

# FLATBUSH AVENUE RETAIL / OFFICE SPACE

## MARINE PARK, BROOKLYN, NY

### Location

#### 2050 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

#### 2,000 rsf ~ Ground Floor

(20' 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

Immediate

### Term

5 - 10 years

### Rent

Offered at \$4,500 per month 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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