

# 1317 MYRTLE AVENUE

Brooklyn, NY 11221

RETAIL PROPERTY FOR LEASE



## PROPERTY DESCRIPTION

Discover the perfect office space at 1317 Myrtle Avenue, Brooklyn, NY, 11221. This stunning property offers modern amenities and flexible floor plans to suit your business needs. With ample natural light, open layouts, and state-of-the-art infrastructure, this space provides a productive and inviting environment for your team. The property features convenient onsite parking, easy access to public transportation, and is situated in a bustling commercial hub. Whether you're a startup, a growing business, or an established company, the location offers the ideal blend of style and functionality to elevate your operations. Embrace a dynamic work environment at this prime Brooklyn address.

## PROPERTY HIGHLIGHTS

- – Modern amenities and fixtures
- – Abundant natural light

## SAUL KATZ

347.988.8244

saul@liscogroup.com

**Lisco Group** • 453 Broadway Ave, Brooklyn, NY 11211 • 347.988.8244

## OFFERING SUMMARY

Lease Rate:	\$37.00 SF/yr (MG)
Available SF:	1,600 – 2,800 SF
Lot Size:	4,000 SF

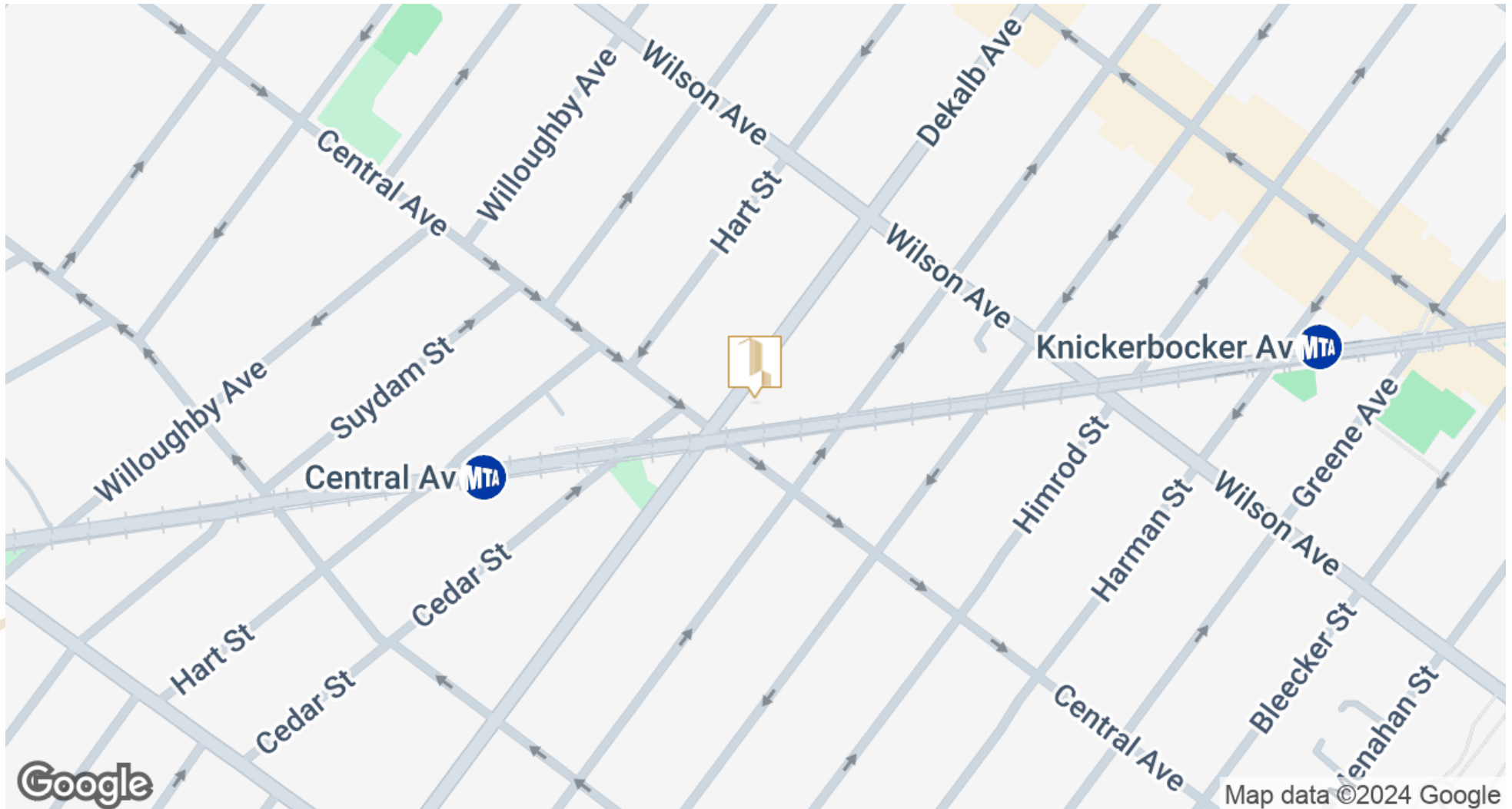
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	7,344	18,432	64,326
Total Population	20,394	49,158	171,053
Average HH Income	\$105,573	\$101,044	\$98,702



# 1317 MYRTLE AVENUE

Brooklyn, NY 11221

RETAIL PROPERTY FOR LEASE



**SAUL KATZ**

347.988.8244

saul@liscogroup.com

**Lisco Group** • 453 Broadway Ave, Brooklyn, NY 11211 • 347.988.8244

This proposal and all discussions related thereto shall be held in confidence by Landlord, Tenant and Broker and may not be discussed with third parties except for counsel and the financial advisers to each of Landlord and Tenant. This proposal is not intended to be contractual in nature, but only an expression of the basis upon which the Landlord might consider a lease at the subject property. Neither the Landlord nor the Tenant shall have any obligation to lease the subject space unless and until a written lease in form and substance satisfactory to the Landlord and Tenant has been prepared and executed by both parties.

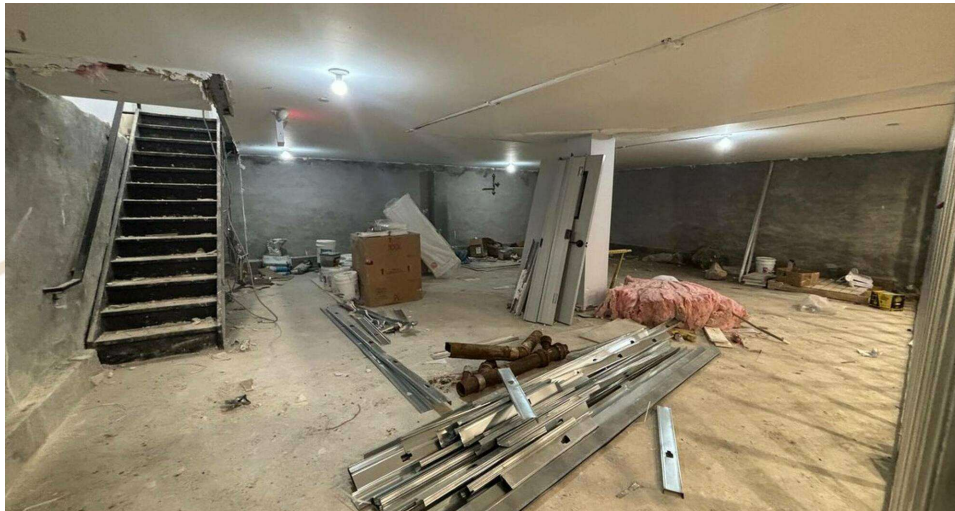
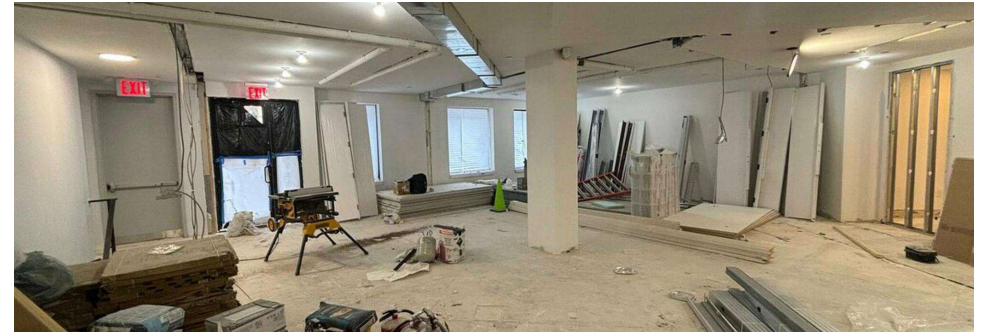




# 1317 MYRTLE AVENUE

Brooklyn, NY 11221

RETAIL PROPERTY FOR LEASE



**SAUL KATZ**

347.988.8244

saul@liscogroup.com

**Lisco Group** • 453 Broadway Ave, Brooklyn, NY 11211 • 347.988.8244

This proposal and all discussions related thereto shall be held in confidence by Landlord, Tenant and Broker and may not be discussed with third parties except for counsel and the financial advisers to each of Landlord and Tenant. This proposal is not intended to be contractual in nature, but only an expression of the basis upon which the Landlord might consider a lease at the subject property. Neither the Landlord nor the Tenant shall have any obligation to lease the subject space unless and until a written lease in form and substance satisfactory to the Landlord and Tenant has been prepared and executed by both parties.





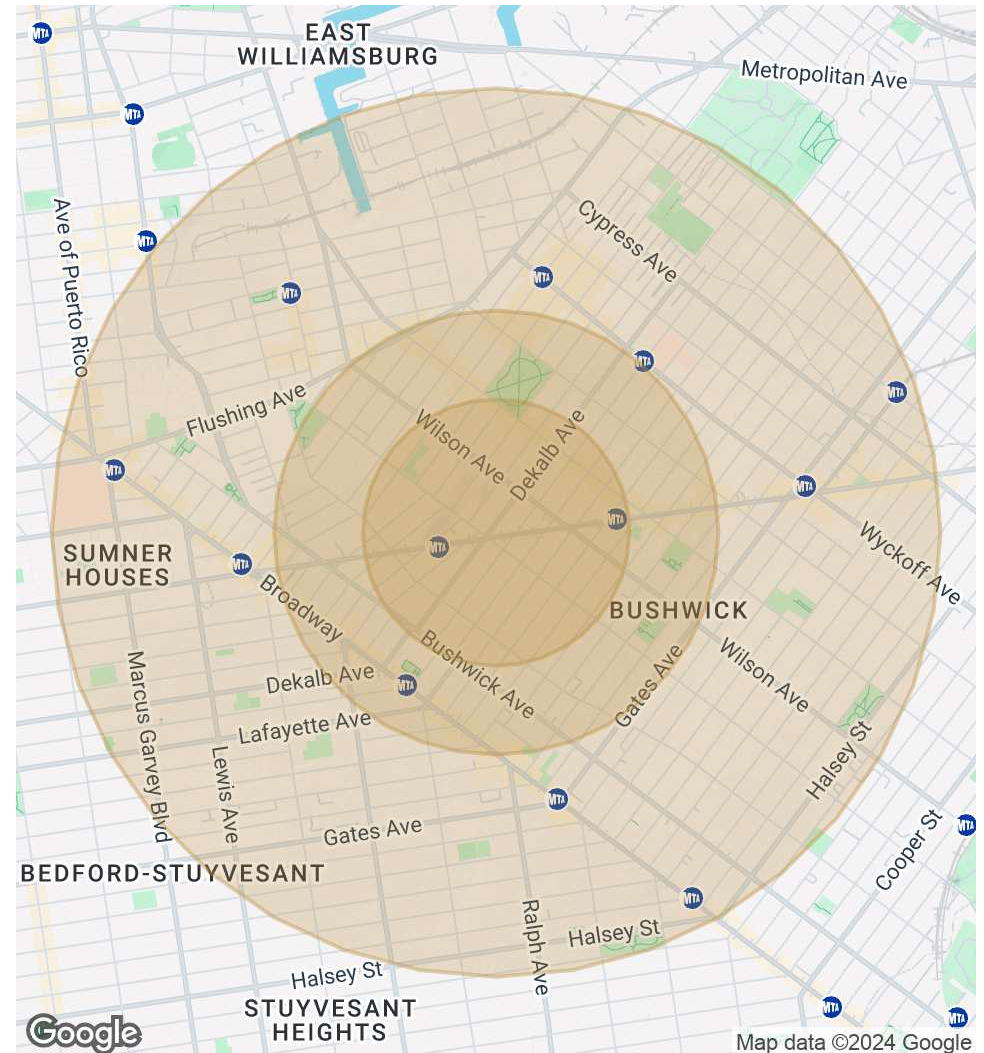
# 1317 MYRTLE AVENUE

Brooklyn, NY 11221

RETAIL PROPERTY FOR LEASE

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	20,394	49,158	171,053
Average Age	35	35	36
Average Age (Male)	34	35	35
Average Age (Female)	35	36	37
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	7,344	18,432	64,326
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$105,573	\$101,044	\$98,702
Average House Value	\$1,015,356	\$958,712	\$1,071,353

Demographics data derived from AlphaMap



## SAUL KATZ

347.988.8244

saul@liscogroup.com

Lisco Group • 453 Broadway Ave, Brooklyn, NY 11211 • 347.988.8244

This proposal and all discussions related thereto shall be held in confidence by Landlord, Tenant and Broker and may not be discussed with third parties except for counsel and the financial advisers to each of Landlord and Tenant. This proposal is not intended to be contractual in nature, but only an expression of the basis upon which the Landlord might consider a lease at the subject property. Neither the Landlord nor the Tenant shall have any obligation to lease the subject space unless and until a written lease in form and substance satisfactory to the Landlord and Tenant has been prepared and executed by both parties.

