



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

TriStateCR.com



FOR LEASE | RETAIL + OFFICE SPACE

1,100 - 6,400 SF | 2182 Flatbush Ave | 4 Retail/Office Spaces for Lease

2182 Flatbush Ave, Brooklyn, NY 11234

Shlomi Bagdadi
718.437.6100
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Fredy Halabi
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Executive Summary



OFFERING SUMMARY

Lease Rate:	Call to: 718-437-6100
Available SF:	1,100 - 6,400 SF
Building Size:	6,128 SF
Lot Size:	6,283 SF
Number of Units:	2
Zoning:	R3-2

PROPERTY OVERVIEW

Built out medical office
Second floor bright clean office
Parking included
4 office spaces, can be leased together or separately

LOCATION OVERVIEW

Located in the Marine Park neighborhood of Brooklyn between Quentin Rd & Avenue R.
Nearest Transit: B41, B9, & Q35 bus lines.
Nearby tenants include McDonald's, Starbucks, Chase Bank, Ideal Food Basket, Dunkin', Carvel, Walgreens, Burger King, TD Bank, Key Food Supermarkets, Dollar Tree, & more!

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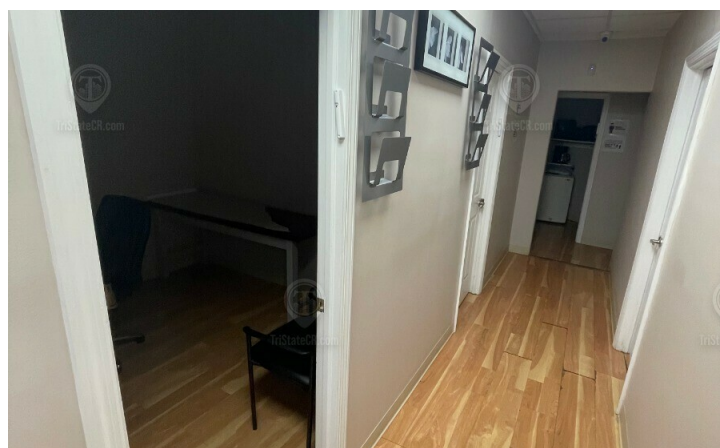
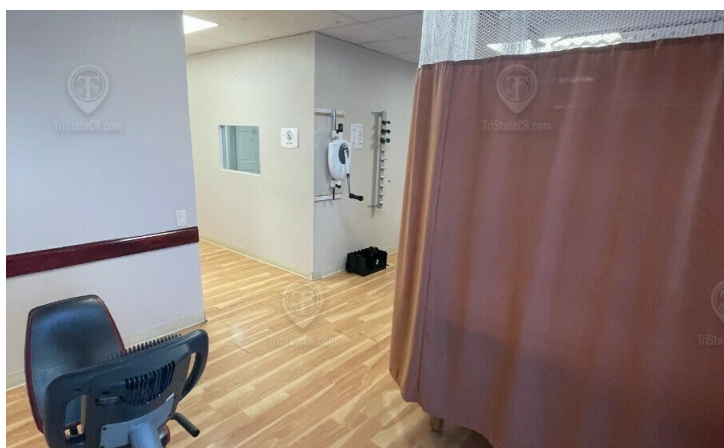
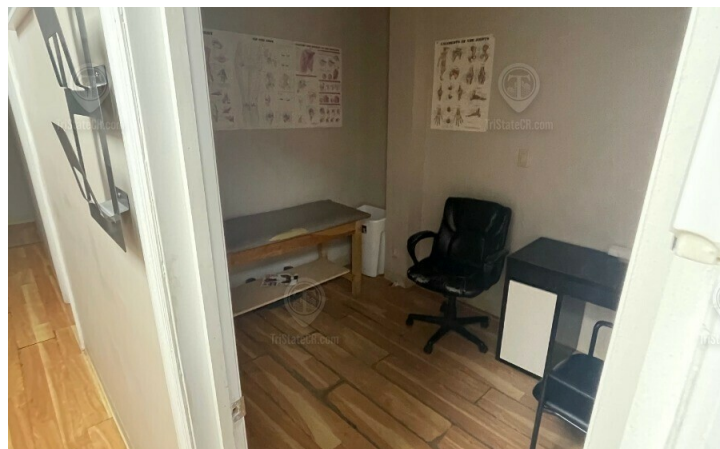
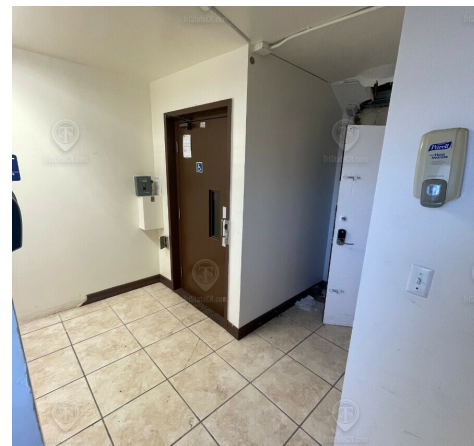


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Ground Floor - Medical (2,100 SF)



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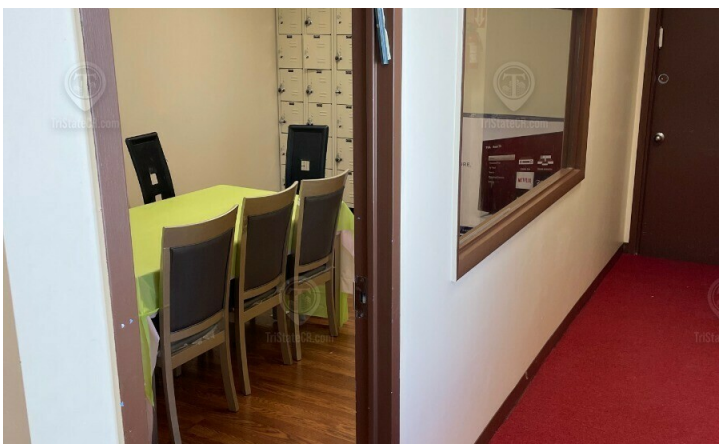
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2nd Floor - Office (2,100 SF)



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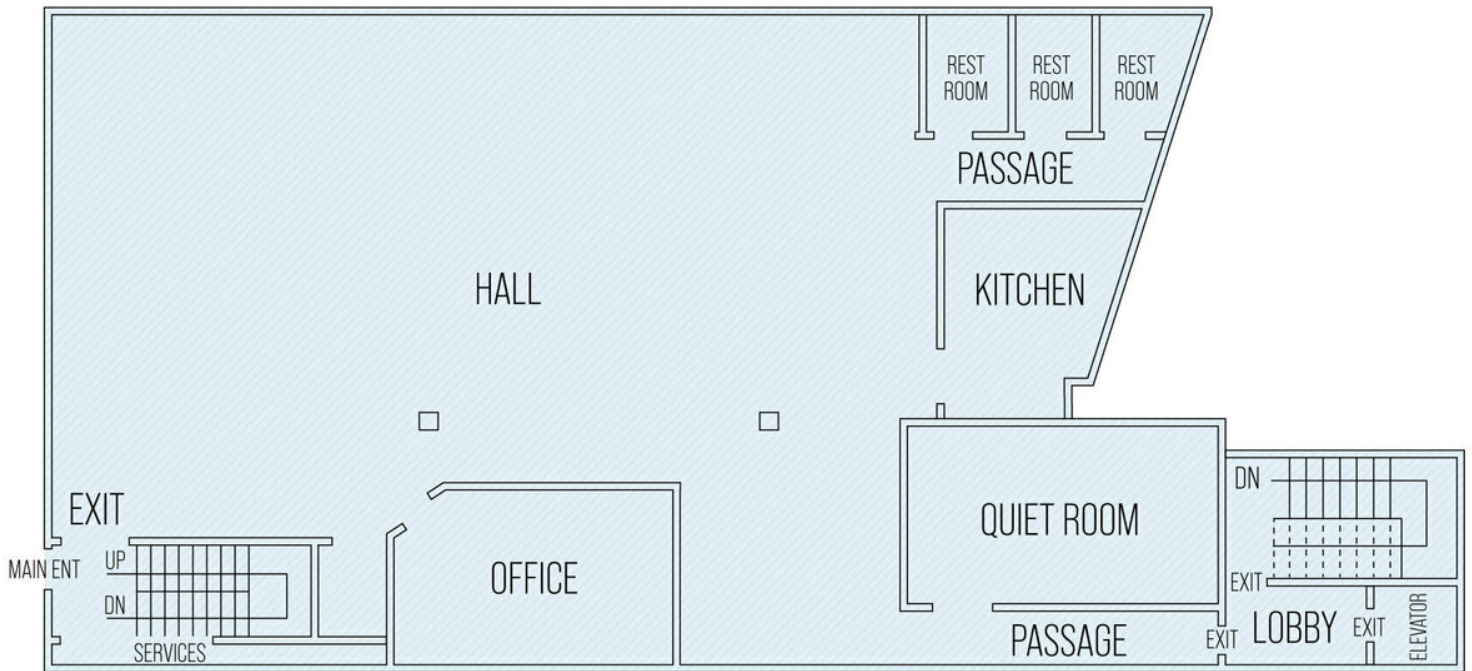
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Floor Plan - 2nd Floor - Office (2,100 SF)



2182 FLATBUSH AVE
TOTAL AVAILABLE SPACE: 2,100 SF

ALL SQUARE FOOTAGES
ARE APPROXIMATE

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Ground Floor - Back Space (1,100 SF)



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Basement - Back Space (1,100 SF)



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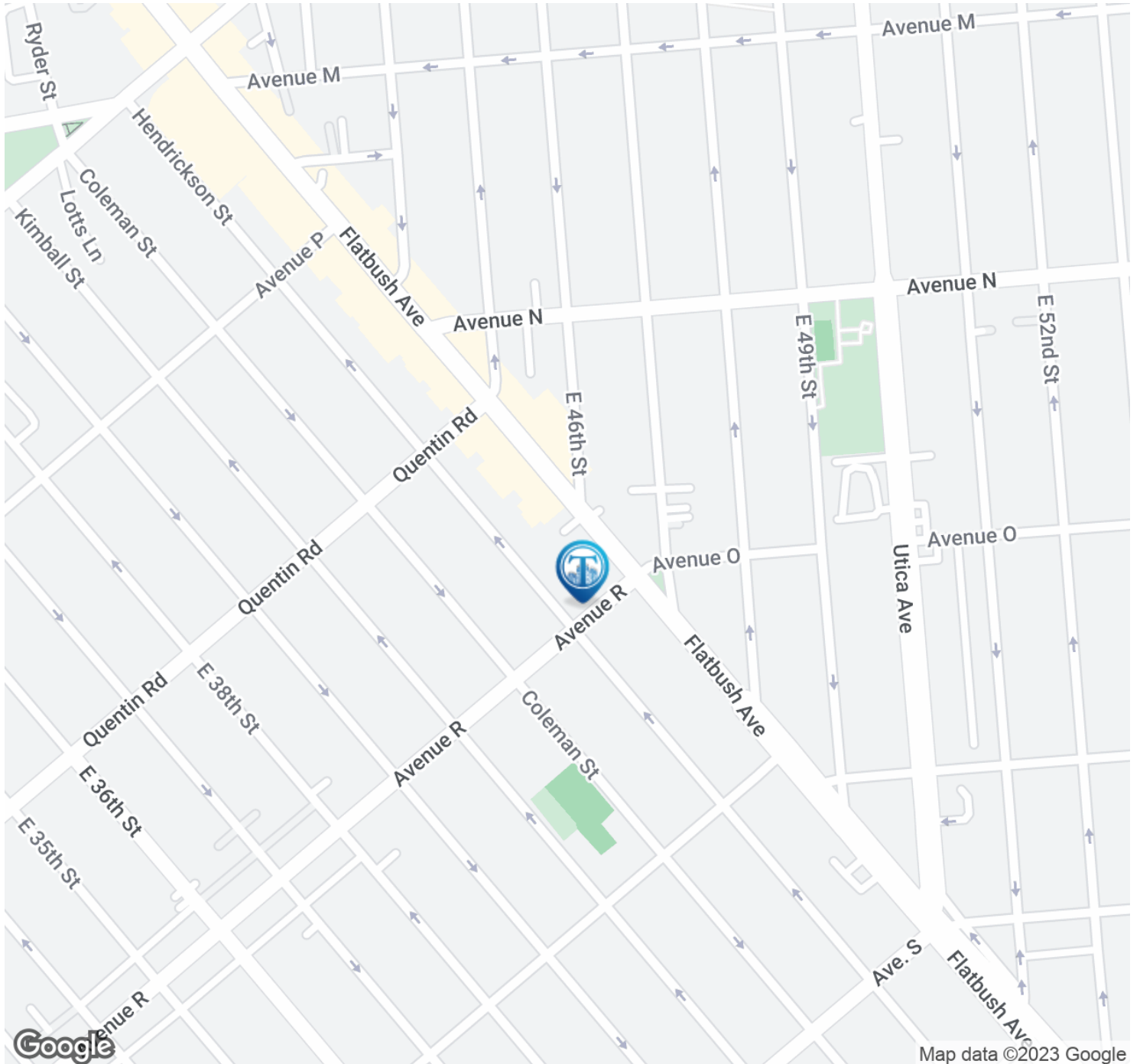
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Location Map



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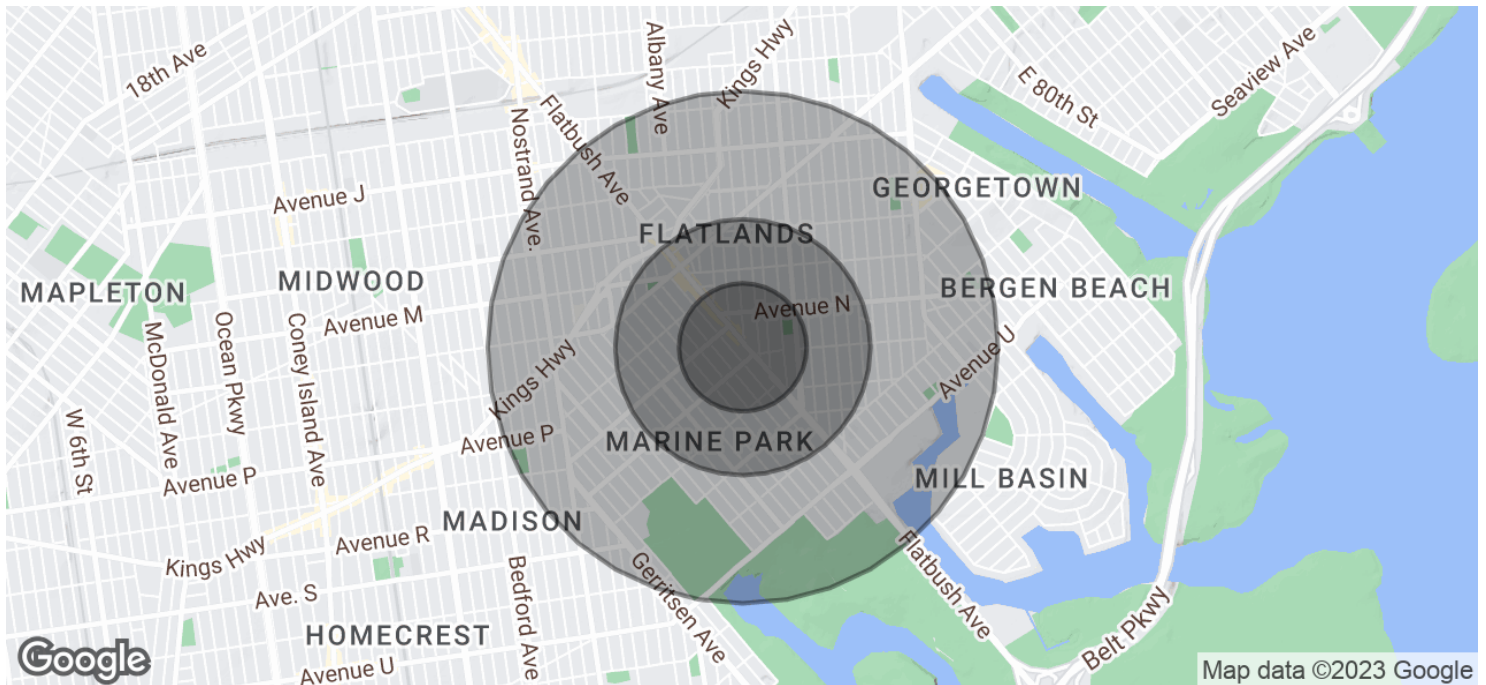
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	4,546	22,603	86,277
Average Age	42.5	41.4	40.1
Average Age (Male)	37.1	37.3	37.6
Average Age (Female)	47.5	45.4	42.7

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,652	8,094	31,458
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$107,318	\$111,307	\$102,752
Average House Value	\$652,042	\$631,850	\$622,626

* Demographic data derived from 2020 ACS - US Census

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Retailer Map



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