



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

1,100 SF Available in a Prime Location on Flatbush Ave!

1450 Flatbush Ave, Brooklyn, NY 11210

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

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Executive Summary



OFFERING SUMMARY

Available SF: 1,100 SF

Lease Rate: Upon Request

Lot Size: 2,000 SF

Building Size: 2,200 SF

Zoning: R7A, C2-4

PROPERTY OVERVIEW

1,100 SF Available in a Prime Location on Flatbush Ave!

Highlights:

- Backyard
- Full Basement

LOCATION OVERVIEW

Located in a prime location on Flatbush Ave. Close to 2 and 5 trains at the Flatbush Ave Station. Neighboring tenants include:

- Starbucks
- Bank of America
- Astoria Bank
- Chipotle
- TD Bank
- HSBC
- Rite Aid
- Rainbow
- Citi Bank
- Chase
- Santander
- & 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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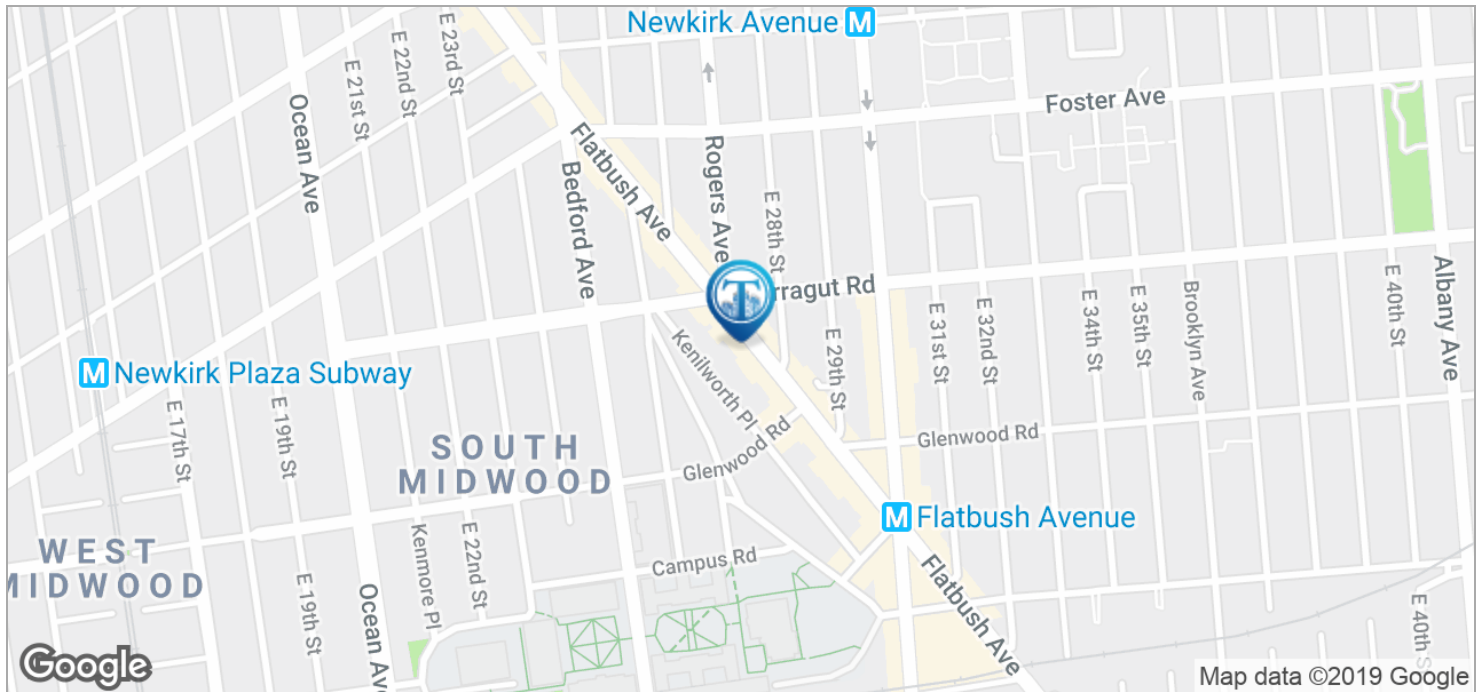
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Location Maps



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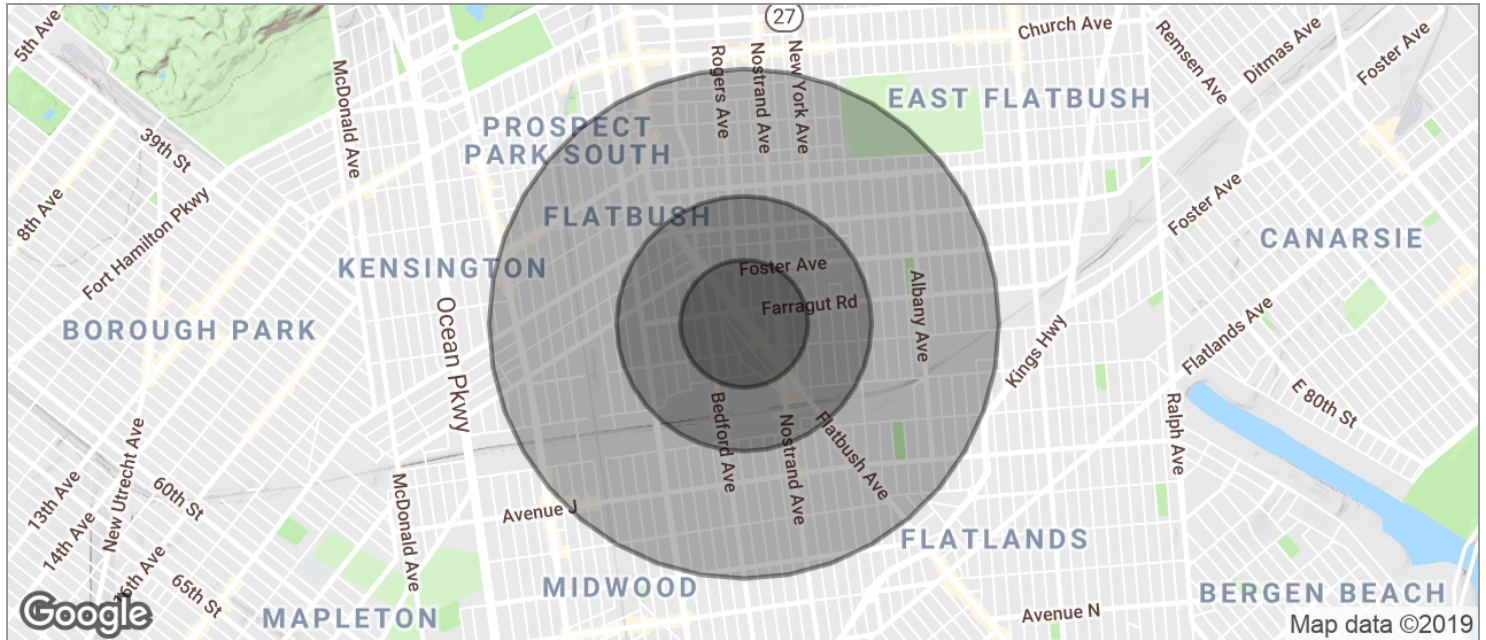
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Demographics Map



	0.25 MILES	0.5 MILES	1 MILE
POPULATION			
TOTAL POPULATION	9,405	42,628	165,248
MEDIAN AGE	35.7	33.9	34.3
MEDIAN AGE (MALE)	35.5	32.6	32.3
MEDIAN AGE (FEMALE)	35.7	34.6	35.9
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	3,473	15,199	57,511
# OF PERSONS PER HH	2.7	2.8	2.9
AVERAGE HH INCOME	\$55,624	\$54,196	\$60,596
AVERAGE HOUSE VALUE	\$432,891	\$458,188	\$549,276

* Demographic data derived from 2010 US Census

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Retailer Map



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