



# 1409 Avenue J

Between E. 14<sup>th</sup> Street and E. 15<sup>th</sup> Street  
Midwood, Brooklyn



## Former Walgreens Available for Sublease

**Premises:** Ground Floor: 9,085 sf  
2<sup>nd</sup> Floor: 5,064 sf (non-selling)

**Frontage:** 60' on Avenue J

**Term:** Through 12/31/2027

**Asking Rent:** \$425,000 per year, including taxes

### Comments:

- Steps from Avenue J 📍 subway station
- Second entrance on E. 14<sup>th</sup> Street

Former Walgreens store #11427

### Neighbors include:



### Demographics

Radius	'22 Pop	Total HH	Avg. HHI
.25 mile	8,587	2,738	\$94,113
.5 mile	35,047	11,890	\$107,504
1 mile	143,958	49,462	\$105,138

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# 1409 Avenue J

## Ground floor

E. 14<sup>th</sup> Street



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