3, 4, & 5 trains at Pennsylvania Ave and the B20, B83, B15, & B14 bus lines.

Nearby tenants include Dollar Tree, Pennsylvania Deli, RhysHairLoft, Little Hearts&Stars DayCare LLC, AJ Nail Spa, BKLYN Blend, Deluxe Beauty Supply, A & K Beauty Supply & Discount Store, China Tastes, Sea Island, and more!

## Main Highlights

- ▶ Glass storefronts
- ▶ Renovated
- ▶ Wrap around frontages



**3,155 SF**

Total Building Size



**2,189 SF**

Lot Size



**2**

Number of Units



**R6**

Zoning

FOR LEASE • 2 Units • 1,000 SF • For Pricing

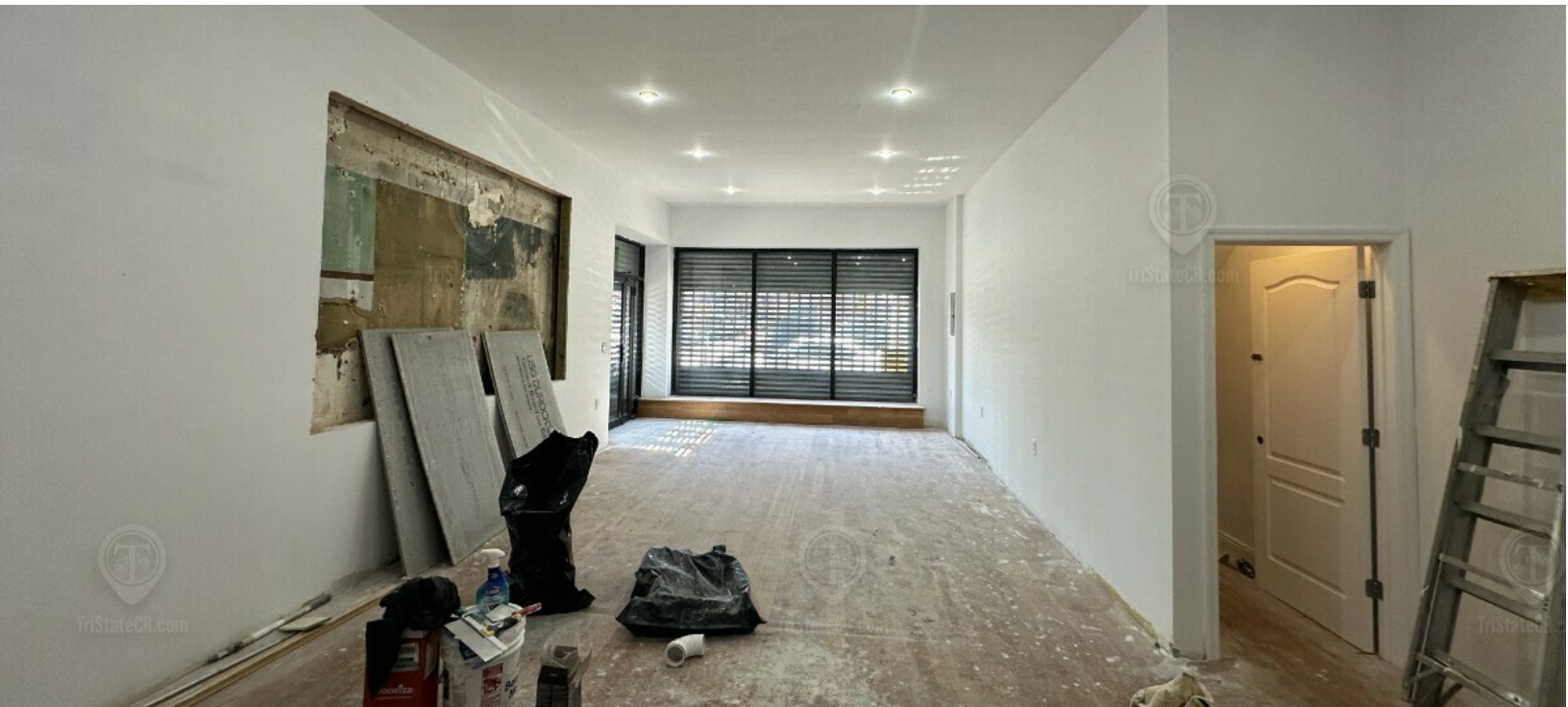
**Call: 718-437-6100**

**Shlomi Bagdadi**  
 ☎ 718.437.6100  
 sb@tristatecr.com

**Moshe Akiva**  
 ☎ 718.437.6100 x116  
 Moshe.A@TriStateCR.com

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.





FOR LEASE • 2 Units • 1,000 SF • For Pricing

**Call: 718-437-6100**

**Shlomi Bagdadi**  
☎ 718.437.6100  
sb@tristatecr.com

**Moshe Akiva**  
☎ 718.437.6100 x116  
Moshe.A@TriStateCR.com

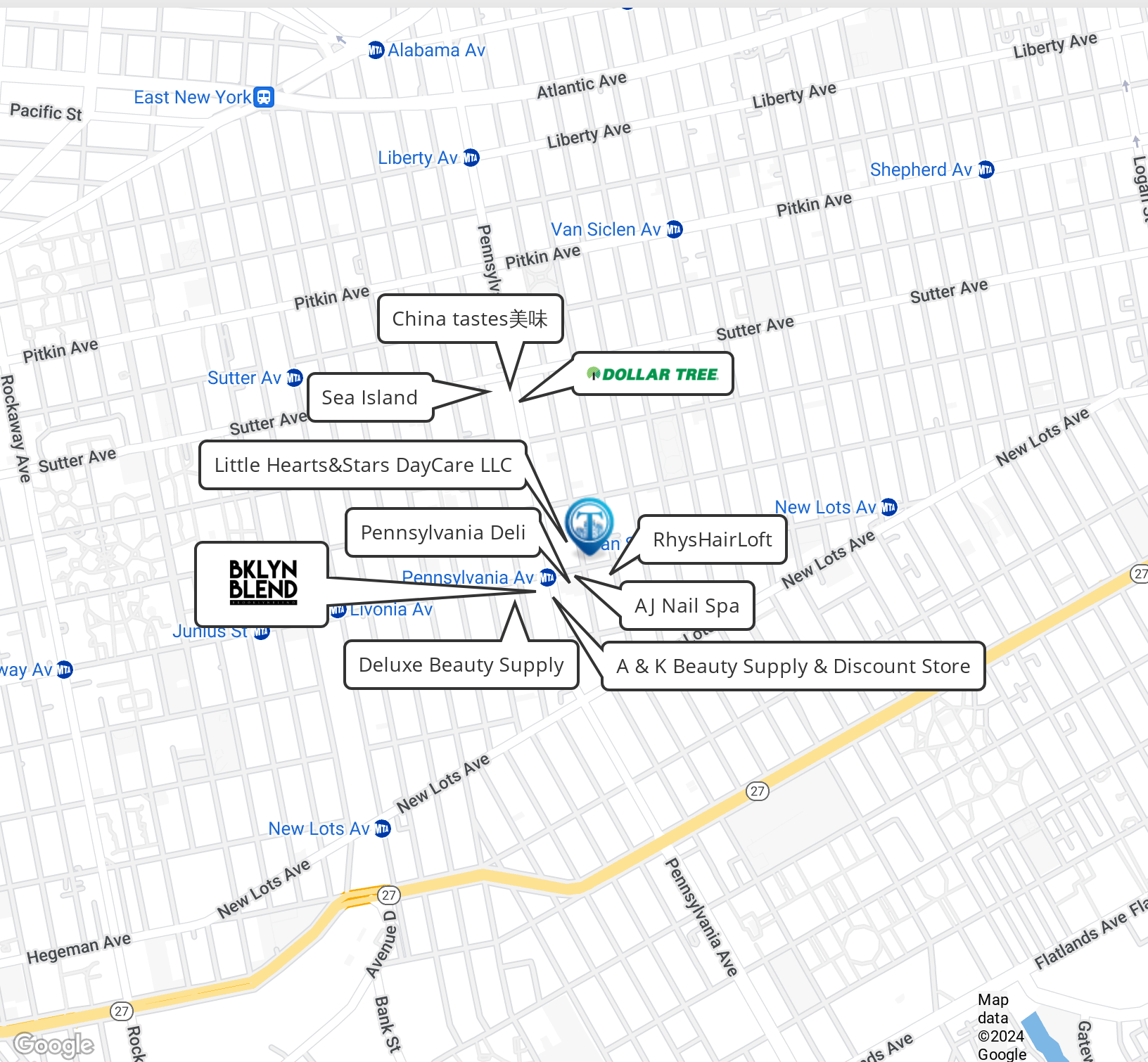
Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.



TriStateCR.com

# Retailer Map

581 New Jersey Ave, Brooklyn, NY 11207



FOR LEASE • 2 Units • 1,000 SF • For Pricing

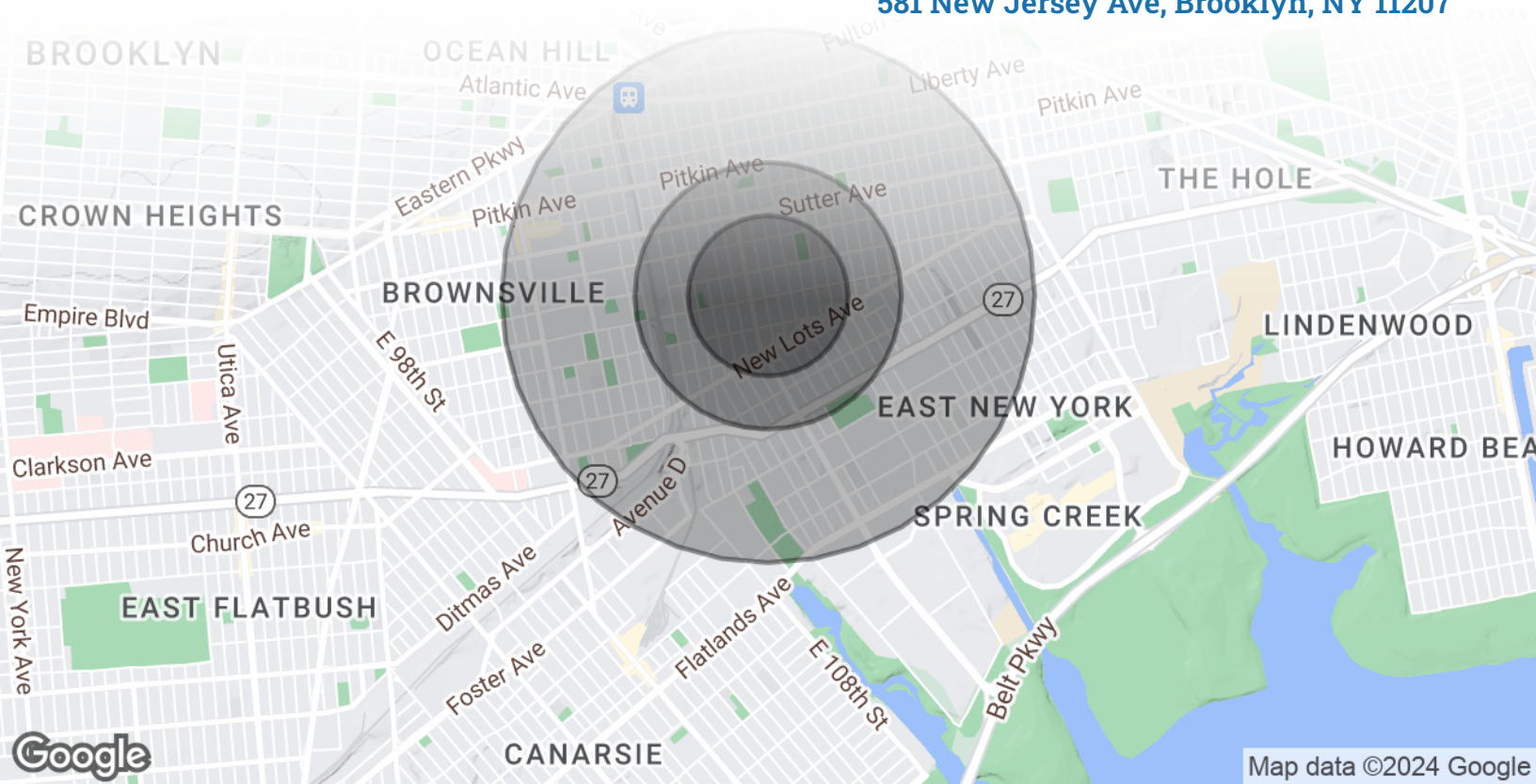
**Call: 718-437-6100**

**Shlomi Bagdadi**  
 ☎ 718.437.6100  
 sb@tristatecr.com

**Moshe Akiva**  
 ☎ 718.437.6100 x116  
 Moshe.A@TriStateCR.com

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.





POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	12,004	37,523	122,975
Average Age	37	38	37
Average Age (Male)	35	36	35
Average Age (Female)	39	39	39
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	4,229	13,263	42,420
# of Persons per HH	2.8	2.8	2.9
Average HH Income	\$65,163	\$63,693	\$62,998
Average House Value	\$728,211	\$701,803	\$655,230


**122,975**

People within 1 Mile


**\$62,998**

Avg Household Income

**FOR LEASE • 2 Units • 1,000 SF • For Pricing**
**Call: 718-437-6100**

**Shlomi Bagdadi**  
 📞 718.437.6100  
 sb@tristatecr.com

**Moshe Akiva**  
 📞 718.437.6100 x116  
 Moshe.A@TriStateCR.com

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

For Lease



**TriStateCR.com**

1,000 SF | 581 New Jersey Ave |  
Two Newly Renovated Retail  
Spaces W/ Wrap Around Glass  
Frontages for Lease

2 Units • 1,000 SF • For Pircing **Call: 718-437-6100**

581 New Jersey Ave • Brooklyn • NY

**Shlomi Bagdadi**  
☎ 718.437.6100  
sb@tristatecr.com

**Moshe Akiva**  
☎ 718.437.6100 x116  
Moshe.A@TriStateCR.com

