3299 ATLANTIC AVENUE

BROOKLYN, NY



28,357 RSF RETAIL SPACE FOR LEASE + POTENTIAL 10,000 RSF – 21,651 RSF OF LOWER LEVEL SELLING SPACE

WALK TO J, Z TRAINS, Q24 & B13 BUSES

PART OF 1,400 UNIT NEW MULTI-BUILDING DEVELOPMENT

TCO Q4 2028

RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES
440 Mamaroneck Ave • Harrison, NY 10528 • rmfriedland.com

CONTACT EXCLUSIVE LISTING AGENT:
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914.968.8500 x315
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28,357 RSF GROUND FLOOR RETAIL FOR LEASE



WALK TO J, Z TRAINS, Q24 & B13 BUSES

PART OF 1,400 UNIT NEW MULTI-BUILDING DEVELOPMENT

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COMMERCIAL REAL ESTATE SERVICES

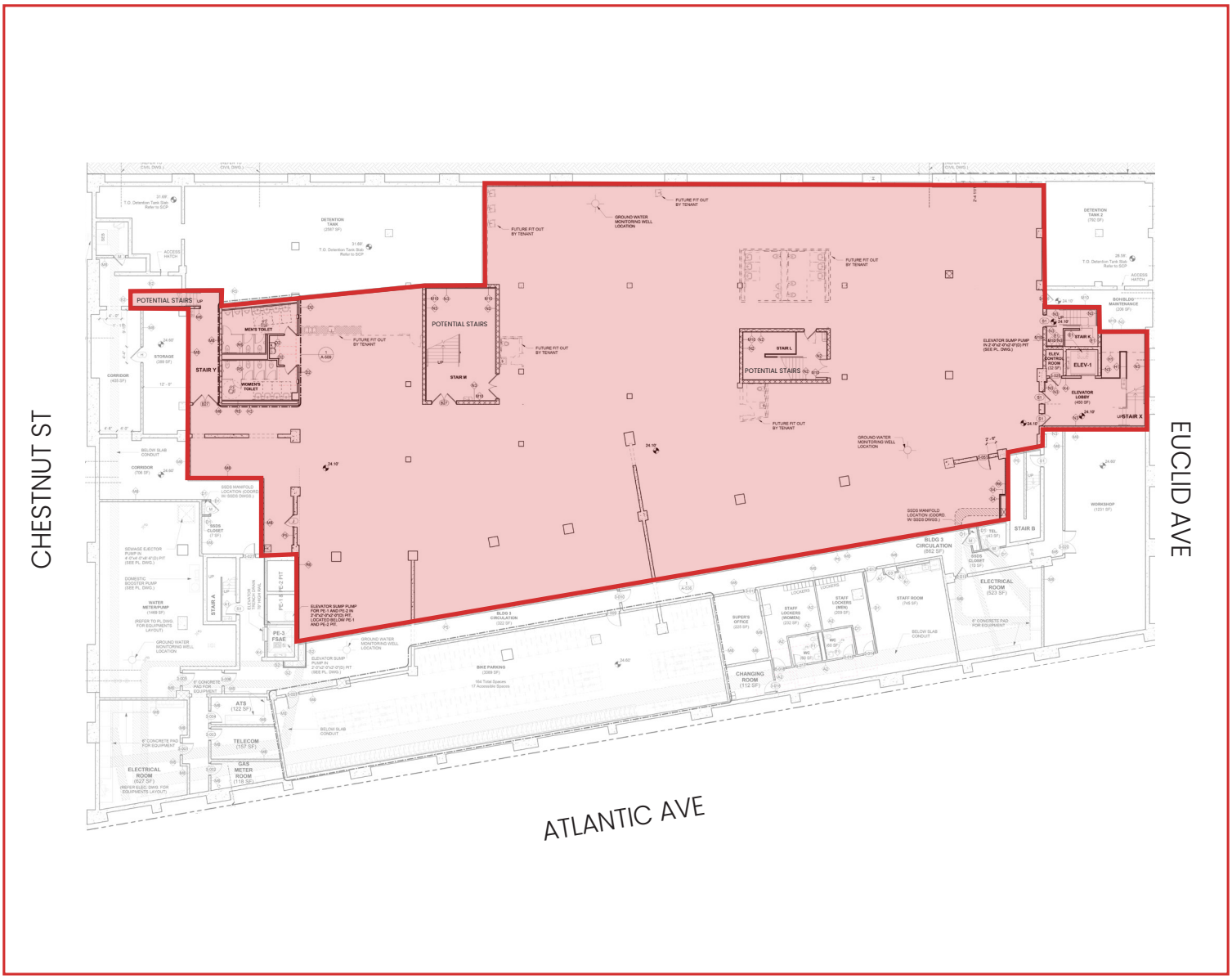
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10,000 RSF–21,651 RSF POTENTIAL LOWER LEVEL RETAIL FOR LEASE



POTENTIAL LOWER LEVEL RETAIL SPACE OR PARKING GARAGE

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ACCESSIBILITY

EASY ACCESS TO J & Z TRAINS, Q24 & B13 BUSES



TRANSPORTATION

Q24	1 MIN WALK	(0.1 M)
J/Z X	4 MIN WALK	(0.2 M)
B13	2 MIN WALK	(0.2 M)



DEMOGRAPHICS

	0.25 MILES	0.5 MILES	0.75 MILES
Population	9,433	36,205	72,688
Number of Households	2,873	11,097	22,137
Average HH Income	$87,693	$91,002	$96,306
Annual HH Expenditure	$197.23 M	$782.08 M	$1.59 B
Annual Retail Expenditure	$92.15 M	$365.33 M	$744.48 M
Annual Food & Beverages Expenditure	$29.32 M	$116.34 M	$236.53 M
Annual Health Care Expenditure	$16.31M	$64.51 M	$130.99 M

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