



TRI STATE  
COMMERCIAL  
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

2,200 SF | 52 Flatbush Ave Ext | Retail Space for Lease

52 Flatbush Ave Ext, Brooklyn, NY 11201

Shlomi Bagdadi  
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## Executive Summary



### OFFERING SUMMARY

Lease Rate: Call to: 718-437-6100

Available SF: 2,200 SF

Building Size: 164,559 SF

Lot Size: 26,700 SF

Zoning: C6-2

### PROPERTY OVERVIEW

18 foot ceilings  
Croner space  
Vanilla box  
High end resi on top

### LOCATION OVERVIEW

Located in the Downtown Brooklyn neighborhood between Chapel St & Cathedral Pl near the York St & High St subway stations.

Nearest Transit: F train at York St, A & C trains at High St, and the B67, B57, B54, and B62 bus lines.

Nearby tenants include Starbucks, Blank Street Coffee, Five Guys, Chipotle, Au Bon Pain, Randolph Beer DUMBO, Westville, Park Plaza, Vineapple Cafe, Brooklyn Bridge Bistro, 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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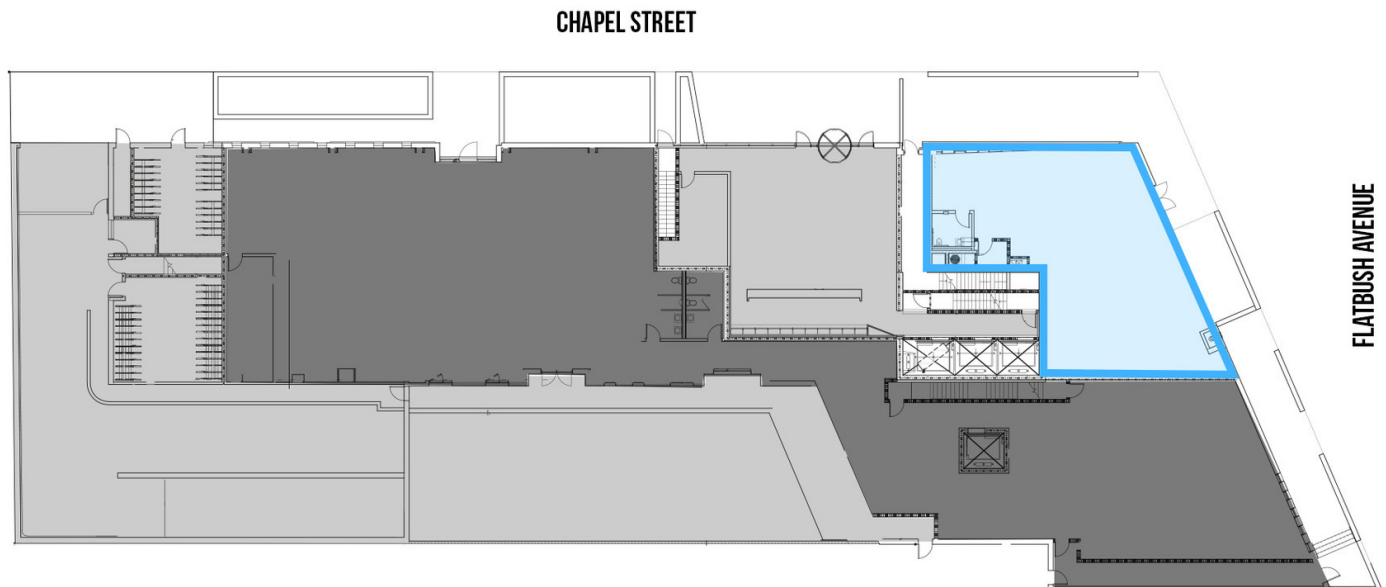
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## Floor Plans



## 52 FLATBUSH AVENUE

TOTAL AVAILABLE SPACE

2,200 SF

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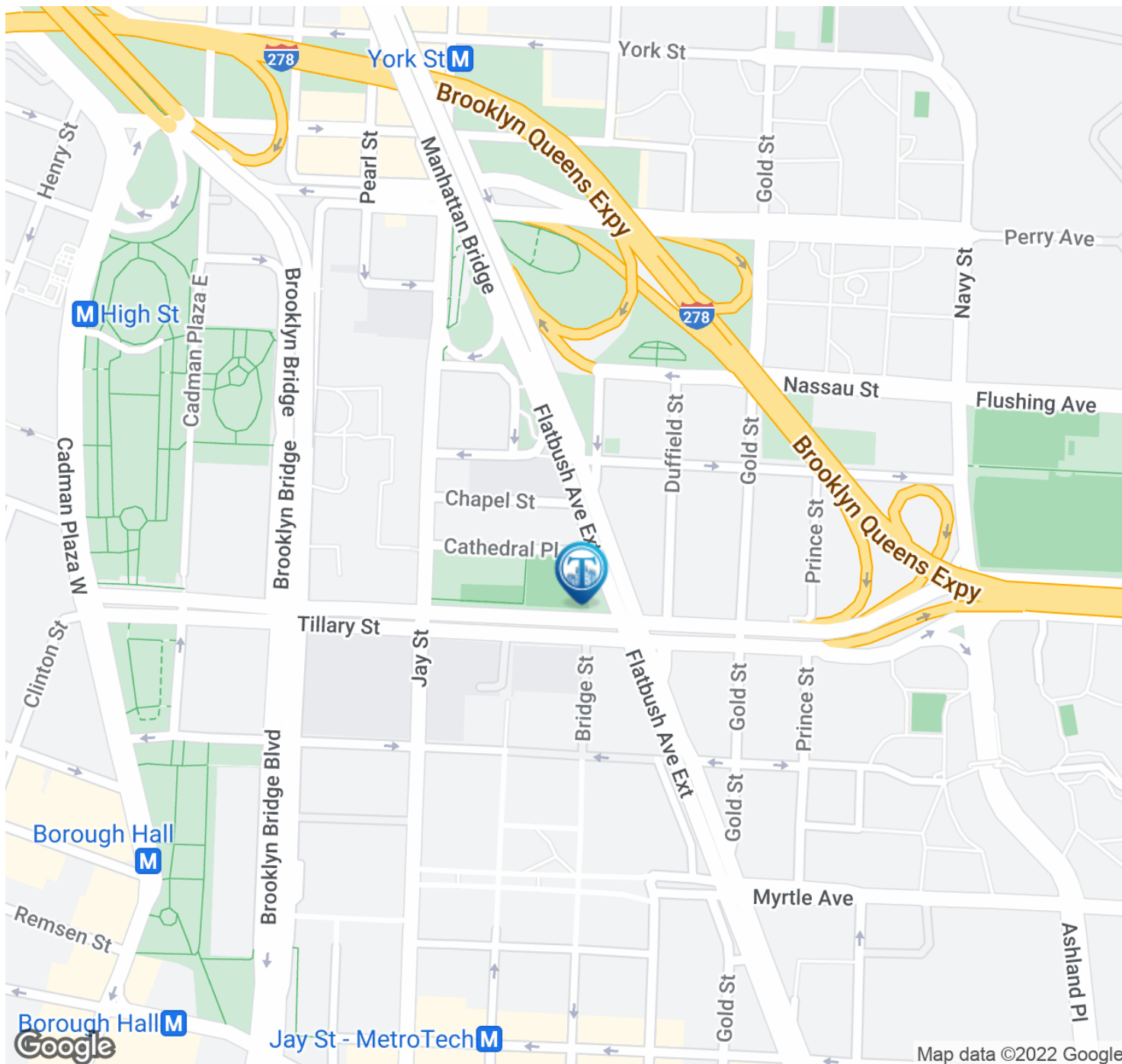
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## Location Map



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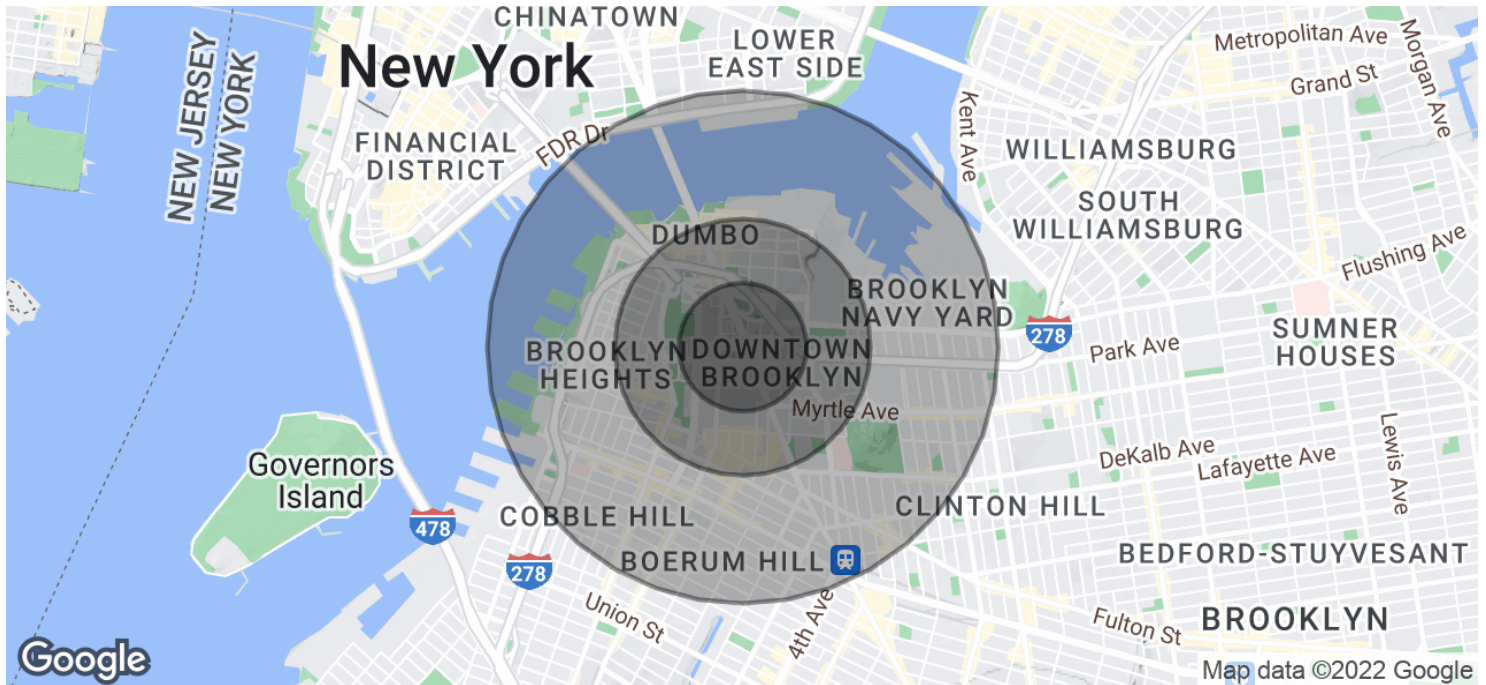
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## Demographics Map & Report



### POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	7,838	28,058	95,255
Average Age	33.0	33.9	35.0
Average Age (Male)	31.5	30.1	33.8
Average Age (Female)	35.7	36.8	36.4

### HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	4,109	13,289	46,070
# of Persons per HH	1.9	2.1	2.1
Average HH Income	\$114,675	\$131,102	\$164,305
Average House Value	\$869,644	\$787,716	\$1,108,756

\* Demographic data derived from 2020 ACS - US Census

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## Retailer Map



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