



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



Newly Renovated Corner Duplex W/ Split Units for Lease

1,200 SF

448 Wilson Avenue • Brooklyn • NY

For Pricing **Call: 718-437-6100**

Shlomi Bagdadi
☎ 718.437.6100
sb@tristatecr.com

Kirill Galperin
☎ 718.437.6100 x122
Kirill.G@TriStateCR.com



Location Overview

Located in the Bushwick neighborhood of Brooklyn between Cornelia St & Jefferson Ave near the Myrtle- Wyckoff Ave subway station.

Nearest Transit: M train at Myrtle - Wyckoff Ave and the B60, B26, & B52 bus lines.

Nearby tenants include Eden Juice & Smoothie Bar, Jefferson Hardware & More, Happy Pet, Royal Prestige, SHU Studio, Ink Centre Tattoo, Wild Wines, Alex's Luncheonette, Phil's, Fazio's, Angela's Bakery, Bombay Kitchen, and more!

Main Highlights

- ▶ Fully renovated duplex
- ▶ Corner property
- ▶ Split systems
- ▶ Recessed lighting
- ▶ 2 restrooms



5,805 SF

Total Building Size



2,417 SF

Lot Size



R6, C2-3

Zoning

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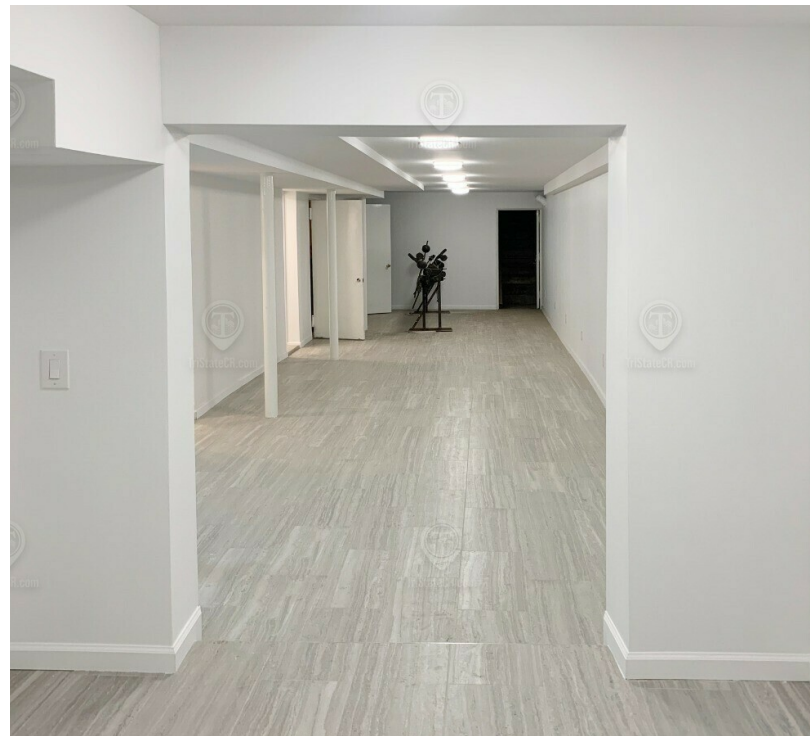
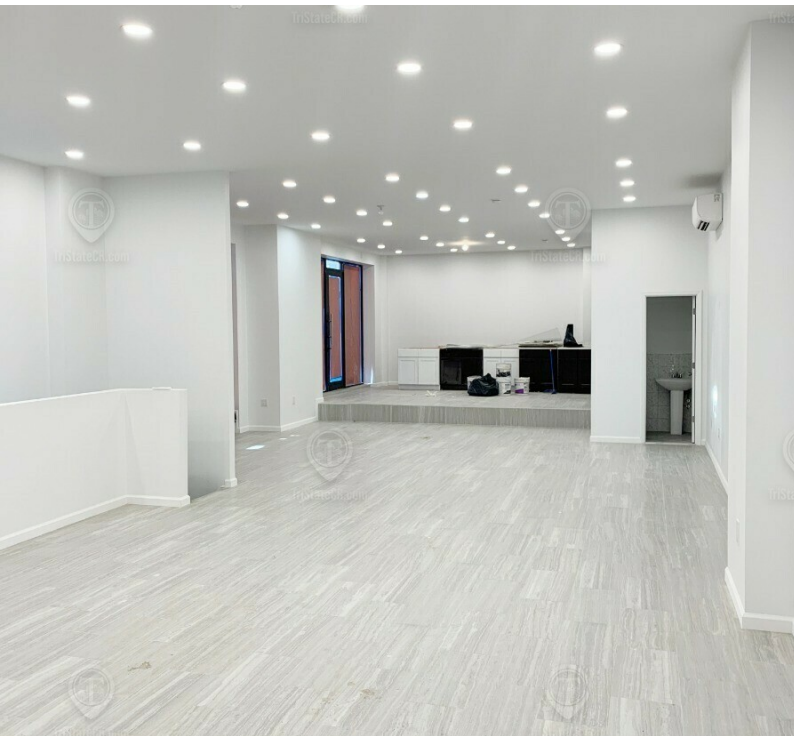
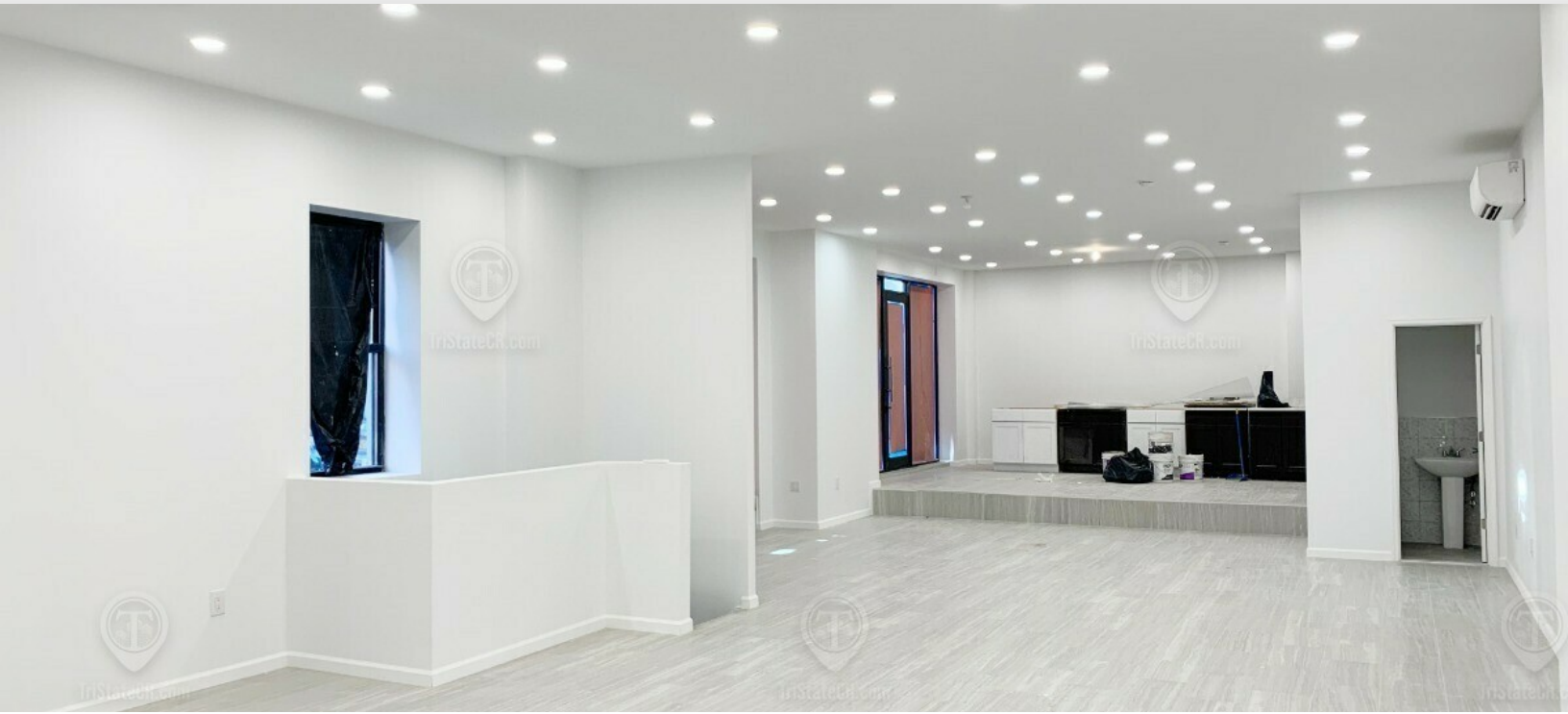
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Additional Photos

448 Wilson Avenue, Brooklyn, NY 11211



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Retailer Map

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Map data
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Google

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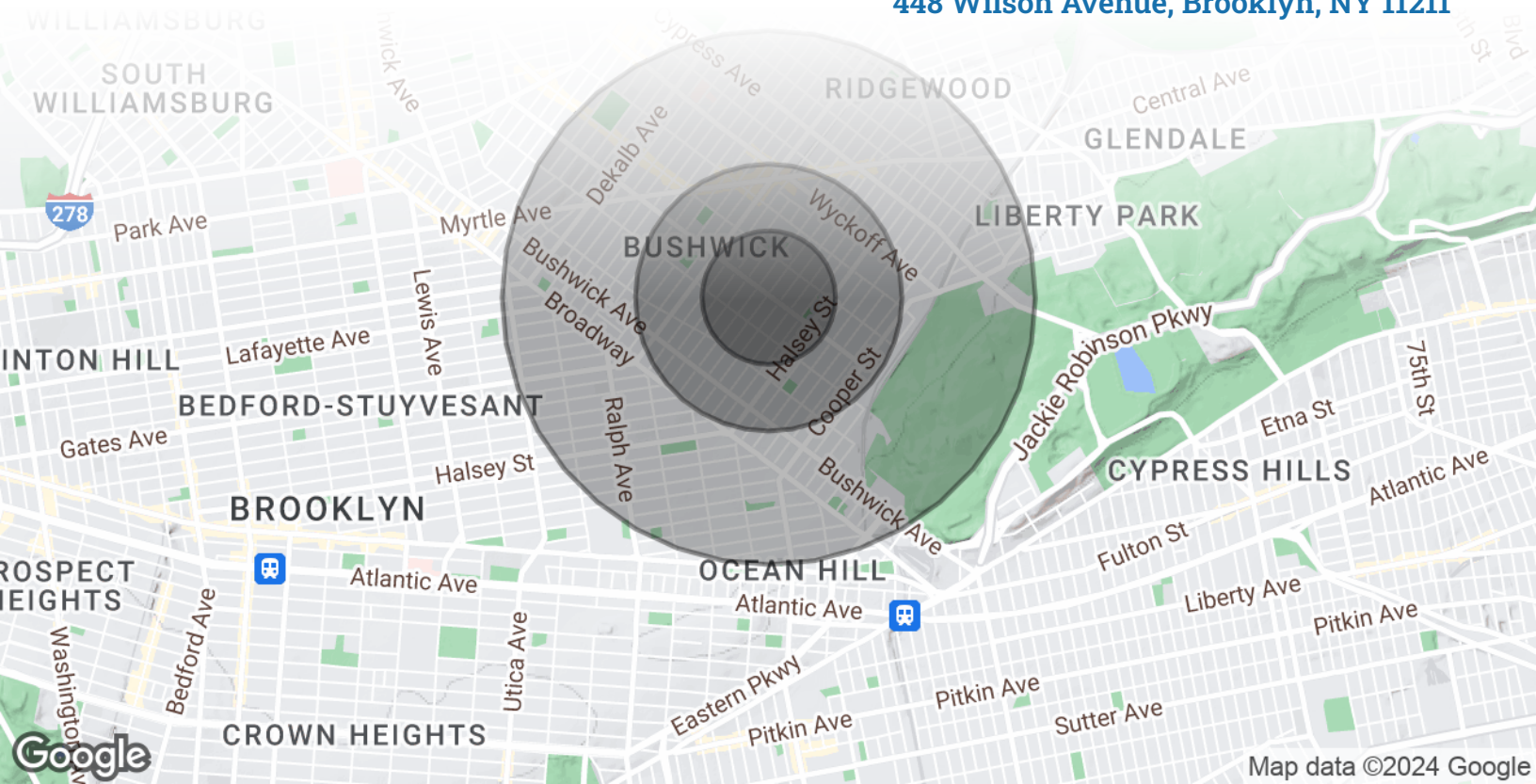
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Area Demographics

448 Wilson Avenue, Brooklyn, NY 11211



POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	13,889	48,507	173,869
Average Age	32.7	32.7	32.9
Average Age (Male)	31.8	31.9	32.3
Average Age (Female)	33.3	34.1	34.1



173,869

People within 1 Mile

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	5,096	18,955	69,138
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$80,321	\$69,530	\$77,528
Average House Value	\$645,342	\$609,581	\$587,231



\$77,528

Avg Household Income

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RETAIL BROKER NETWORK