



TRI STATE
COMMERCIAL
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

475 SF | 1446 Coney Island Ave | Retail Space for Lease

1446 Coney Island Ave, Brooklyn, NY 11230

Shlomi Bagdadi
718.437.6100
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Executive Summary



OFFERING SUMMARY

Lease Rate: Call to: 718-437-6100

Available SF: 475 SF

Building Size: 30,700 SF

Lot Size: 10,000 SF

Zoning: R5

PROPERTY OVERVIEW

Located right in front of the bus stop
Lots of foot traffic
Prime Midwood

LOCATION OVERVIEW

Located in the Midwood neighborhood of Brooklyn between Avenue K & Avenue L near the Avenue J subway station.

Nearest Transit: Q train at Avenue J and the B68 & B6 bus lines.

Nearby tenants include Dunkin', Chase Bank, Walgreens, TD Bank, 7-Eleven, Bank of America, Kosher Bagel Hole, Bakar, Flushing Bank, Isaac's Bake Shop, T-Mobile, and more!

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.

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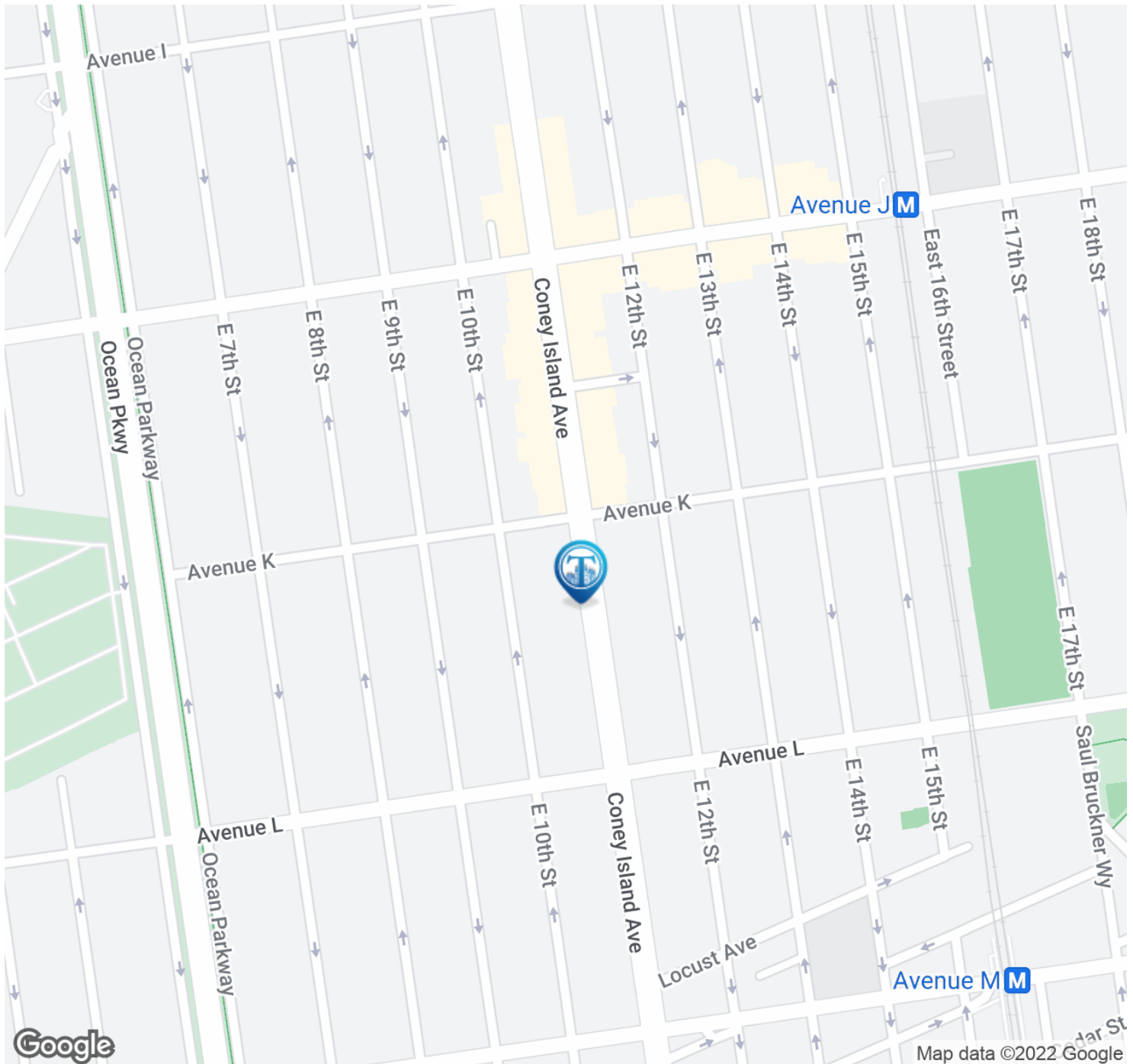
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Location Map



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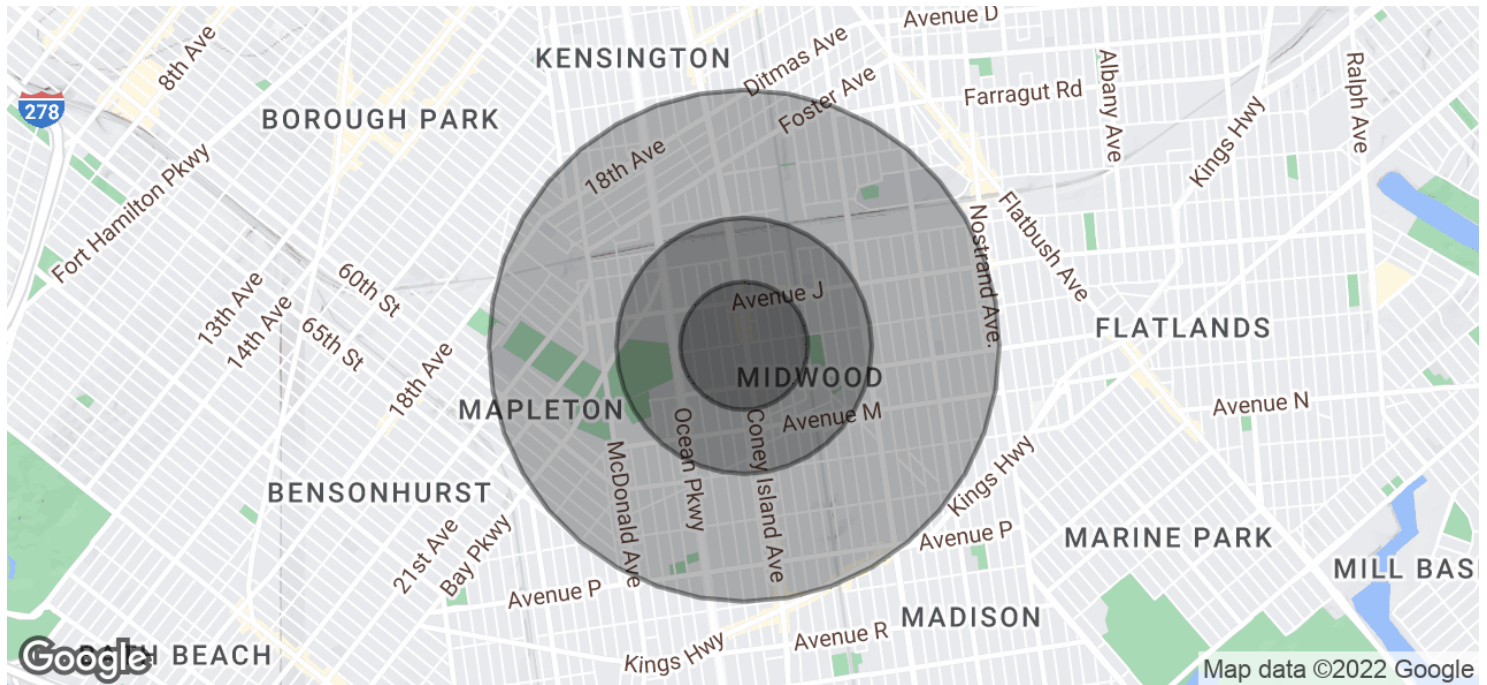
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	8,902	30,332	128,324
Average Age	30.3	34.0	35.0
Average Age (Male)	29.3	32.0	33.0
Average Age (Female)	31.8	35.8	37.2

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	2,858	11,144	47,307
# of Persons per HH	3.1	2.7	2.7
Average HH Income	\$83,933	\$83,584	\$83,248
Average House Value	\$893,708	\$829,348	\$809,827

* Demographic data derived from 2020 ACS - US Census

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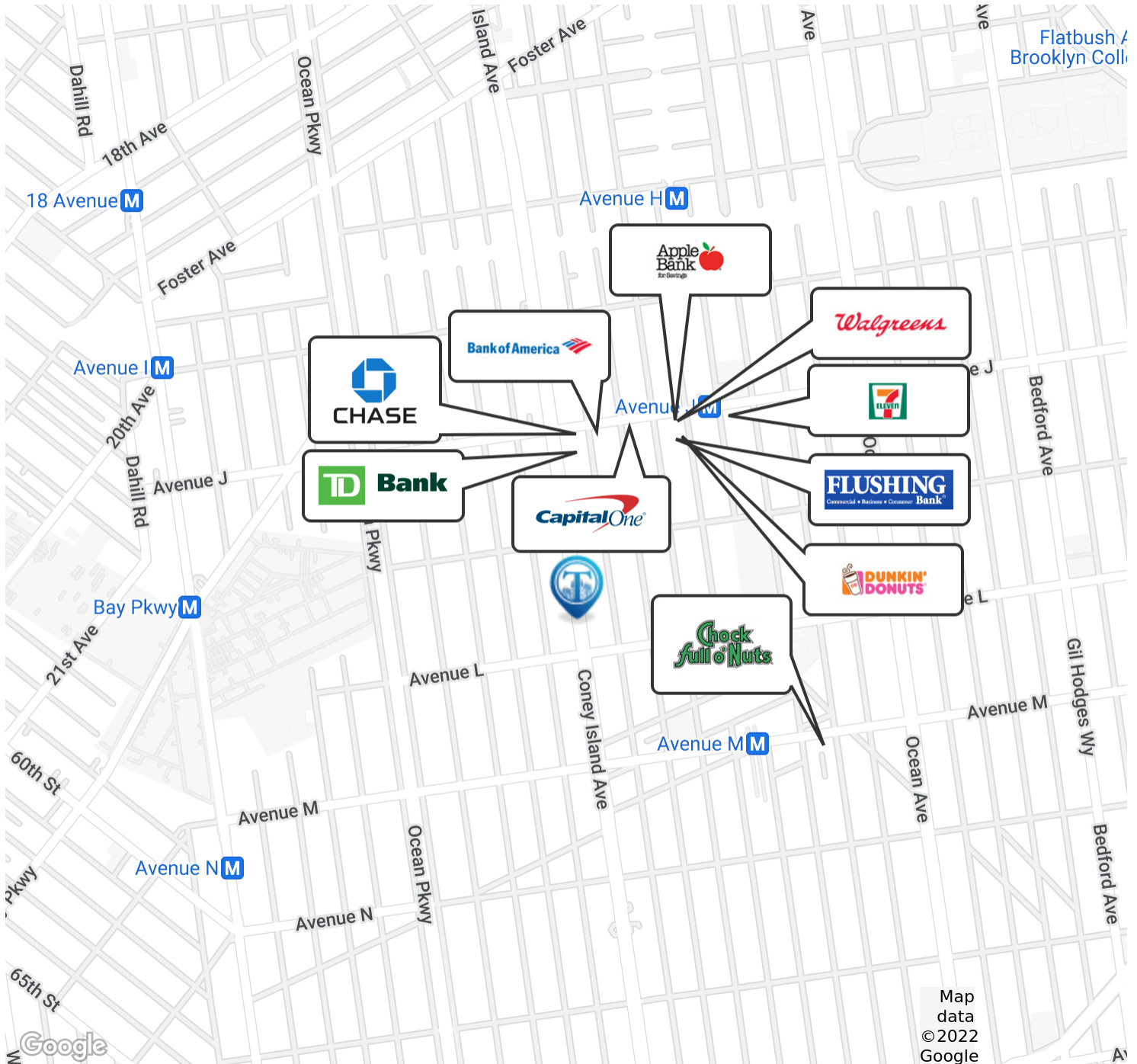
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Retailer Map



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