



TRI-STATE
COMMERCIAL®
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE
2011 Church Ave | 1,200 SF Retail Space
2011 Church Ave, Brooklyn, NY 11226

Fredy Halabi
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Executive Summary



OFFERING SUMMARY

Available SF:	1,200 SF
Lot Size:	8,910 SF
Building Size:	35,400 SF
Zoning:	R7A

PROPERTY OVERVIEW

15 ft of frontage
Heavy foot traffic

LOCATION OVERVIEW

Located in the Flatbush neighborhood between Ocean Ave & E 21st St near the Church Ave subway station

Nearest transit: B & Q trains at Church Ave and the B35 bus line

Nearby tenants include Bank of America, Rite Aid, Wingstop, Popeyes, Checkers, Chase Bank, CubeSmart, Five Below, Capital One, Footlocker, KFC, McDonald's, T-Mobile, Planet Fitness, Dunkin' and 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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Additional Photos



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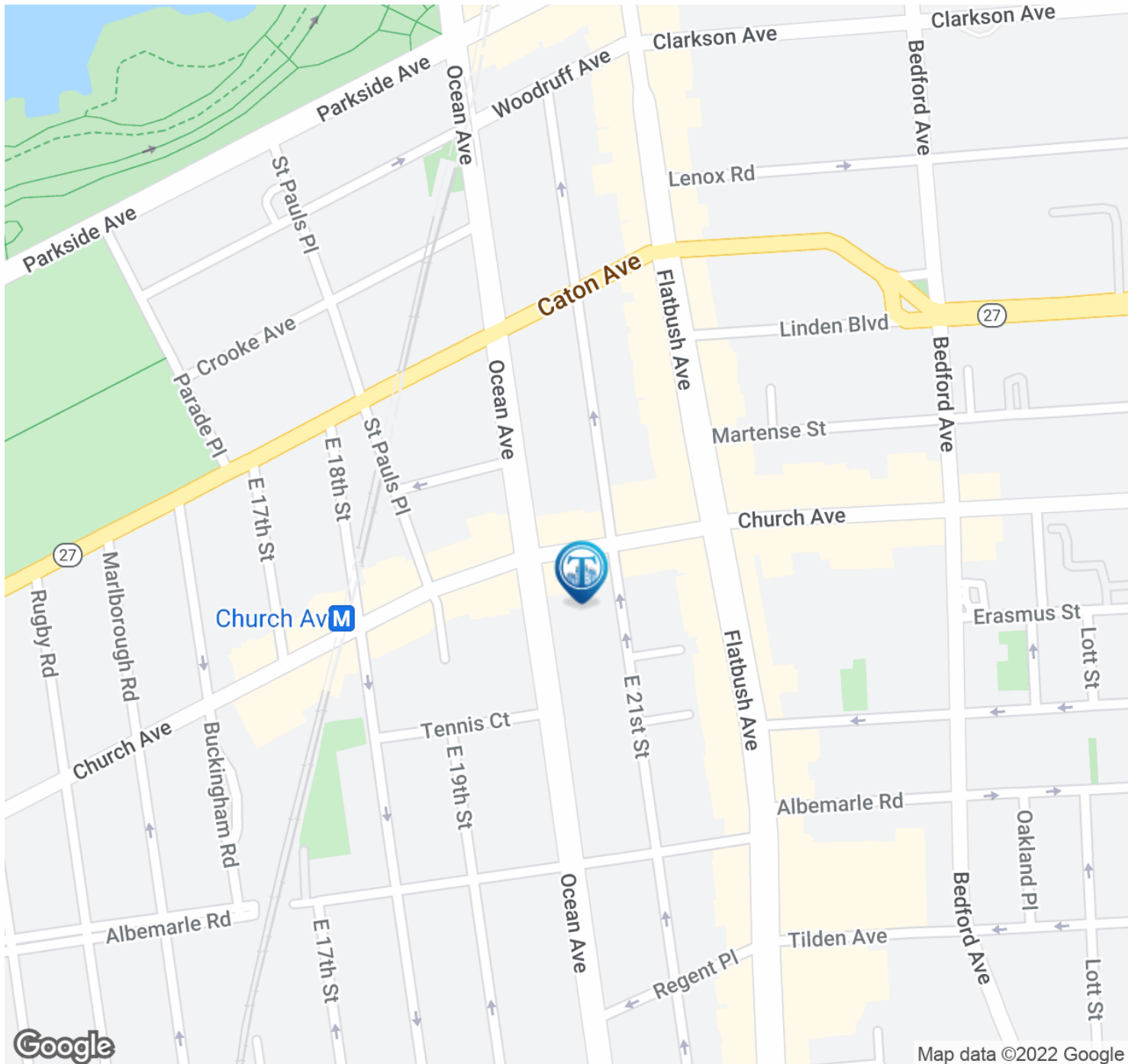
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Location Map



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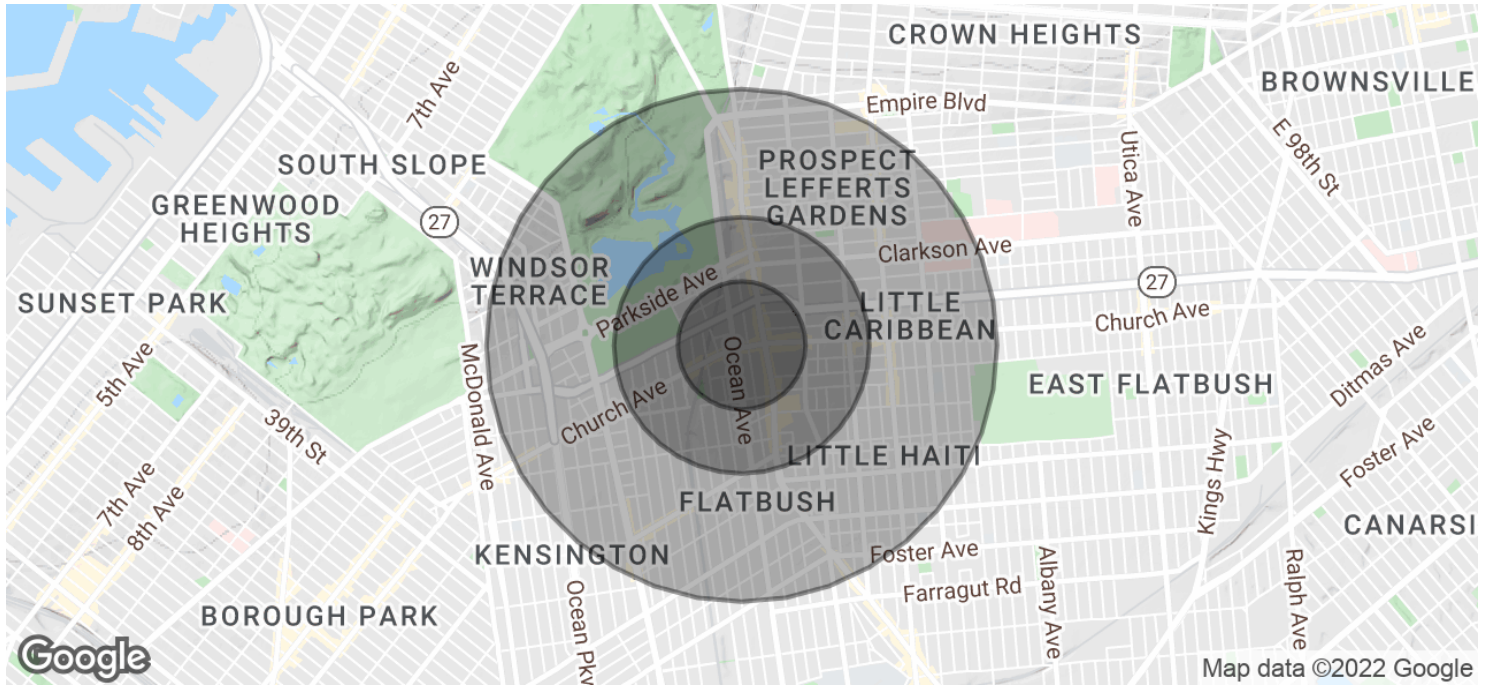
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	20,891	67,999	186,864
Average Age	34.2	33.8	34.4
Average Age (Male)	32.2	31.6	32.3
Average Age (Female)	36.2	35.7	36.4

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	8,000	25,691	69,835
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$43,881	\$47,139	\$53,169
Average House Value	\$471,471	\$512,002	\$624,759

* Demographic data derived from 2010 US Census

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Retailer Map



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