



## RETAIL, FOOD/QSR & MEDICAL

# BROOKLYN, NY

**BUSHWICK** | 244 KNICKERBOCKER AVENUE  
IN BETWEEN STARR STREET AND WILLOUGHBY AVENUE

### SIZE

Approx. 1,200 SF (Ground) + some basement storage

### ASKING RENT

Upon Request

### FRONTAGE

Approx. 20 FT on Knickerbocker Avenue

### STATUS OF PREMISES

Currently Metro by T-Mobile

### POSSESSION

Arranged

### NEIGHBORS

Oak Street Health, T-Mobile, City Fresh Market, Bushwick Dental Group, Sweet Little Gem, Hartbreakers, NYC Pet, Walgreens, AT&T, Gamestop, ModernMD, Bank of America, CityMD, Blink Fitness, Footlocker, McDonald's, Jimmy Jazz and more

### COMMENTS

- Prime Knickerbocker Avenue location with a multitude of national retailers, gyms, and medical tenants east & west of site
- Space is directly across the street from Maria Hernandez Park, Bushwick's largest community park
- Strong walking and vehicular traffic
- In close proximity to the **L**, **M**, **J** and **Z** subways and B13, B38, B57, and B60 bus lines
- Ideal for a variety of different uses, including retail, QSR/ Food, medical, fitness and office

## CONTACT EXCLUSIVE AGENTS

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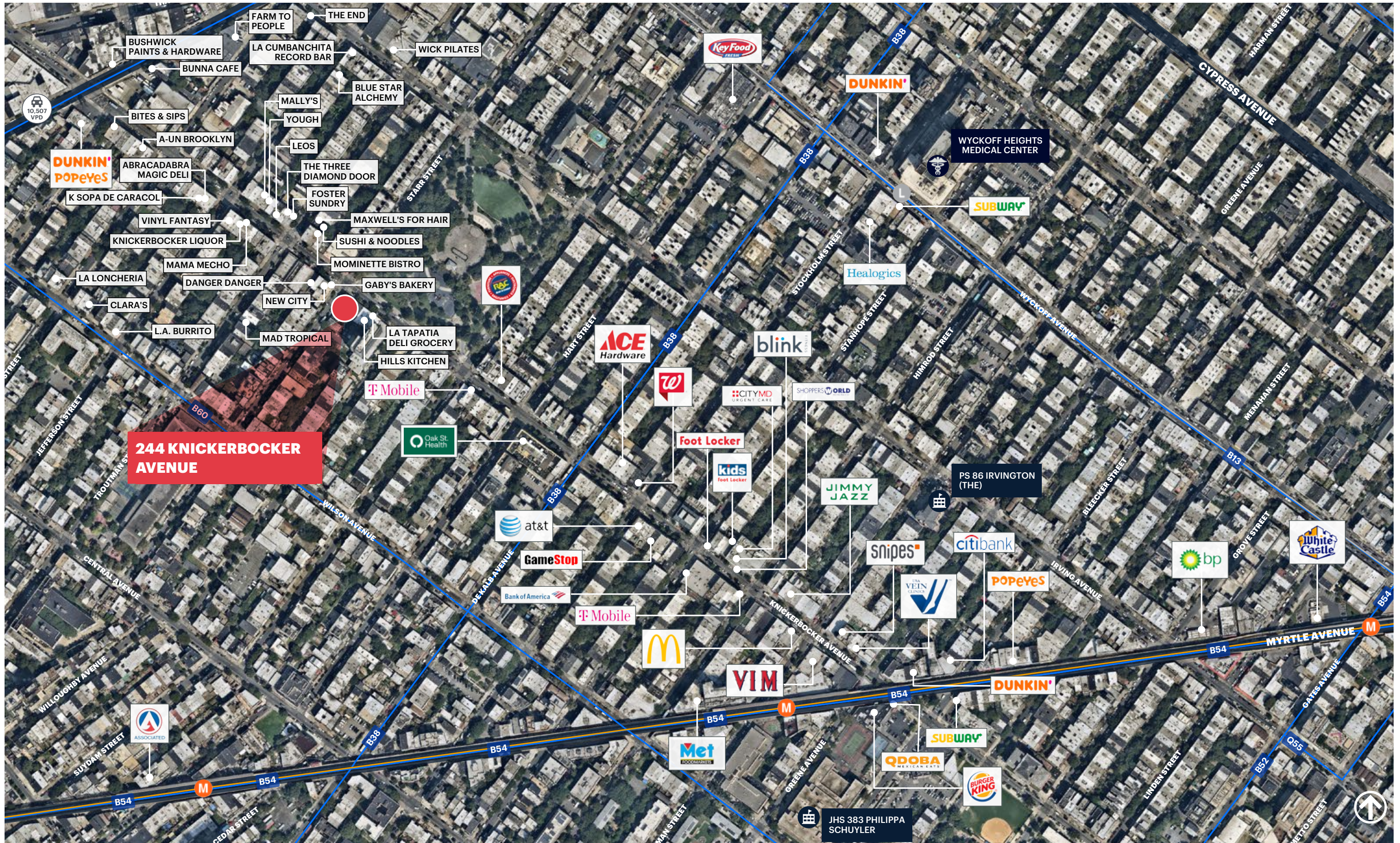
Please visit us at [ripcony.com](http://ripcony.com) for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.





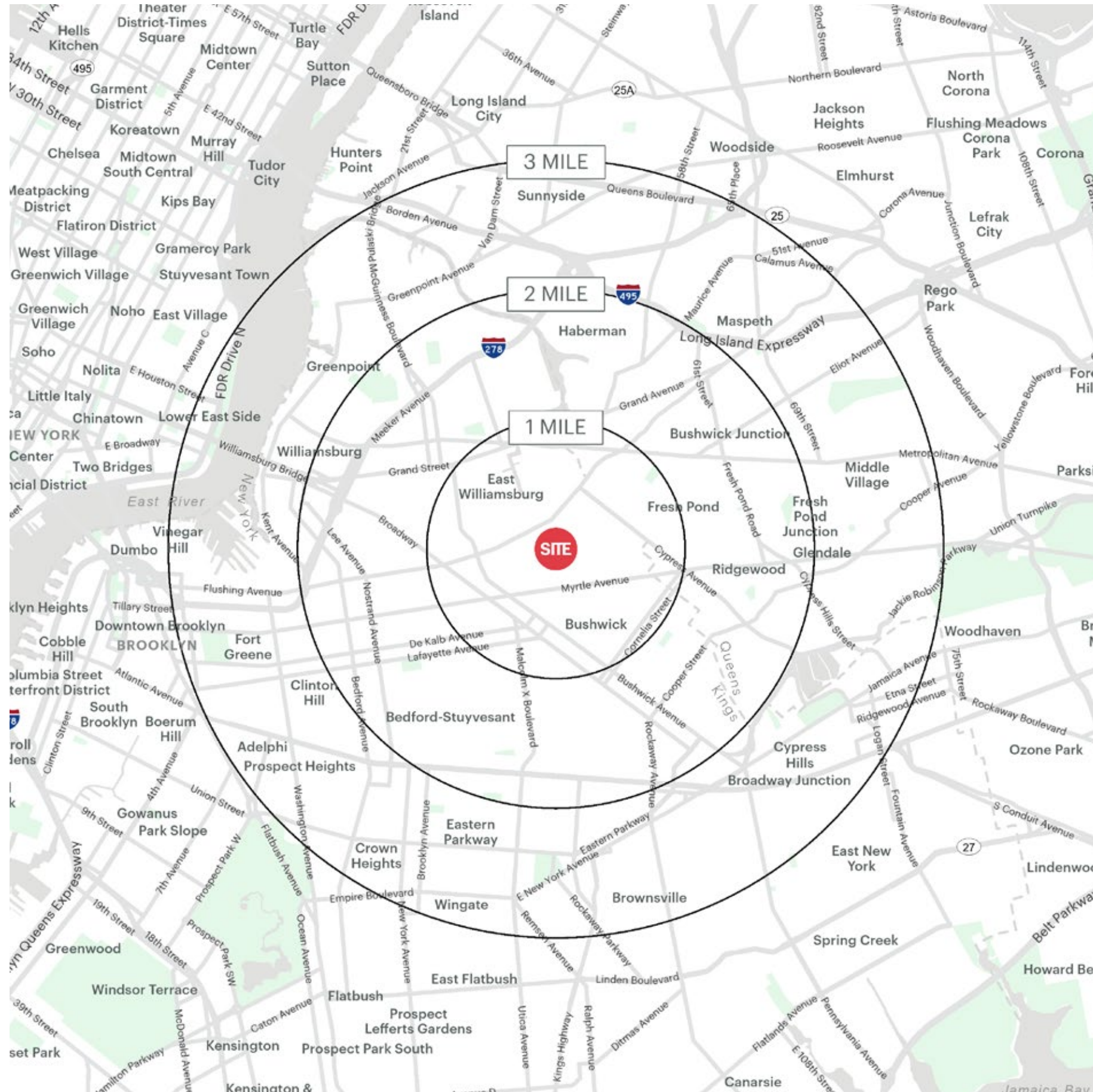




244 KNICKERBOCKER AVENUE BROOKLYN, NEW YORK



# AREA DEMOGRAPHICS



244 KNICKERBOCKER AVENUE BROOKLYN, NEW YORK

## 1 MILE RADIUS

### POPULATION

156,646

### HOUSEHOLDS

59,384

### AVERAGE HOUSEHOLD INCOME

\$92,890

### MEDIAN HOUSEHOLD INCOME

\$66,379

### COLLEGE GRADUATES (BACHELOR'S +)

40,799 - 39.0%

### TOTAL BUSINESSES

4,387

### TOTAL EMPLOYEES

55,236

### DAYTIME POPULATION (W/ 16 YR +)

137,872

## 2 MILE RADIUS

### POPULATION

559,918

### HOUSEHOLDS

213,138

### AVERAGE HOUSEHOLD INCOME

\$104,092

### MEDIAN HOUSEHOLD INCOME

\$70,935

### COLLEGE GRADUATES (BACHELOR'S +)

157,046 - 43.0%

### TOTAL BUSINESSES

15,922

### TOTAL EMPLOYEES

179,062

### DAYTIME POPULATION (W/ 16 YR +)

474,985

## 3 MILE RADIUS

### POPULATION

1,121,254

### HOUSEHOLDS

436,091

### AVERAGE HOUSEHOLD INCOME

\$107,567

### MEDIAN HOUSEHOLD INCOME

\$70,487

### COLLEGE GRADUATES (BACHELOR'S +)

325,827 - 42.0%

### TOTAL BUSINESSES

31,500

### TOTAL EMPLOYEES

369,116

### DAYTIME POPULATION (W/ 16 YR +)

965,627



# AREA DEMOGRAPHICS

