TRI STATE COMMERCIAL®
REAL ESTATE EXPERTS

For Lease

Built out Restaurant for Lease

1,200 SF

21 Flatbush Ave • Brooklyn • NY

For Pricing **Call: 718-437-6100**

Shlomi Bagdadi
☎ **718.437.6100**
sb@tristatecr.com

Fredy Halabi
☎ **718.437.6100 x114**
Fredy.H@TriStateCR.com

TriStateCR.com

Property Summary

21 Flatbush Ave, Brooklyn, NY 11217

Location Overview

Located in the Downtown Brooklyn neighborhood between Fulton St & Lafayette Ave near the Nevins St subway station.

Nearest Transit: 2, 3, 4, & 5 at Nevins St, N, Q, R, B, & D trains at Atlantic Ave and the B67, B45, B41, & B26 bus lines.

Nearby tenants include Crunch Fitness, Apple, Trader Joe's, Whole Foods Market, Starbucks, TD Bank, McDonald's, CVS, Dunkin', Planet Fitness, Primark, Target, Tacombi, PingPod, and more!

Main Highlights

- Prime Downtown Brooklyn
- Newly renovated retail space
- Heavy foot traffic
- Fully built-out

45,000 SF
Total Building Size

7,540 SF
Lot Size

C6-4
Zoning

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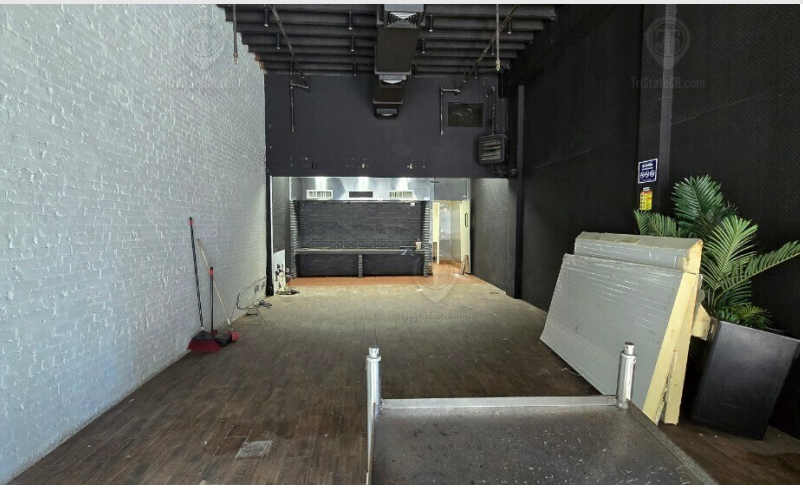
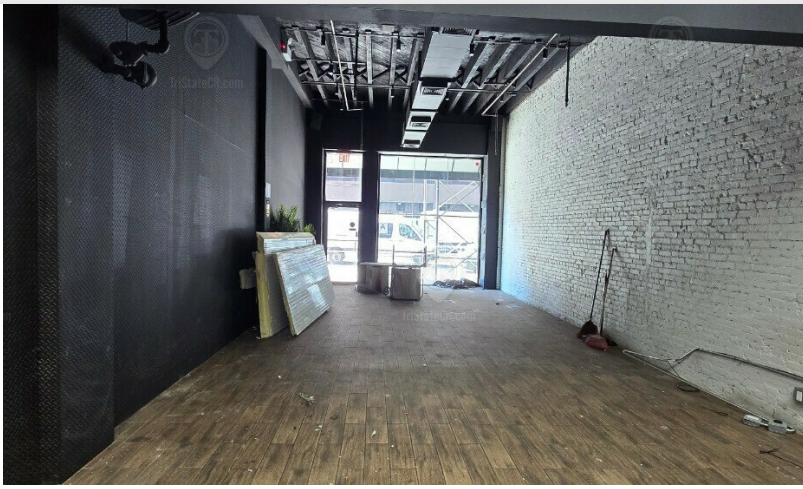
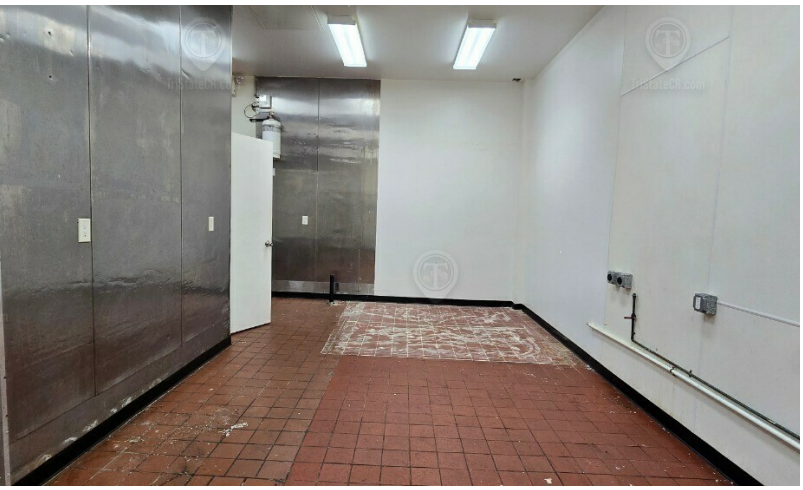
Additional Photos

21 Flatbush Ave, Brooklyn, NY 11217







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Retailer Map

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Area Demographics

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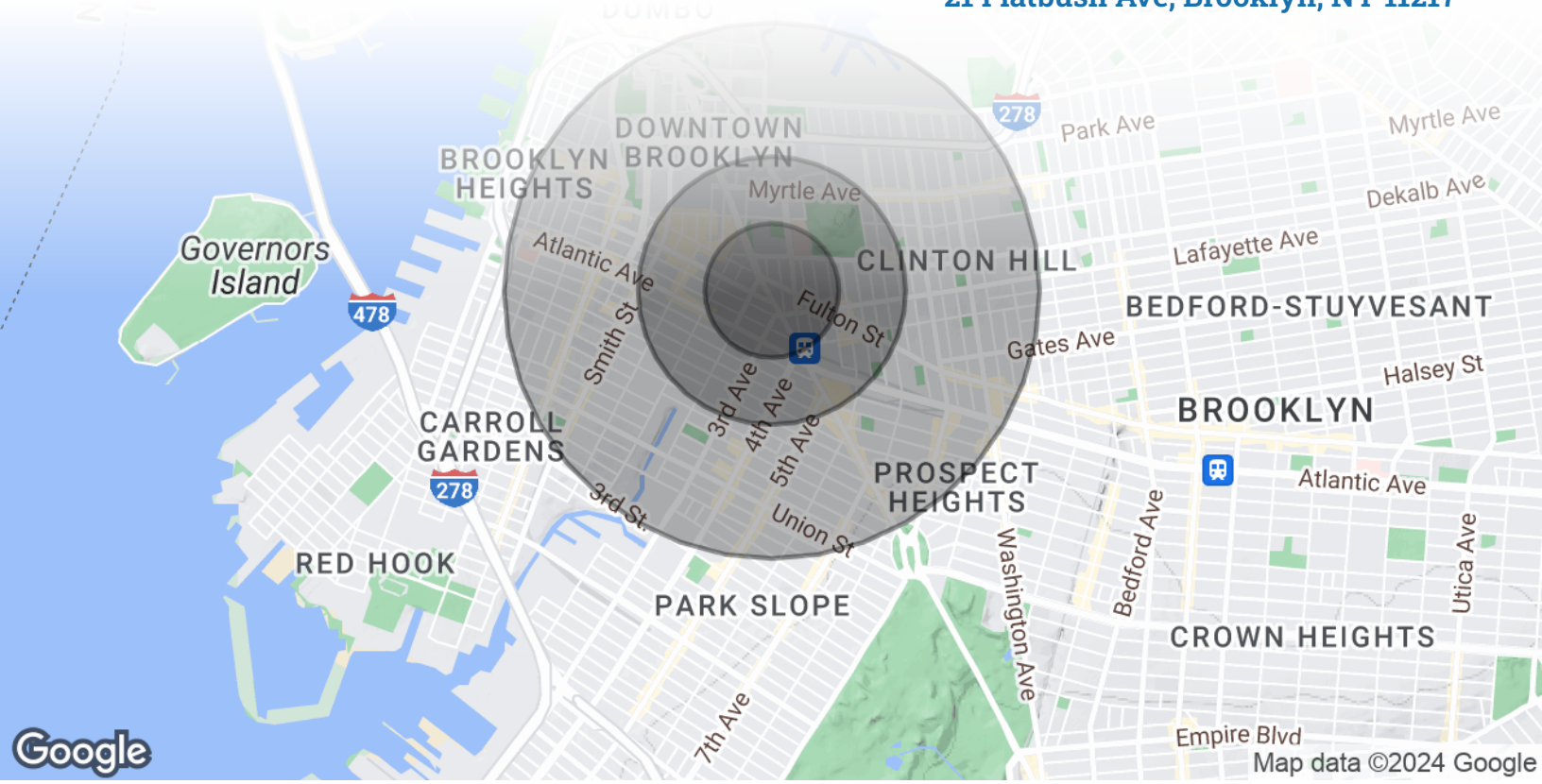

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	9,487	43,462	157,568
Average Age	32.1	34.1	35.8
Average Age (Male)	31.8	33.2	35.1
Average Age (Female)	32.8	35.7	36.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	5,085	20,903	75,904
# of Persons per HH	1.9	2.1	2.1
Average HH Income	$166,992	$150,573	$154,612
Average House Value	$1,128,802	$1,031,434	$1,096,868

157,568
People within 1 Mile

$154,612
Avg Household Income

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