

FLATBUSH AVENUE RETAIL / OFFICE SPACE

MARINE PARK, BROOKLYN, NY

Location

2046 FLATBUSH AVENUE

(Between Avenue M & Avenue P)
Brooklyn, NY 11234

Description

Recently renovated storefront
Space in a one story commercial
Building. The space is suitable for
Retail or office use. Food is allowed.

Size

1,500 rsf ~ Ground Floor

(15' x 100')
(no basement)

Features

- * High Traffic Location
- * Great Visibility
- * Excellent Frontage
- * New Vanilla Box With:
 - New Walls
 - New Drop Ceiling
 - New HVAC System
 - New Storefront
 - New Sprinkler System
 - New Electric Gates

Possession

Arranged

Term

5 - 10 years

Rent

Offered at \$4,375 per month
(\$35/sf) NNN



Retail Neighbors

Autozone, Baskin Robbins, Burger King, Casual Male, Chase Bank, C-Town, CVS Pharmacy, Dominos Pizza, Dunkin Donuts, Emigrant Savings Bank, Fedex / Kinkos, Golden Krust Bakery, H&R Block, Household Finance, HSBC Bank, Jennifer Convertibles, KFC / Pizza Hut, McDonalds, Papa John's Pizza, PC Richard & Sons, Petco, Radio Shack, Raymour & Flannigan, Rite Aid, Sleepys, Subway, T-Mobile, US Post Office, Vitamin Shoppe and Waldbaums.

Demographics

	.25 Miles	.50 Miles	.75 Miles
Total Population	4,884	23,566	54,563
Number of Households	1,611	7,975	18,324
Avg Household Income	\$74,859	\$72,594	\$74,931
Median Household Income	\$64,681	\$62,780	\$63,153



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