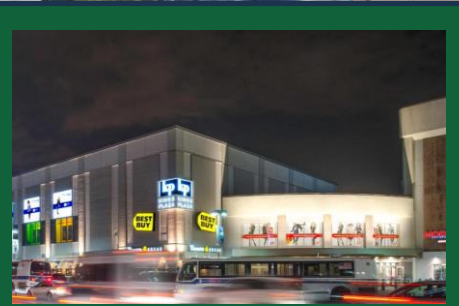


EXCLUSIVE LEASING OPPORTUNITY IN THE FLATBUSH AVE RETAIL CORRIDOR **2450 FLATBUSH AVE**



NEIGHBORING RETAILERS INCLUDE: Kings Plaza Shopping Center, Primark, Zara, Macys, Sephora, Victoria's Secret, Bob's Discount Furniture, Raymour & Flanigan, 7 Eleven & More

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JAC01172023

EXECUTIVE SUMMARY



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2450 Flatbush Ave consists of a 2-story retail building with a 60’ front and 15,300 gross SF with 3 selling floors including a lower level selling floor on a 60’ x 100’ lot.

Located in Marine Park, this property is just across from the Kings Plaza Shopping Center and near various landmarks such as Floyd Bennett Field, Aviator Sports and Events Center, Marine Park and Marine Park Golf Course. This property also offers great accessibility as it’s only 2.0 mi away from Avenue U Subway Station and 0.067 mi away from Av U/Hendrickson St B3 Bus stop.



OTHER NEARBY MAJOR RETAILERS

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2450 FLATBUSH AVE, BROOKLYN, NY 11230 MARINE PARK

2-STORY RETAIL BUILDING WITH A 60' FRONT – DELIVERED VACANT



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APPROXIMATE SIZE

GROUND LEVEL SF : 4,800
MEZZANINE LEVEL SF : 4,500
LOWER LEVEL SF : 6,000

ASKING RENT

\$ 31,875.00 / MONTH

PPSF

\$ 25.00 Blended

TERMS

Negotiable

POSSESSION

60-90 Days

HIGHLIGHTS

- ❑ Located in Marine Park, just few steps away from the Kings Plaza Shopping Center.
- ❑ Situated in a heavy pedestrian retail shopping corridor.
- ❑ With 3 selling floors including a lower level selling floor.
- ❑ With 60' frontage and 15,300 gross SF on a 60' x 100' lot.

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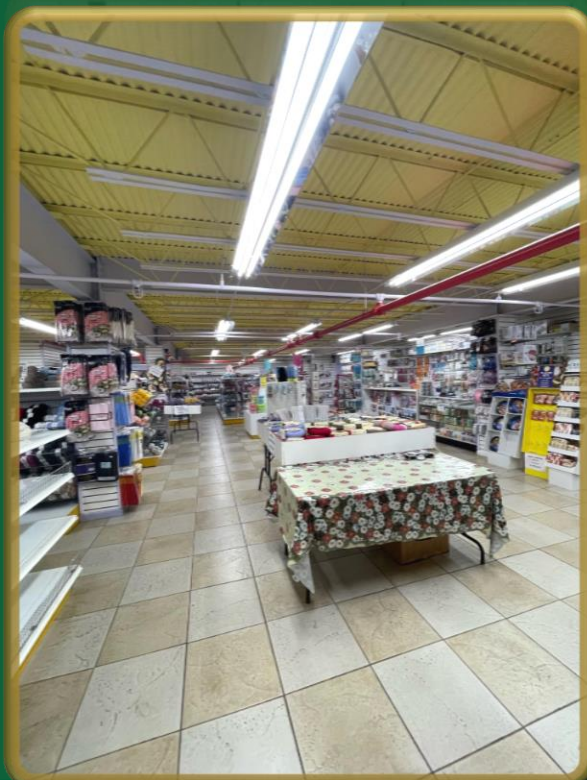
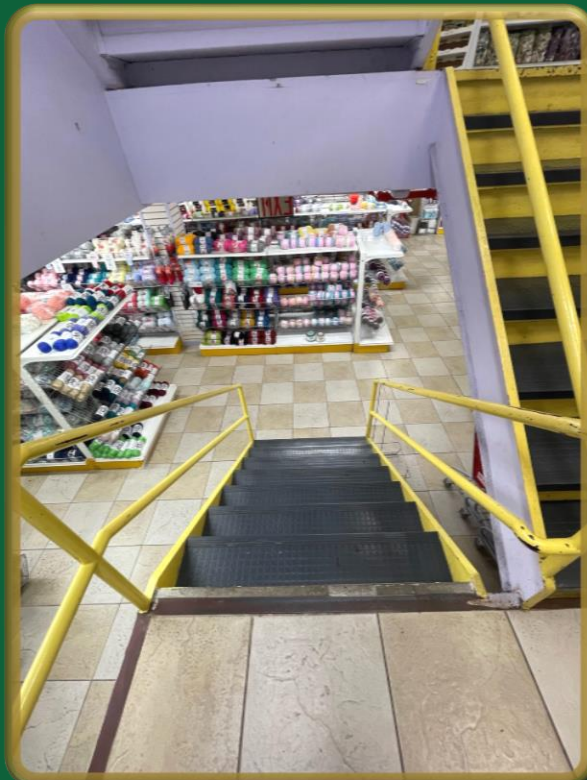
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LOWER LEVEL – 6,000 SF



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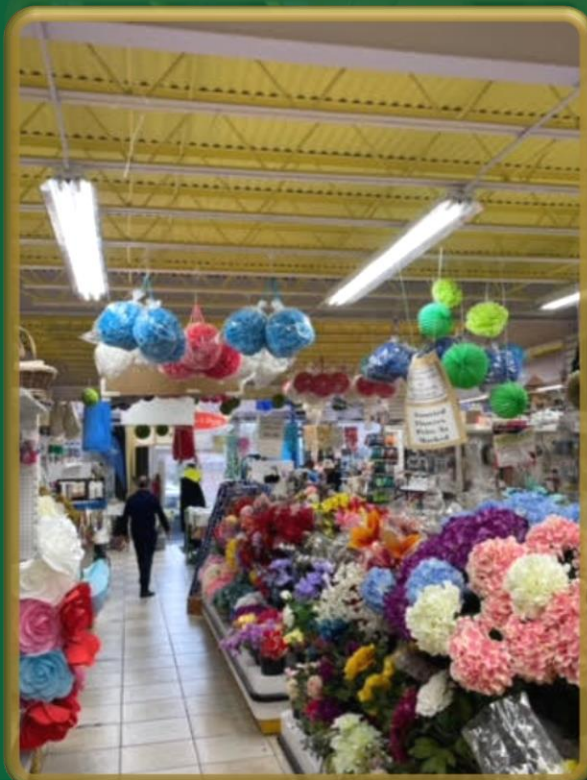
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GROUND LEVEL – 4,800 SF



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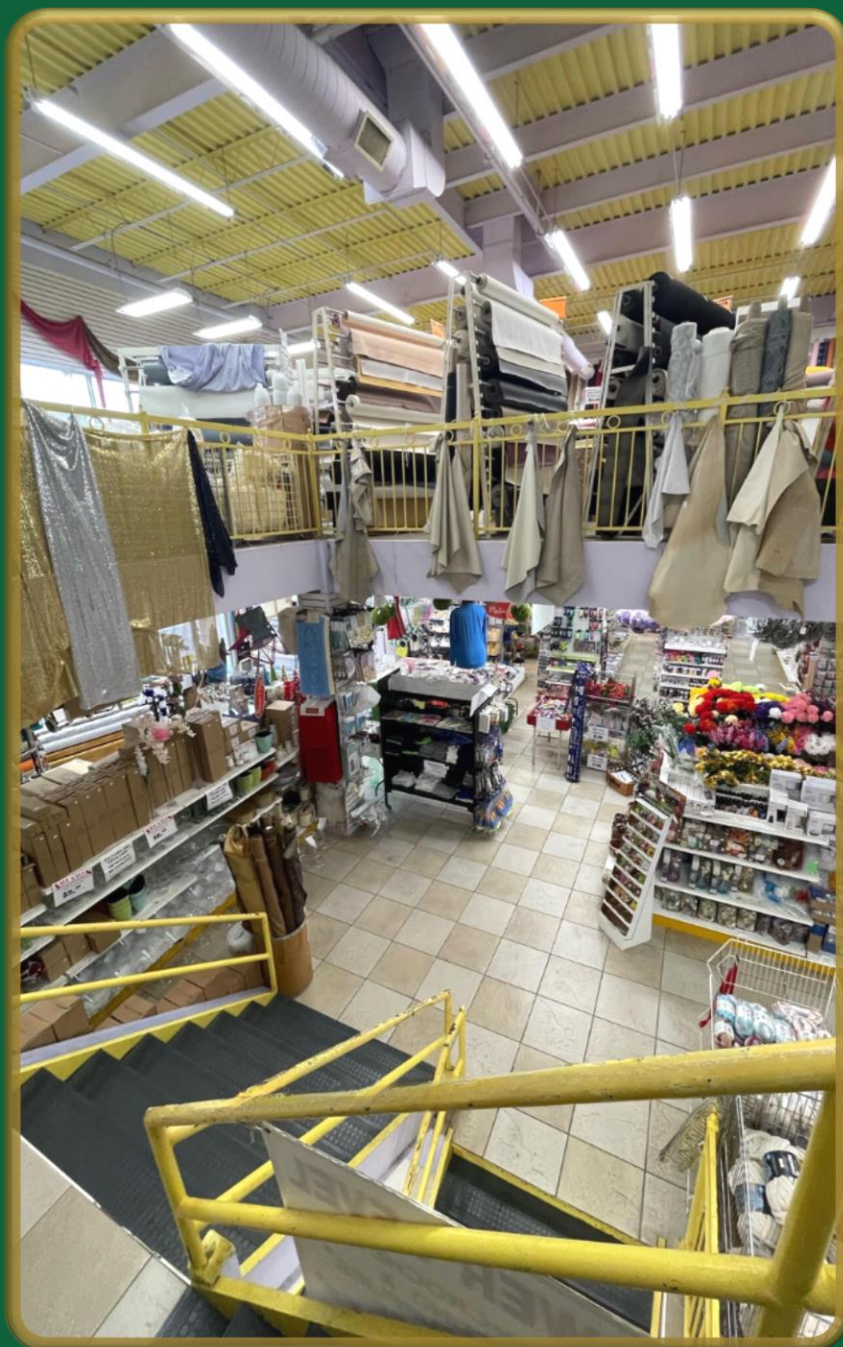
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MEZZANINE LEVEL – 4,500 SF



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TRANSPORTATION AND DEMOGRAPHICS



Economic/Employment

Average household income	\$115,779
White collar	84.9%
Blue collar	15.1%

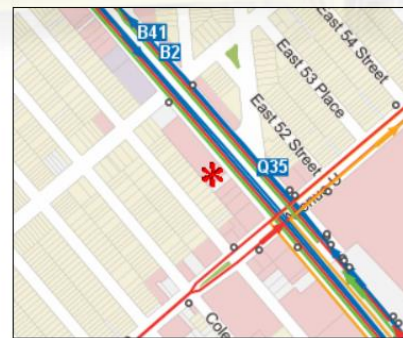
Housing

Family households	73.8%
Households with kids	31.1%
Housing units	35,153
Occupied housing units	32,645
Owner occupied units	67.5%
Average number of people per household	2.88
Median year structure built	1952
Houses with mortgages	66.4%

Wealth

Median value for units with a mortgage	\$645,400
Median value for units without a mortgage	\$633,500
Median gross rent	\$1,616
Median mobile home values	\$43,500
Median housing costs per month	\$1,895
Population in poverty	8.3%

On this map, view the closest local or express bus routes and stations.

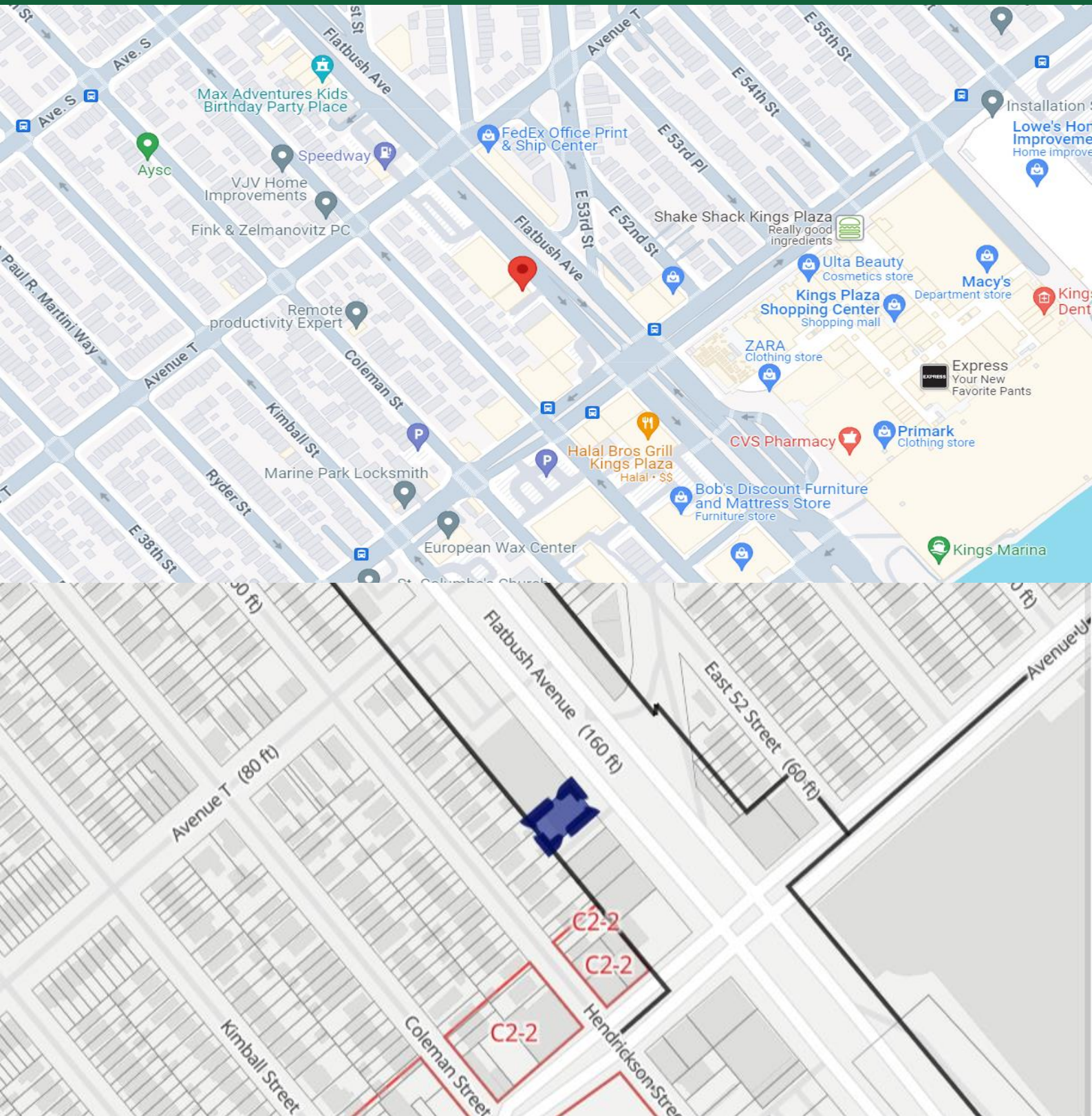


Click on the map to expand.

Name	Av U/Hendrickson St
Line	B3
Distance (miles)	0.067

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STREET VIEW



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