



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS



FOR LEASE | MEDICAL SPACE

800 SF Medical | Professional Office in Flatbush- Ditmas Park!

985 Ocean Ave, Brooklyn, NY 11226

Shlomi Bagdadi
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sb@tristatecr.com

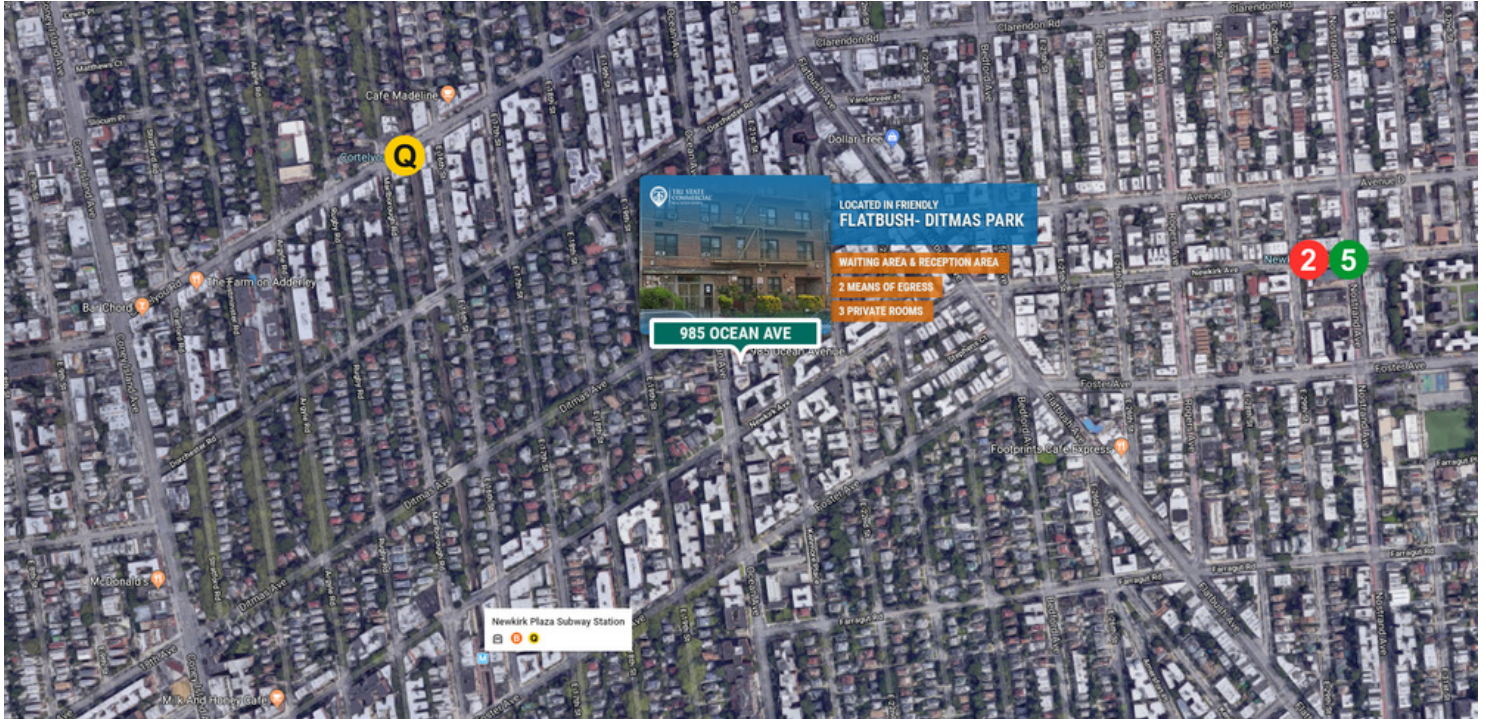
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Executive Summary



OFFERING SUMMARY

Available SF: 800 SF

Lease Rate: Upon Request

Lot Size: 6,050 SF

Building Size: 23,810 SF

Zoning: R7A

PROPERTY OVERVIEW

800 SF Medical | Professional Office in Flatbush- Ditmas Park!

Highlights:

- 3 Private rooms
- 2 means of egress
- Waiting Area & Reception area

LOCATION OVERVIEW

Located in Flatbush-Ditmas Park! In close proximity to the Newkirk Plaza, Q/B trains and Newkirk Ave 2/5 trains. Steps away from the BM1, BM3, BM4, B8, and B49 bus stops. Nearby national tenants include,

- Walgreens
- Dunkin Donuts
- Bank of America
- HSBC
- Chase
- Starbucks
- Capital One
- Crunch
- Rite Aid
- & many more!

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.

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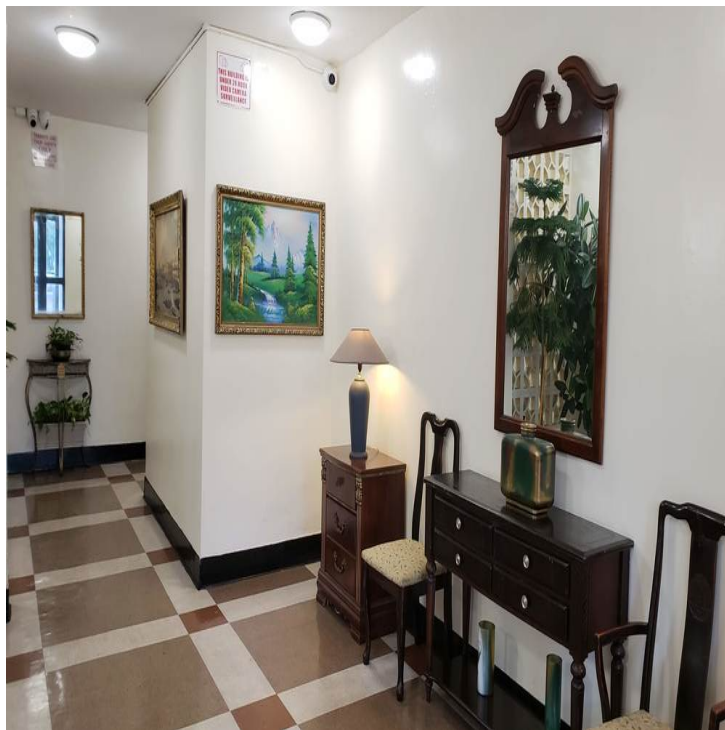
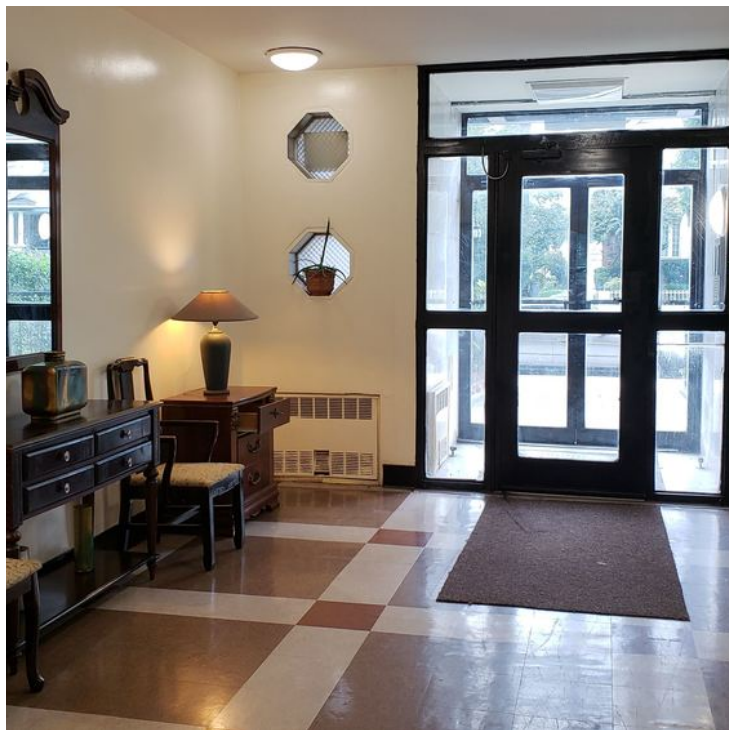


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Additional Photos



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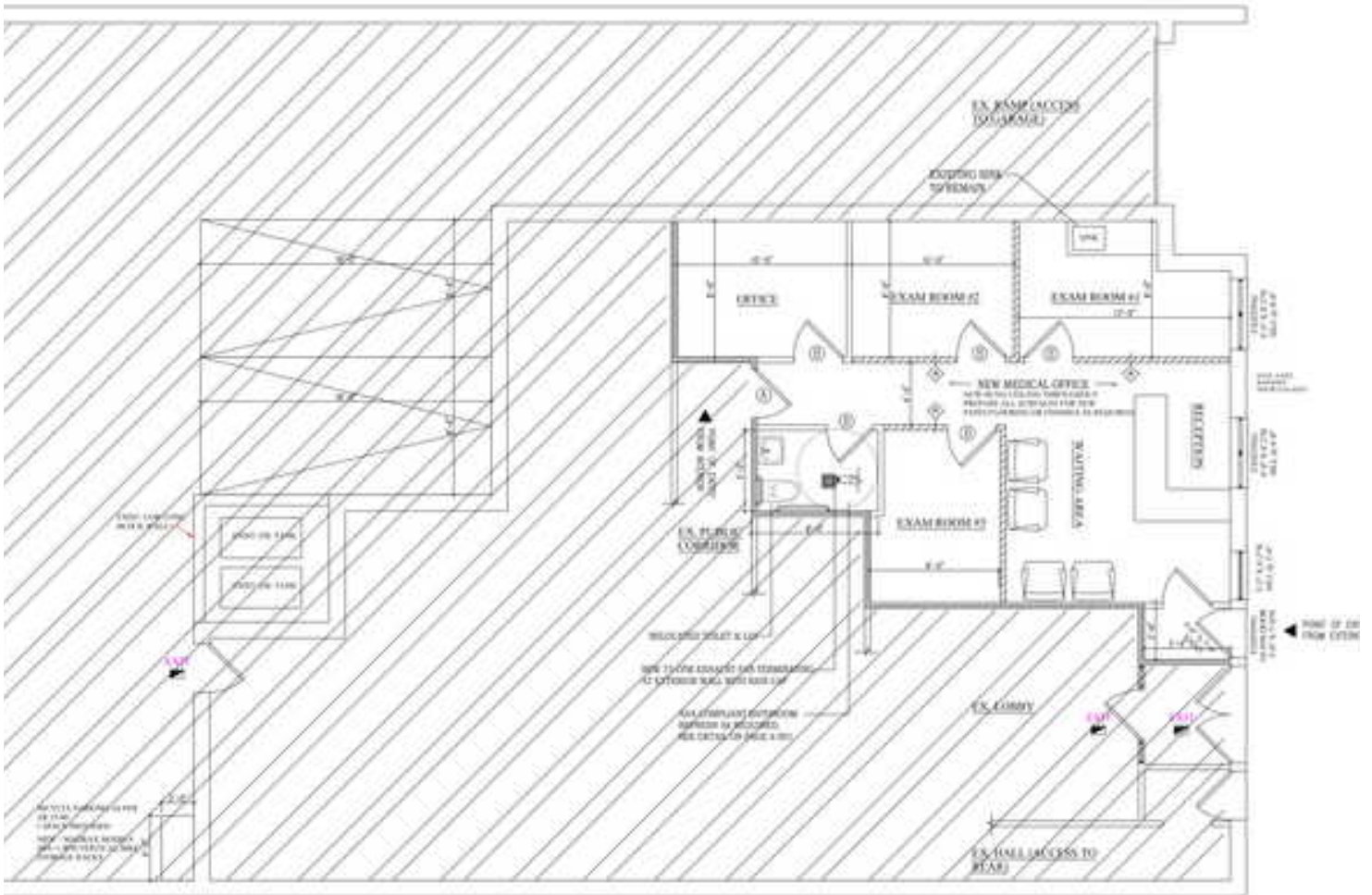
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Floor Plans



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Location Maps



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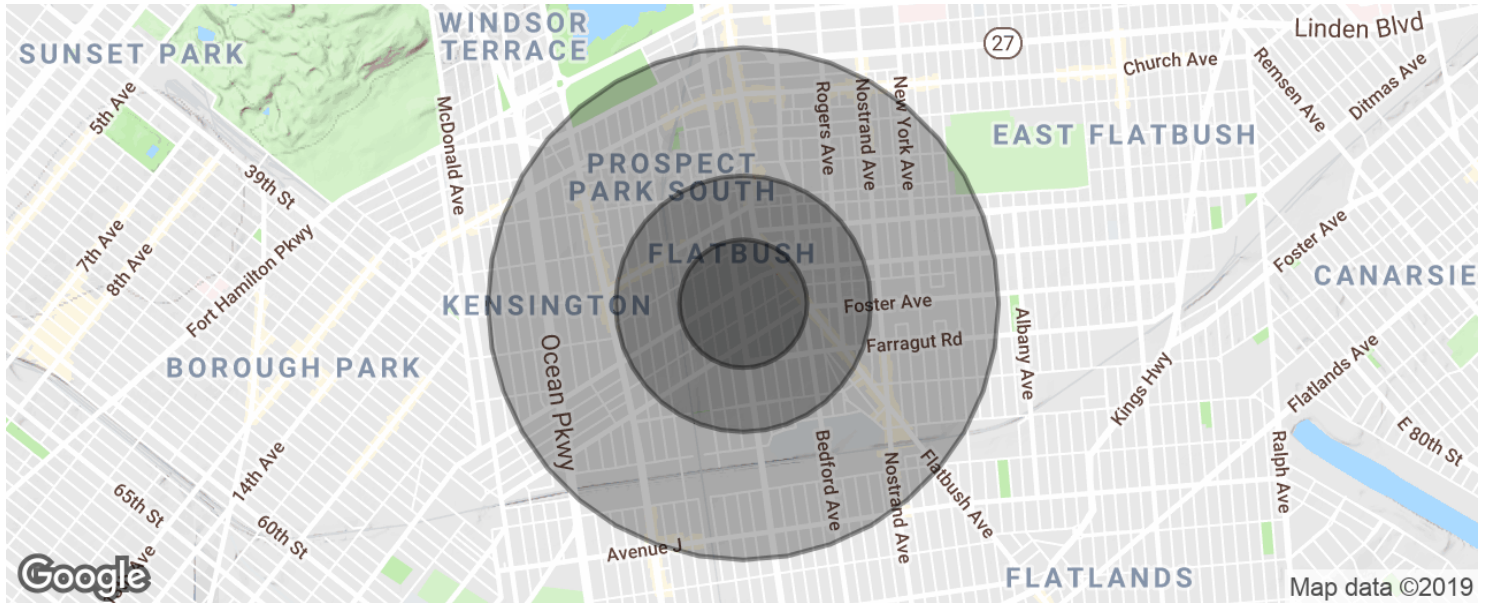
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total population	15,393	53,880	190,055
Median age	33.1	34.0	34.1
Median age (Male)	31.5	31.3	32.3
Median age (Female)	34.8	35.8	35.6

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total households	5,655	19,164	67,926
# of persons per HH	2.7	2.8	2.8
Average HH income	\$51,418	\$55,530	\$55,220
Average house value	\$504,914	\$580,757	\$586,735

* Demographic data derived from 2010 US Census

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Retailer Map



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