



COMMUNITY FACILITY
SPACE AT

567 OCEAN AVENUE

Flatbush, Brooklyn



Video Tour



Virtual Tour



SPACE HIGHLIGHTS

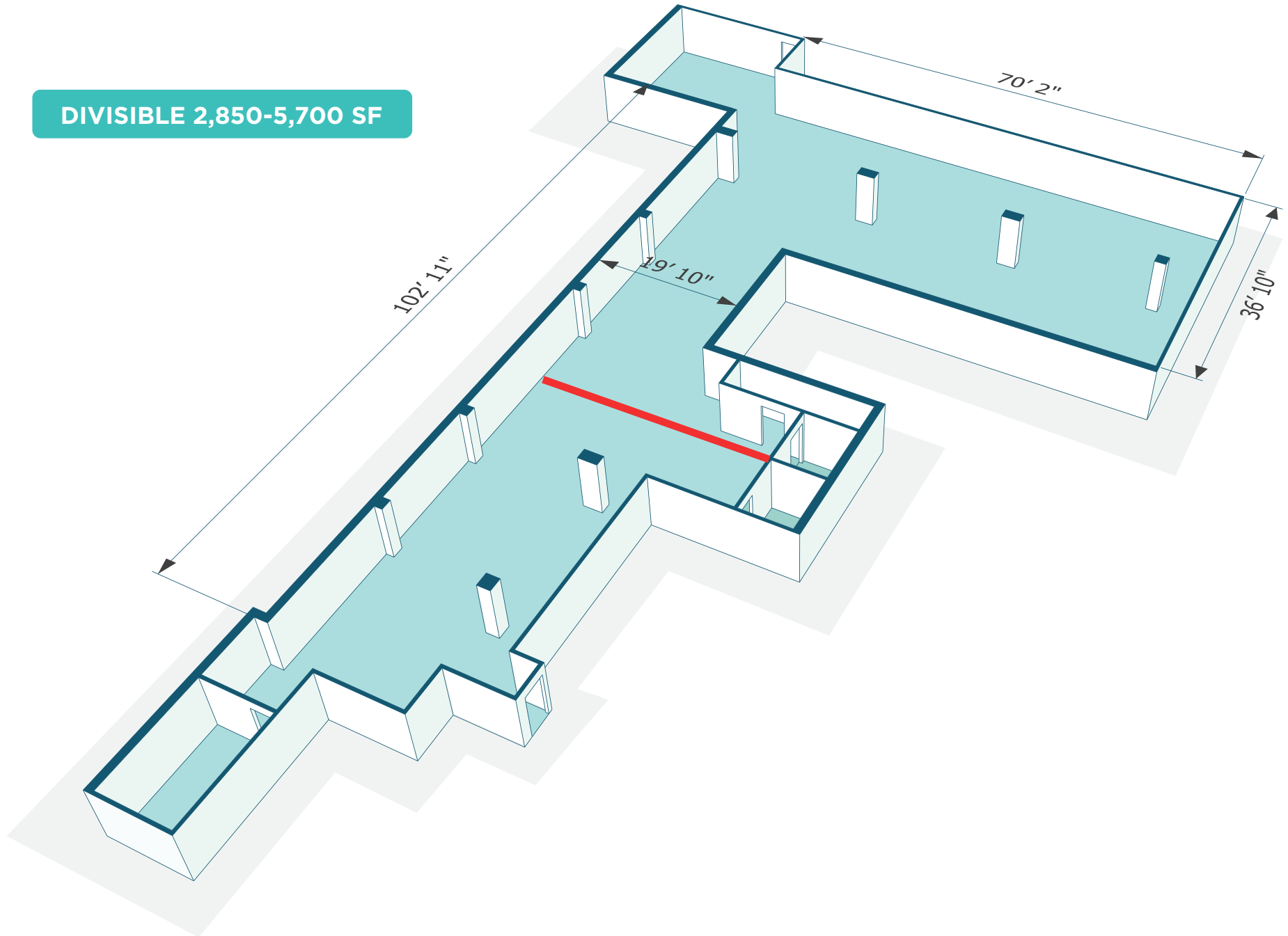
AVAILABLE SPACE	LOCATION
Lower Level - Divisible 2,850-5,700 SF	Ocean Ave between Church Ave & Albemarle Rd
CEILING HEIGHT	FRONTAGE
8 FT	15 FT
DIMENSIONS	ZONING
Variable	R7A
OCCUPANCY	ASKING RENT
Immediate	\$30 PSF \$14,250 per month
DESCRIPTION	HIGHLIGHTS
Located next to Prospect Park in Flatbush, this new elevator building has a large subgrade Community Facility Retail space that is perfect for Office /Medical use.	• Elevator • New Building • Large Space • ADA Accessible / Restrooms

FLATBUSH BROOKLYN

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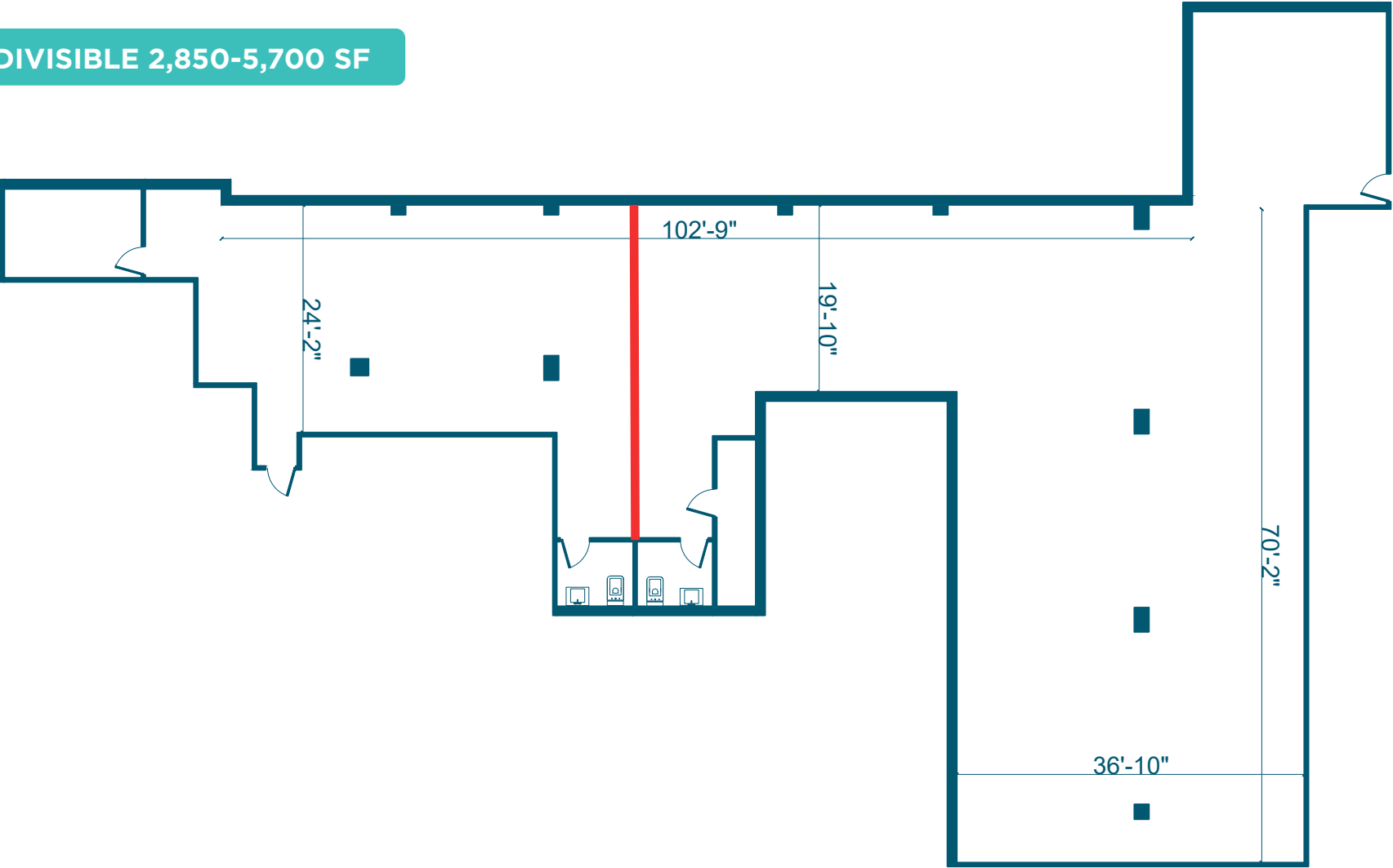
FLOORPLANS & DETAILS

DIVISIBLE 2,850-5,700 SF



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EXISTING CONDITION



NEIGHBORHOOD DEMOGRAPHICS



207,894

POPULATION
WITHIN 1-MILE
RADIUS



38.4 Yrs

AVERAGE
POPULATION
AGE



7.82%

POPULATION
GROWTH
SINCE 2010



\$88,432

AVERAGE HHI
WITHIN 1-MILE
RADIUS



5,871

TOTAL BUSINESSES
WITHIN 1-MILE
RADIUS



\$1.3 bn

ANNUAL SPENDING
WITHIN 1-MILE
RADIUS

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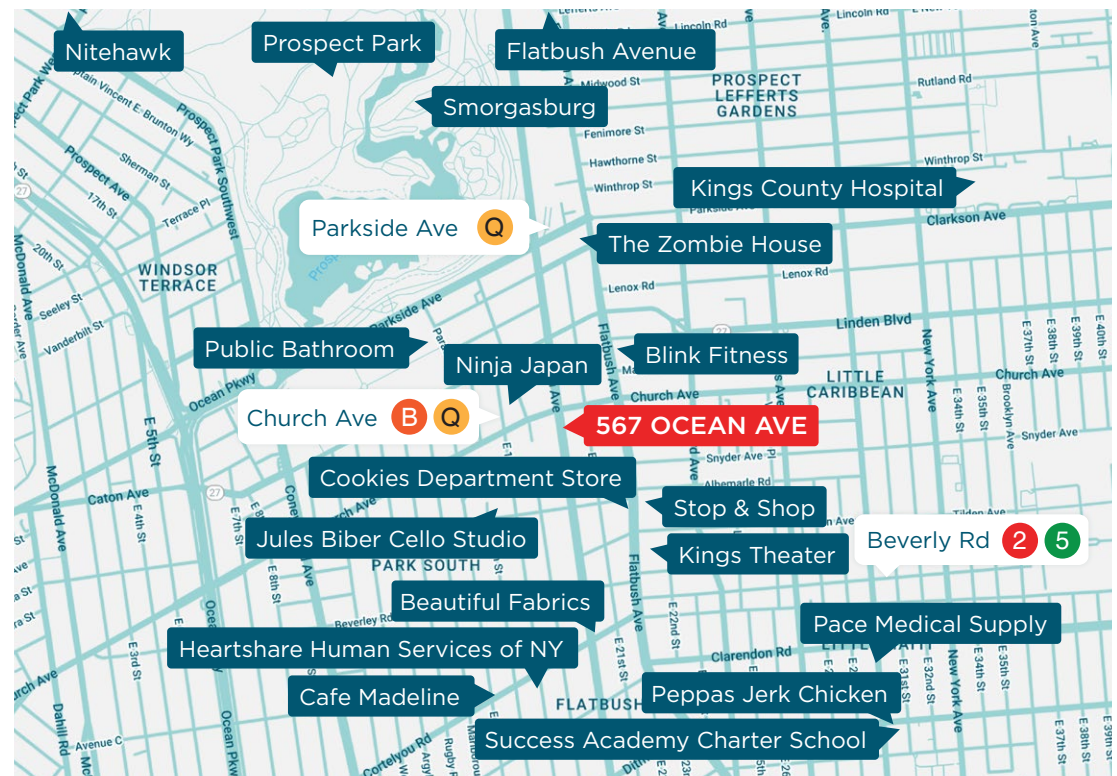
NEIGHBORHOOD & TRANSPORTATION

NEIGHBORHOOD TENANTS

Prospect Park
Peppas Jerk Chicken
Brooklyn Botanical Garden
Cafe Madeline
Cookies Department Store
Kings County Hospital
Success Academy Charter School
Smorgasburg
Nitehawk
Stop & Shop
Jules Biber Cello Studio
Public Bathroom
Blink Fitness
Brooklyn Museum
Brooklyn Botanical Garden
Heartshare Human Services of NY
Kings Theater
Flatbush YMCA
Ninja Japan
Beautiful Fabrics
The Zombie House

TRANSPORTATION

6 Min Walk at Beverley Road (0.3 mi)
7 Min Walk at Cortelyou Road (0.3 mi)
11 Min Walk at Church Avenue (0.5 mi)
13 Min Walk at Beverly Road (0.5 mi)
18 Min Walk at Newkirk Avenue (0.9 mi)



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CONTACT



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