



TRI STATE
COMMERCIAL
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

1,200 SF | 1460 Flatbush Ave | Retail Space for Lease

1460 Flatbush Ave, Brooklyn, NY 11210

Avi Akiva
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Executive Summary



OFFERING SUMMARY

Lease Rate:	Call to: 718-437-6100
Available SF:	1,200 SF
Building Size:	20,900 SF
Lot Size:	10,000 SF
Zoning:	R7A

PROPERTY OVERVIEW

1,200 SF
Basement
30 ft of frontage

LOCATION OVERVIEW

Located in the Flatbush neighborhood of Brooklyn between Farragut Rd & Glenwood Rd near the Flatbush Ave - Brooklyn College subway station.

Nearest transit: 2 & 5 trains at Flatbush Ave - Brooklyn College and the B11 & B6 bus lines.

Nearby tenants include Starbucks, Walgreens, Dallas BBQ, Dunkin', Bank of America, Walgreens, Citizens Bank, Foot Lockers, Chase Bank, Starbucks, ALDI, Brooklyn College, Flatbush YMCA, Fine Fare Supermarkets, 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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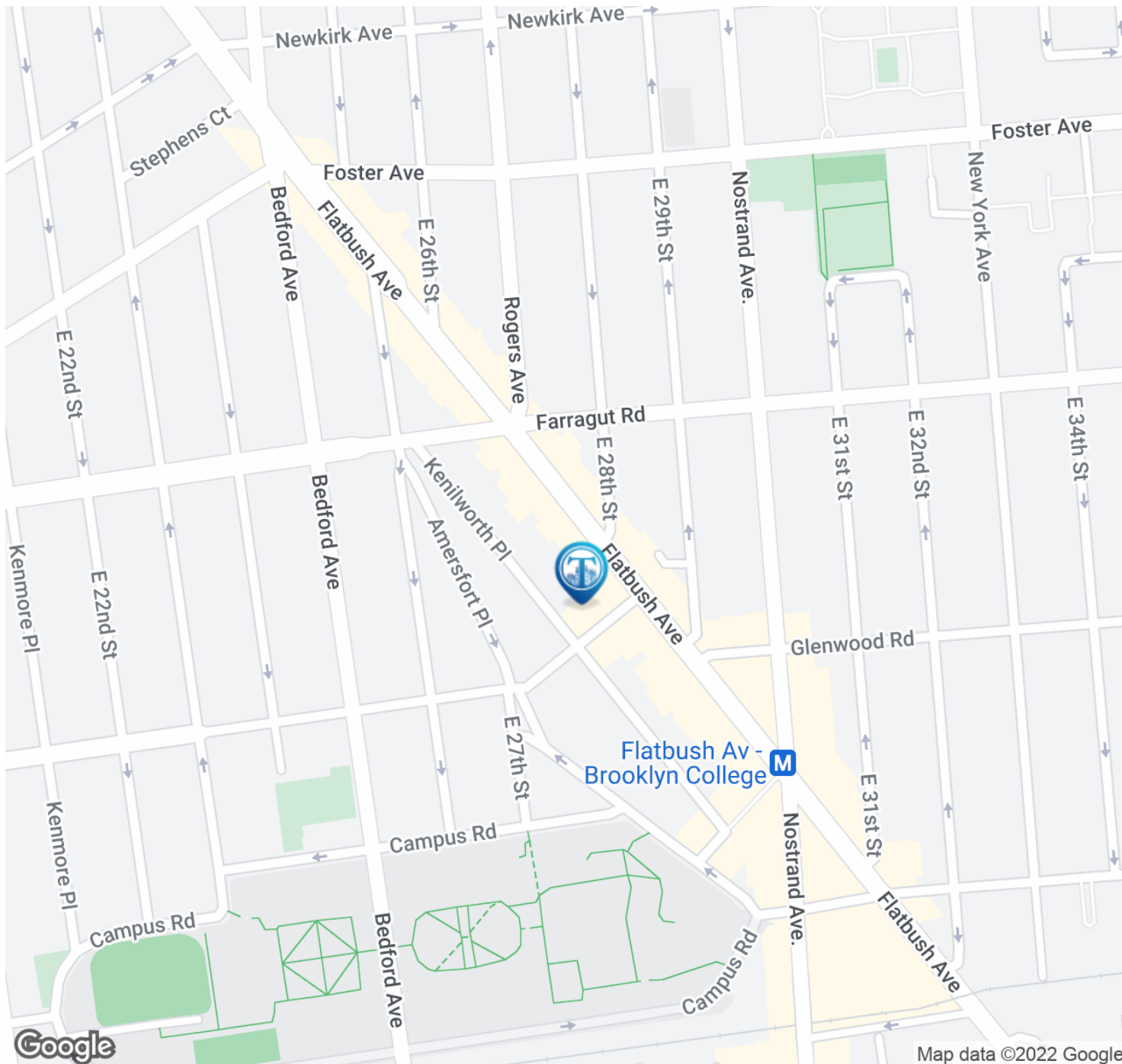
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Location Map



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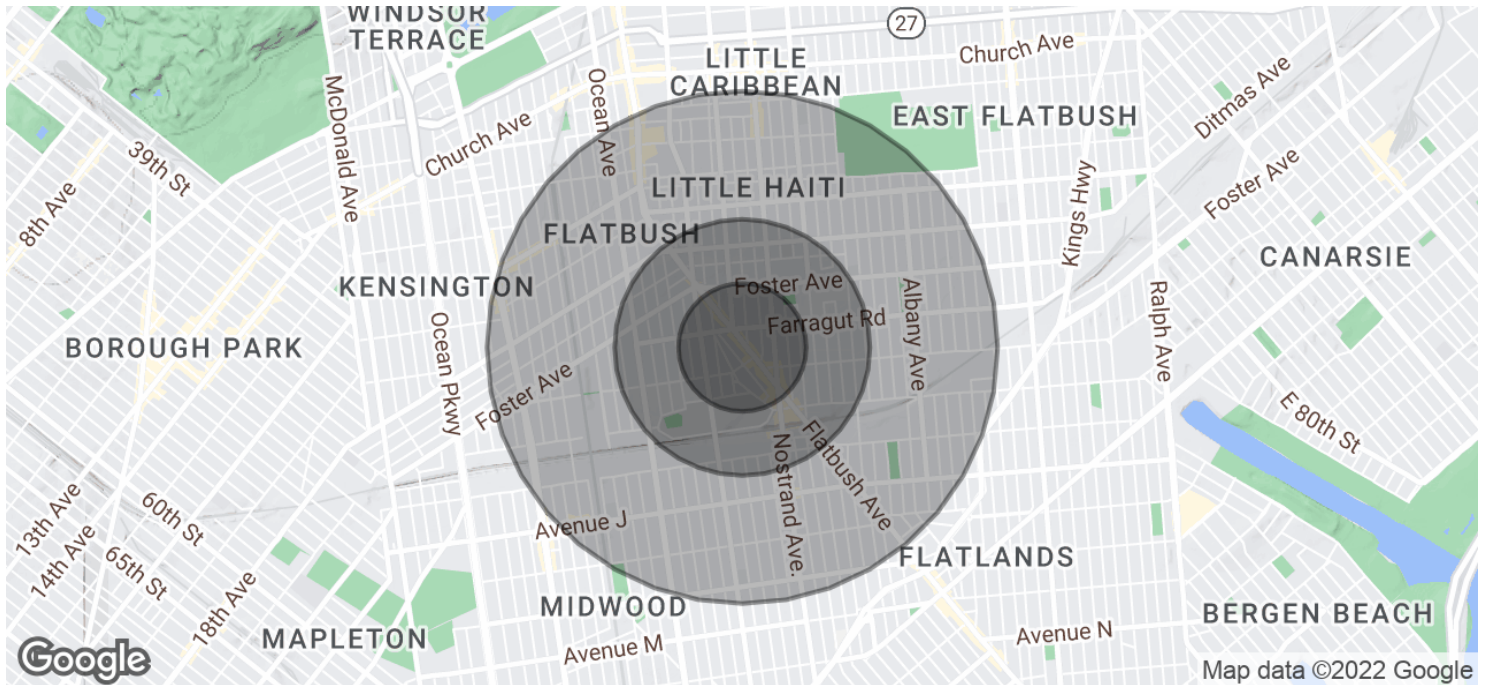
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	9,477	41,609	163,620
Average Age	35.7	34.0	34.3
Average Age (Male)	35.6	32.8	32.3
Average Age (Female)	35.6	34.7	36.0

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	3,511	14,831	56,907
# of Persons per HH	2.7	2.8	2.9
Average HH Income	\$55,412	\$54,775	\$60,905
Average House Value	\$433,877	\$470,458	\$546,604

* Demographic data derived from 2020 ACS - US Census

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Retailer Map



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