



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

2,181 SF Retail space for lease in Coney Island!

1728 Mermaid Avenue, Brooklyn, NY 11224

Shlomi Bagdadi
718.437.6100 x101
sb@tristatecr.com

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Executive Summary



OFFERING SUMMARY

Available SF: 2,181 SF

Lease Rate: Upon Request

Lot Size: 2,000 SF

Year Built: 1930

Building Size: 6,560 SF

Zoning: R7A

Market: Coney Island

PROPERTY OVERVIEW

2,181 SF Retail space for lease in Coney Island!

LOCATION OVERVIEW

Located in Coney Island in close proximity to the Stillwell Ave transit stop.

Public transits: D, F, N & Q train at Stillwell Ave.

Nearby local tenants:

- Nathan's Famous
- Dunkin'
- McDonald's
- Starbucks
- IHOP
- Citibank
- Santander Bank
- Apple Bank
- Sterling National Bank
- Blink Fitness
- Stop & Shop
- Key food Supermarkets

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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Tri State Commercial® Realty Services LLC // 148 39th st // Brooklyn, 11232 // <https://TriStateCR.com/>



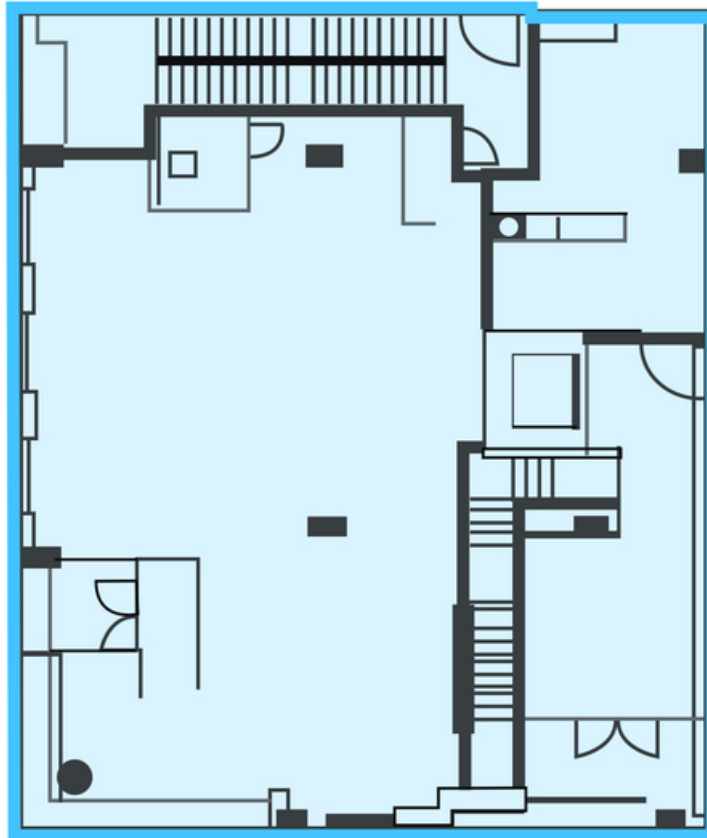
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[Additional Photos](#)



1728 MERMAID AVE
TOTAL AVAILABLE SPACE
2,181 SF

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Location Maps



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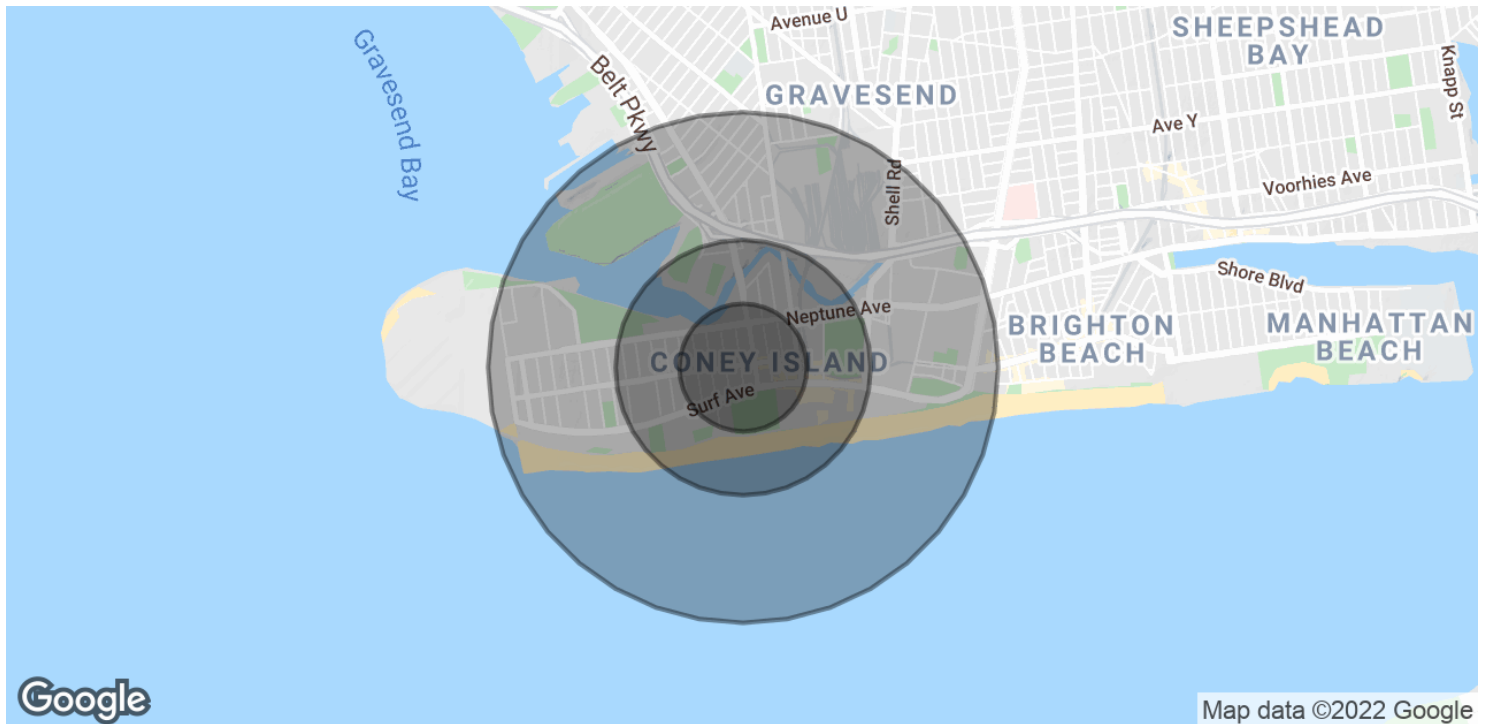
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	6,022	14,969	45,829
Average Age	31.3	36.0	43.2
Average Age (Male)	27.2	32.9	40.0
Average Age (Female)	33.5	38.0	45.3

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,995	5,415	18,488
# of Persons per HH	3.0	2.8	2.5
Average HH Income	\$37,663	\$40,721	\$43,035
Average House Value	\$382,954	\$393,597	\$448,009

* Demographic data derived from 2010 US Census

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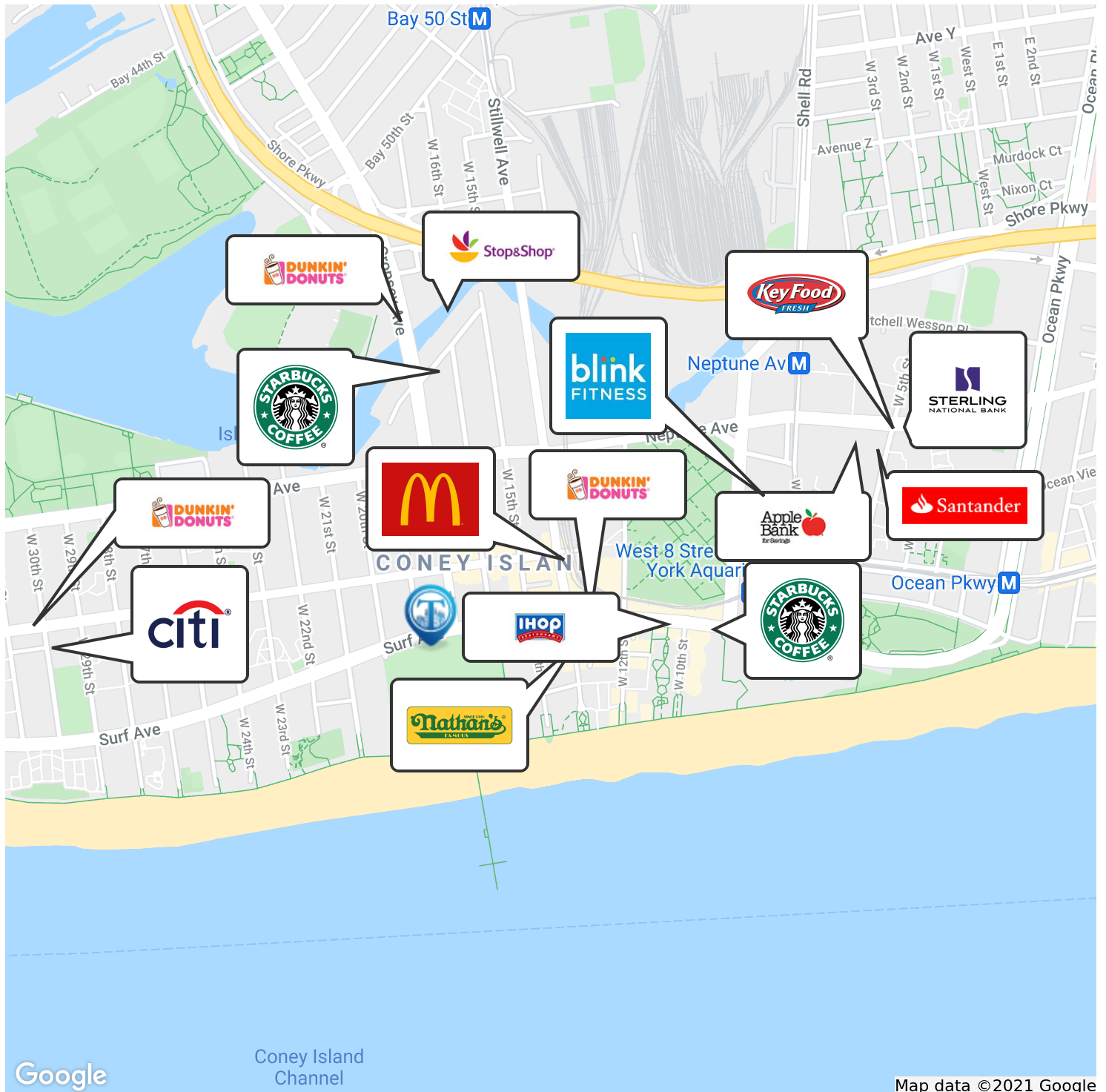
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Retailer Map



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