

MIDWOOD

BROOKLYN
NY

2361 NOSTRAND AVENUE



SPACE DETAILS

LOCATION

East block between Avenues J and I

APPROXIMATE SIZE

Ground Floor 3,400 SF

CEILING HEIGHT

Ground Floor 14 FT

FRONTAGE

40 FT on Nostrand Avenue

TERM

Negotiable

POSSESSION

Immediate

SITE STATUS

New Construction

NEIGHBORS

Corner Office, Borsalino, Kaff's Bakery, City Wide, Cross River Bank, Foozo Artisan Pizza, Key Food, Wolf's, Dunkin' Donuts, Nike, FedEx Office, Target, HomeGoods, Applebee's, Men's Wearhouse, David's Bridal, The Children's Place, Verizon Wireless, Blink Fitness, Dallas BBQ, Starbucks, Modell's Sporting Goods, AT&T, and The Vitamin Shoppe

COMMENTS

At the base of a newly constructed 60,000-SF office building with 100 parking spaces

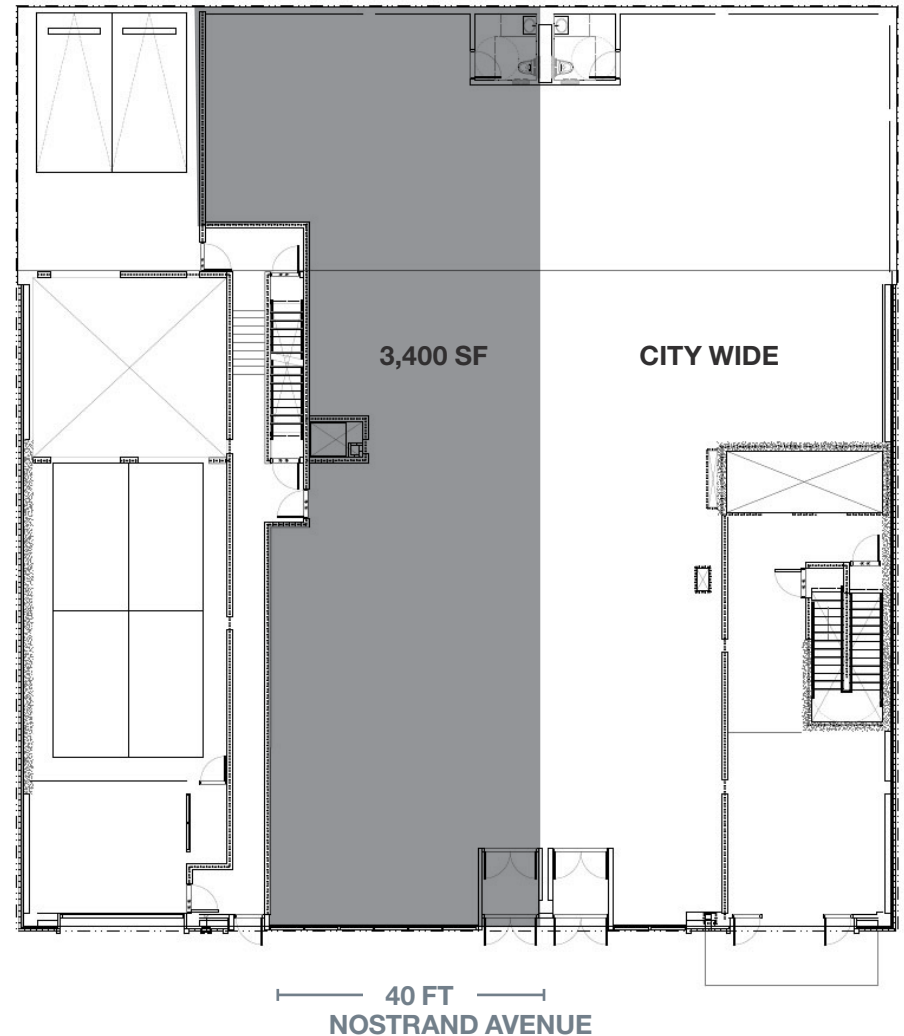
Landlord TI contribution available

Two-and-a-half blocks to the Flatbush Avenue-Brooklyn College subway station servicing the **2** **5** trains with an annual ridership of 6,107,780

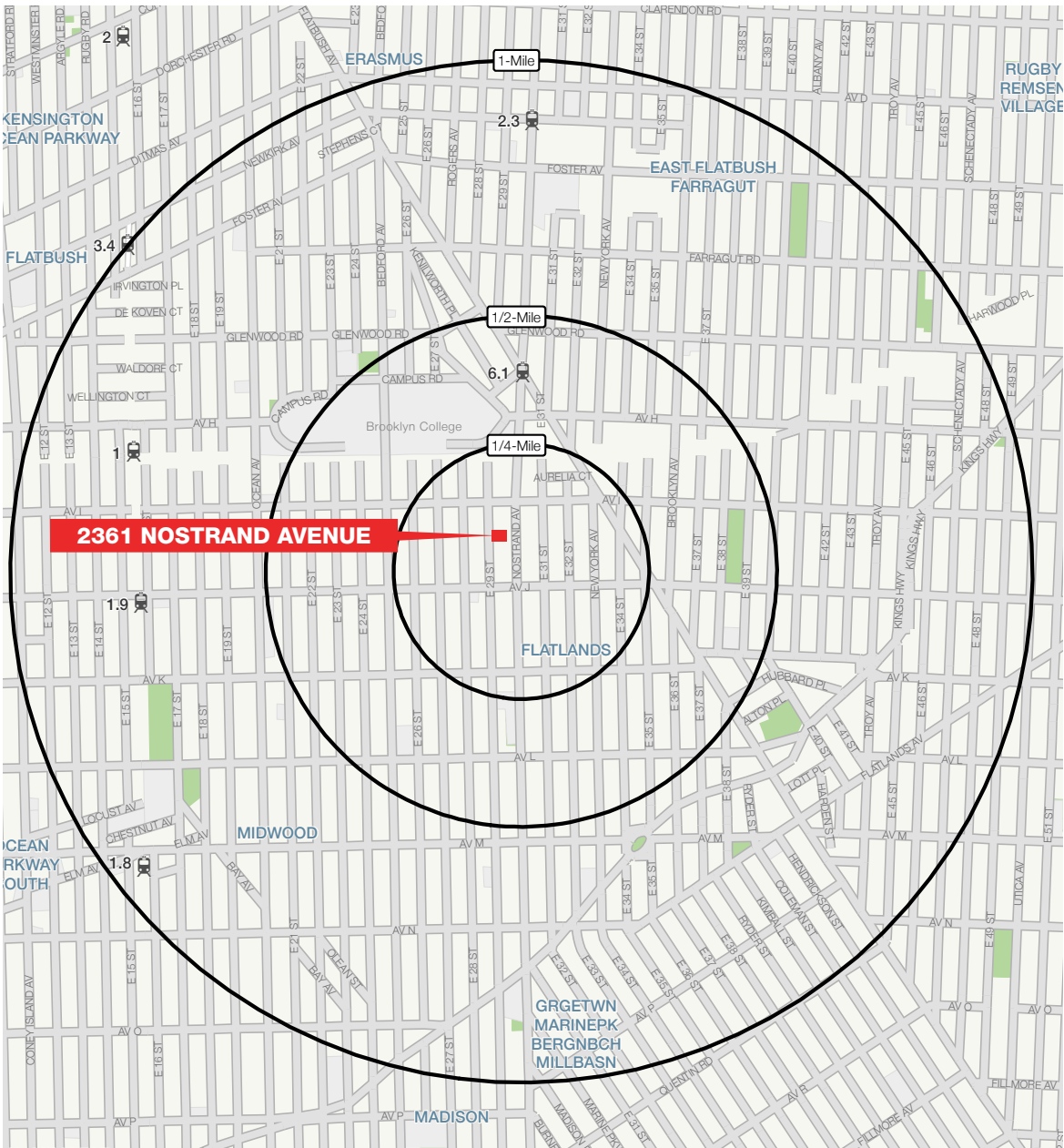
Two blocks from Brooklyn College with 18,746 students and faculty

Two means of egress

GROUND FLOOR



AREA DEMOGRAPHICS



ESTIMATED DAYTIME POPULATION

1/4 mile	7,862
1/2 mile	24,777
1 mile	105,627

AVERAGE HOUSEHOLD EXPENDITURE ON APPAREL

1/4 mile	\$2,215
1/2 mile	\$2,463
1 mile	\$2,229

AVERAGE HOUSEHOLD INCOME

1/4 mile	\$82,903
1/2 mile	\$92,888
1 mile	\$83,333

AVERAGE HOUSEHOLD EXPENDITURE ON FOOD AT RESTAURANTS

1/4 mile	\$8,362
1/2 mile	\$9,275
1 mile	\$8,391

TOTAL HOUSEHOLDS

1/4 mile	3,084
1/2 mile	10,533
1 mile	46,604

2019 numbers



CONCEPTUAL RENDERING

AREA RETAIL



CONTACT EXCLUSIVE AGENT

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