



TRI STATE
COMMERCIAL
REAL ESTATE EXPERTS



FOR LEASE | OFFICE SPACE

1,500 SF Ground Floor Retail Available for Lease in Marine Park!

2172 Flatbush Ave, Brooklyn, NY 11234

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

1,500 SF Ground Floor Retail Available for Lease in Marine Park!

2172 Flatbush Ave, Brooklyn, NY 11234



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

Executive Summary



OFFERING SUMMARY

Available SF: 1,500 SF

Lease Rate: Upon Request

Lot Size: 1,750 SF

Building Size: 2,380 SF

Zoning: C2-2/R3-2

Market: Marine Park

PROPERTY OVERVIEW

1,500 SF Ground Floor Retail Available for Lease in Marine Park!

Highlights:

- Full Basement
- Existing Bar
- 2 Parking Spot Available

LOCATION OVERVIEW

Located in business friendly neighborhood of Marine Park, near the B9, B41, and Q35 bus stop by Flatbush Ave/Quentin Rd. Neighboring tenants:

- McDonald's
- P.C. Richard's & Son
- Ashley's Furniture
- TD Bank
- Chase Bank
- IHOP
- Chipotle

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Tri State Commercial® Realty Inc // 482 Coney Island Ave // Brooklyn, 11218 // <http://tristatecr.com/>



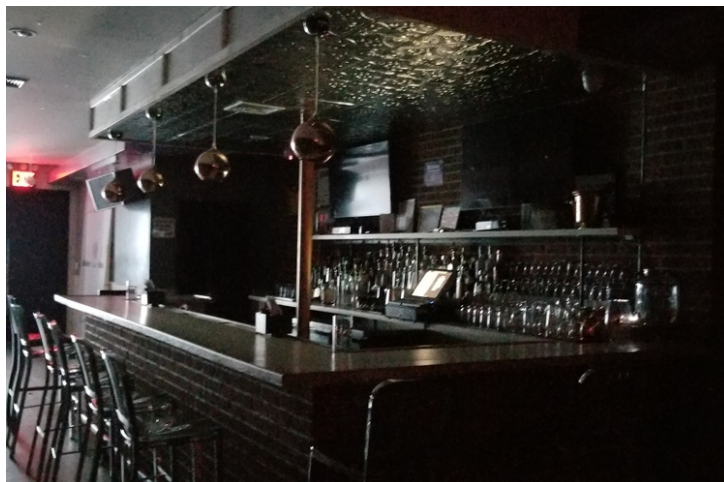
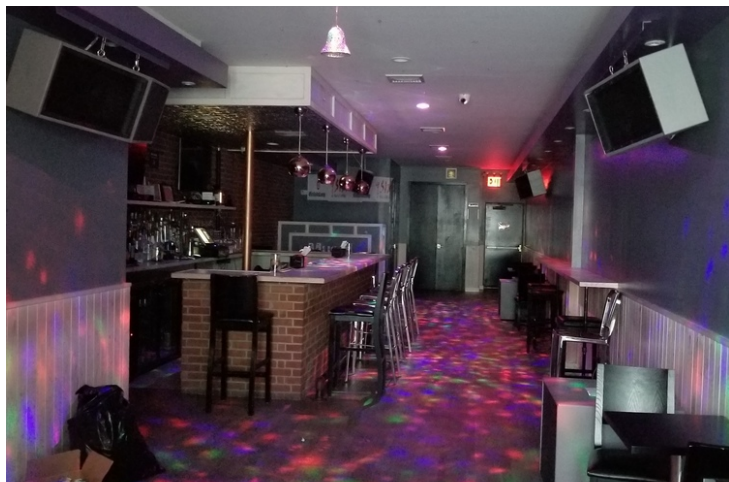
1,500 SF Ground Floor Retail Available for Lease in Marine Park!

2172 Flatbush Ave, Brooklyn, NY 11234



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

Additional Photos



Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Tri State Commercial® Realty Inc // 482 Coney Island Ave // Brooklyn, 11218 // <http://tristatecr.com/>



1,500 SF Ground Floor Retail Available for Lease in Marine Park!

2172 Flatbush Ave, Brooklyn, NY 11234



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

Location Maps



Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Tri State Commercial® Realty Inc // 482 Coney Island Ave // Brooklyn, 11218 // <http://tristatecr.com/>



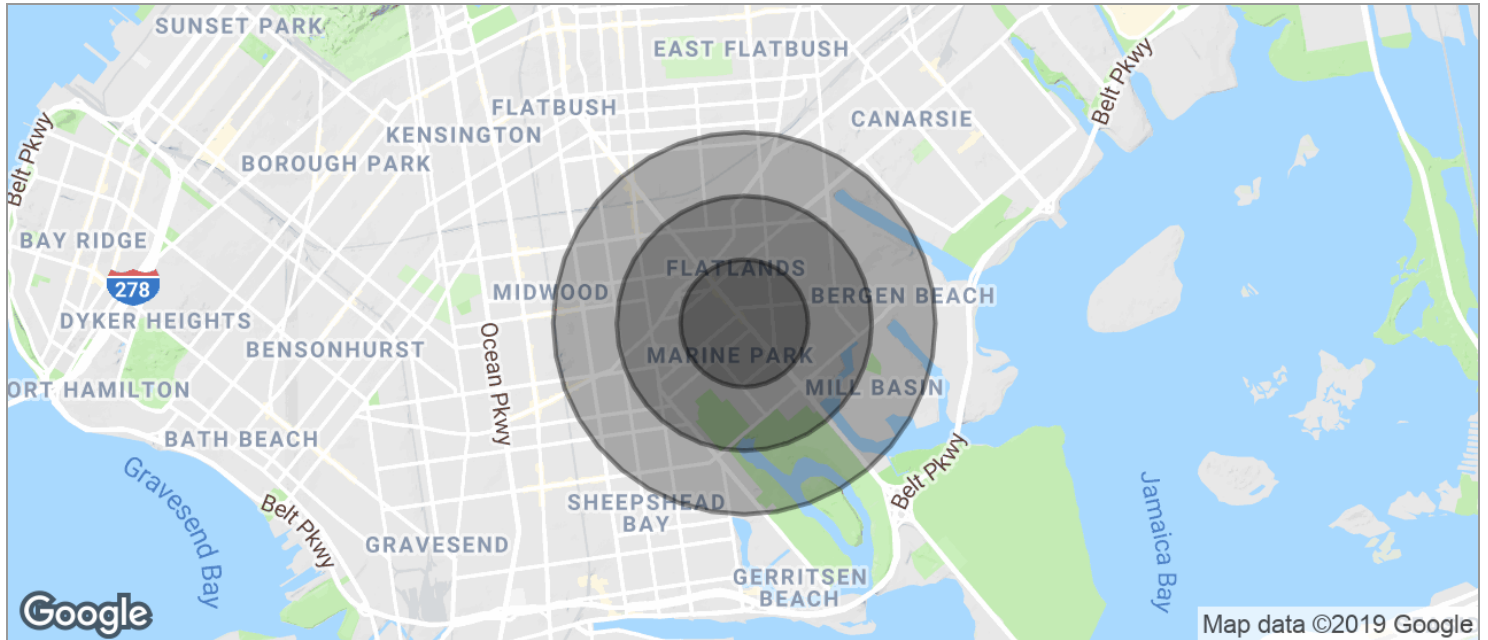
1,500 SF Ground Floor Retail Available for Lease in Marine Park!

2172 Flatbush Ave, Brooklyn, NY 11234



TRI STATE COMMERCIAL
REAL ESTATE EXPERTS

Demographics Map



POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	23,181	90,848	190,624
MEDIAN AGE	36.6	37.4	37.4
MEDIAN AGE (MALE)	34.2	33.7	34.1
MEDIAN AGE (FEMALE)	38.9	39.7	39.5
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	7,231	29,903	64,778
# OF PERSONS PER HH	3.2	3.0	2.9
AVERAGE HH INCOME	\$87,078	\$80,522	\$76,325
AVERAGE HOUSE VALUE	\$511,448	\$526,823	\$546,044

* Demographic data derived from 2010 US Census

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.



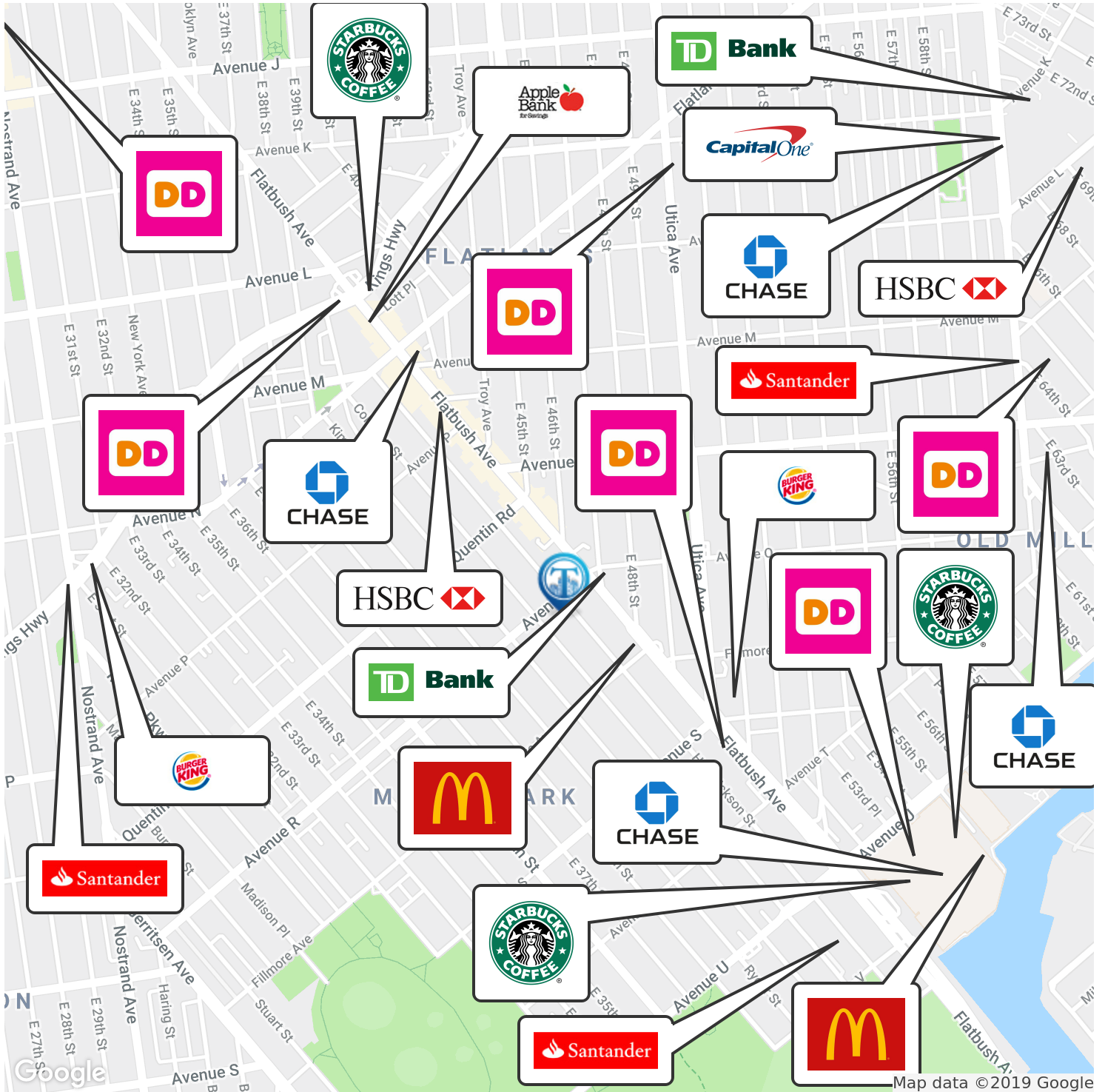
1,500 SF Ground Floor Retail Available for Lease in Marine Park!

2172 Flatbush Ave, Brooklyn, NY 11234



TRI STATE
COMMERCIAL
REAL ESTATE EXPERTS

Retailer Map



Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Tri State Commercial® Realty Inc // 482 Coney Island Ave // Brooklyn, 11218 // <http://tristatecr.com/>



1,500 SF Ground Floor Retail Available for Lease in Marine Park!

2172 Flatbush Ave, Brooklyn, NY 11234



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

Available Spaces

Lease Rate: UPON REQUEST **Total Space:** 1,500 SF
Lease Type: Upon Request **Lease Term:**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Ground Floor	Office Building	UPON REQUEST	Upon Request	1,500 SF	Negotiable	+ Full Basement!

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Tri State Commercial® Realty Inc // 482 Coney Island Ave // Brooklyn, 11218 // <http://tristatecr.com/>

