



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



Renovated Retail Space with Wrap Around Frontage + Built out Cafe with HVAC for Lease

400 - 1,200 SF • 2 Units

1283 Rogers Avenue • 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 Flatbush neighborhood of Brooklyn between Fosters Ave & Newkirk Ave near the Newkirk subway station.

Nearest Transit: 5 & 2 trains at Newkirk Ave and the B8, B49, B41, B44, & B44-SBS bus lines.

Nearby tenants include Metro by T-Mobile, NewYork-Presbyterian Medical Group Brooklyn, Key Food Supermarkets, Papa Johns Pizza, Dunkin', Beyond Travel, Yves' Garden Café, Le Point Value, Footprints Cafe Express, Sugar'd, WOODstack, El Ranchito Poblano Restaurant, Subway, and more!

Main Highlights

- ▶ Wrap around frontage
- ▶ Renovated space
- ▶ Glass frontages
- ▶ Built out cafe
- ▶ HVAC
- ▶ Space A - 800 SF
- ▶ Space B - 400 SF
- ▶ Spaces can be leased together or separately



5,350 SF

Total Building Size



2,178 SF

Lot Size



2

Number of Units



R6

Zoning

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Inline Space B

1283 Rogers Avenue, Brooklyn, NY 11226



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Retailer Map

1283 Rogers Avenue, Brooklyn, NY 11226



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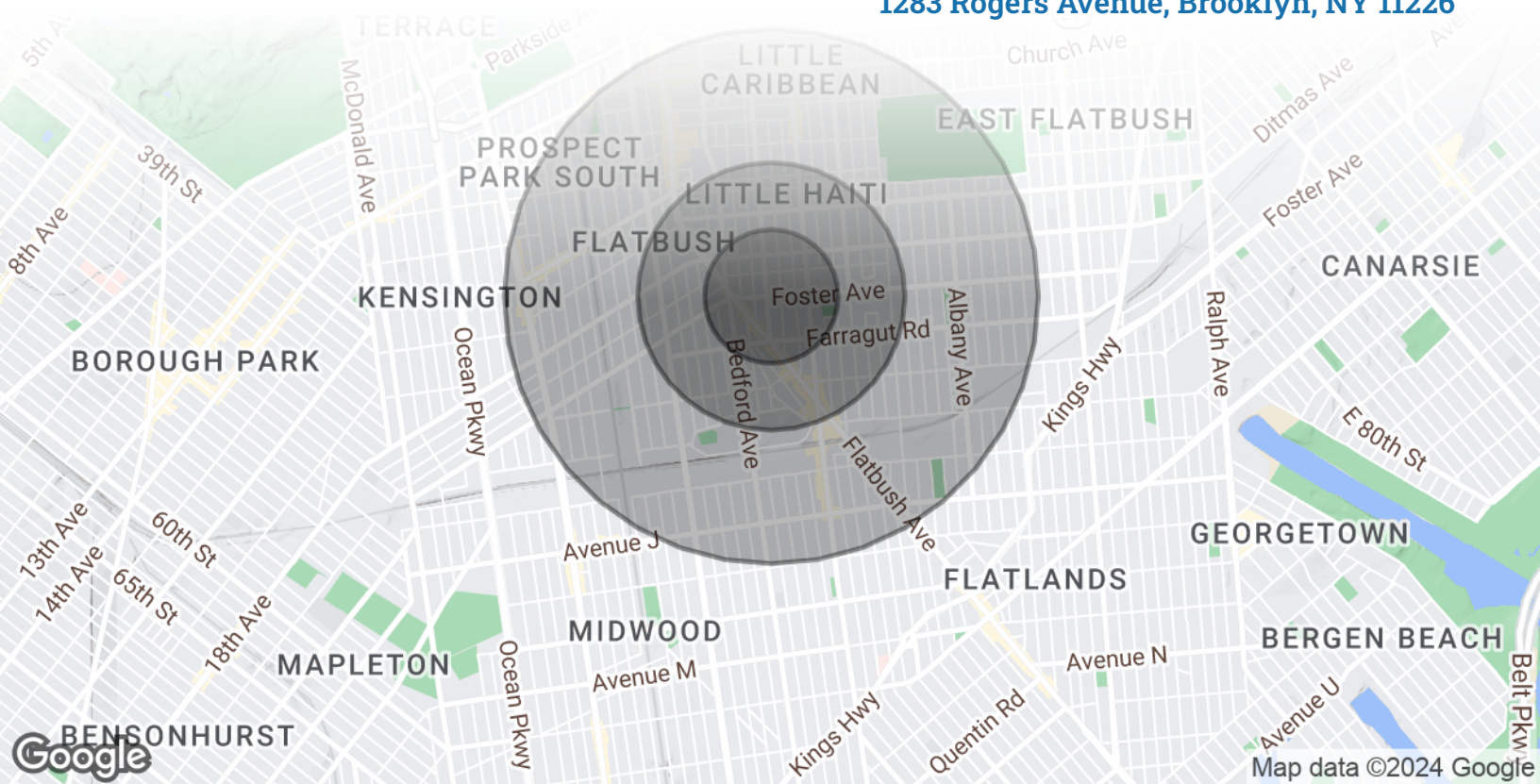
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Area Demographics

1283 Rogers Avenue, Brooklyn, NY 11226



POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	12,515	49,186	157,970
Average Age	33.6	35.7	36.8
Average Age (Male)	32.5	34.1	35.0
Average Age (Female)	34.9	36.9	38.3



157,970

People within 1 Mile

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	5,208	20,217	64,005
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$68,851	\$71,019	\$79,862
Average House Value	\$414,983	\$476,767	\$533,217



\$79,862

Avg Household Income

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