



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

For Lease



# Retail Space For Lease

3,000 SF

2044 Flatbush Avenue • Brooklyn • NY

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

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

**Moshe Akiva**  
📞 718.437.6100 x116  
Moshe.A@TriStateCR.com



## Location Overview

Located in the Flatlands neighborhood of Brooklyn between Flatlands Ave & Avenue P near the Flatbush Ave - Brooklyn College subway station.

Nearest Transit: 5 & 2 trains at Flatbush Ave - Brooklyn College and the Q35, B41, B9, B82, & B7 bus lines.

Nearby tenants include Dollar Tree, Starbucks, Dunkin', Apple Bank, Chase Bank, Mac's Uniforms & Workwear, Marine Florists, Lenny & John's Pizza, Puppy Paradise, TFW Brooklyn, Law Offices of Bruce Newborough, PC, BulkPlantDepot, Susan DeSimone - State Farm Insurance Agent, UPS Authorized Shipping Outlet, Prime Care Drugs & Surgicals, and more!

## Main Highlights

- ▶ One story building
- ▶ Full basement
- ▶ Glass storefront



**18,456 SF**

Total Building Size



**15,391 SF**

Lot Size

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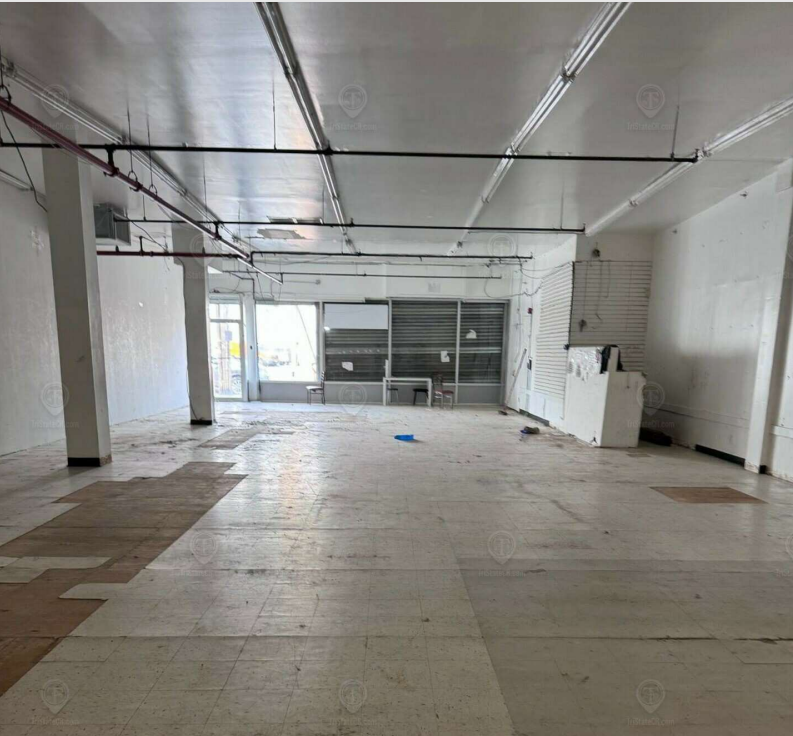
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# Additional Photos

2044 Flatbush Avenue, Brooklyn, NY 11234



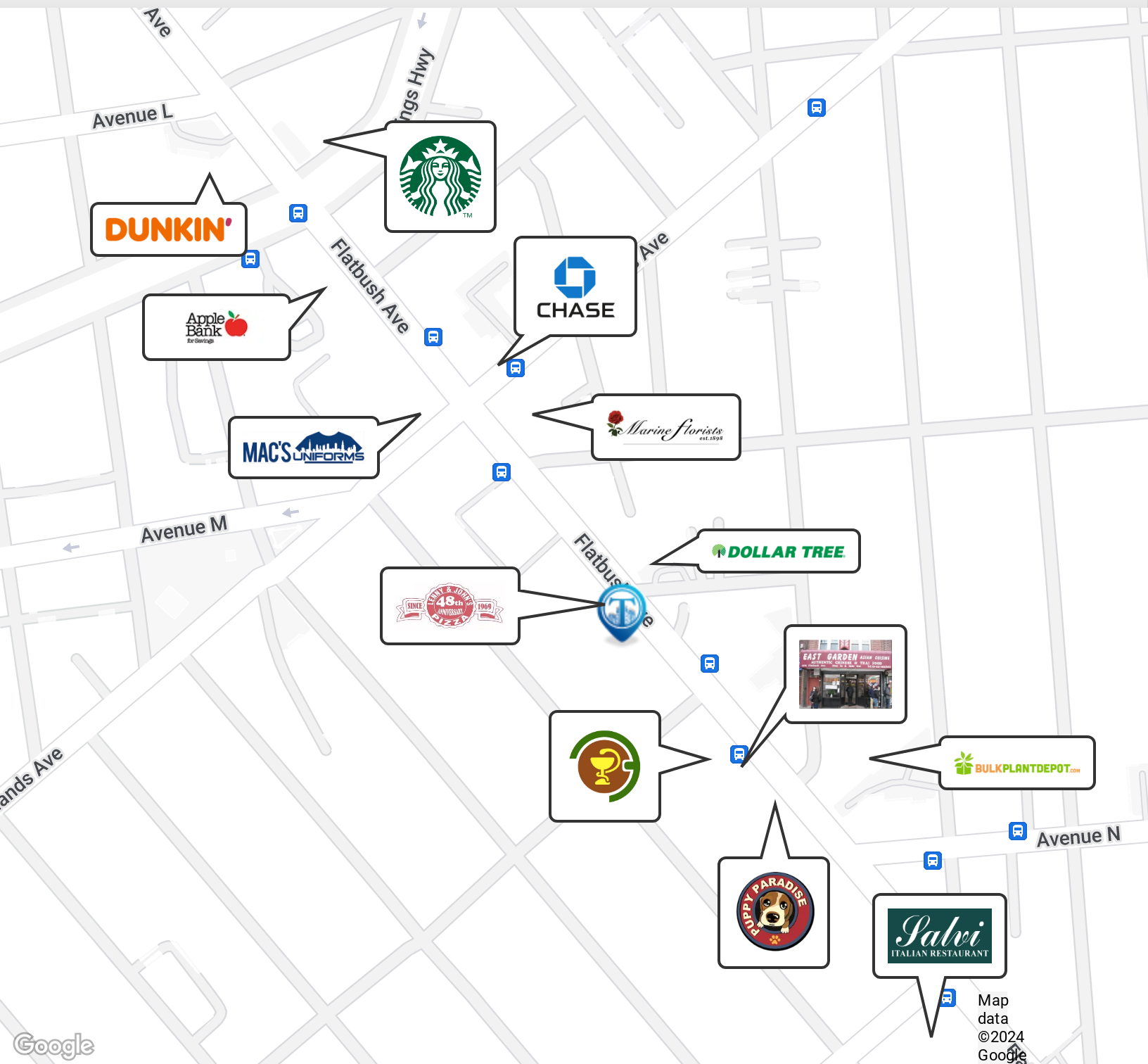
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Map data ©2024 Google

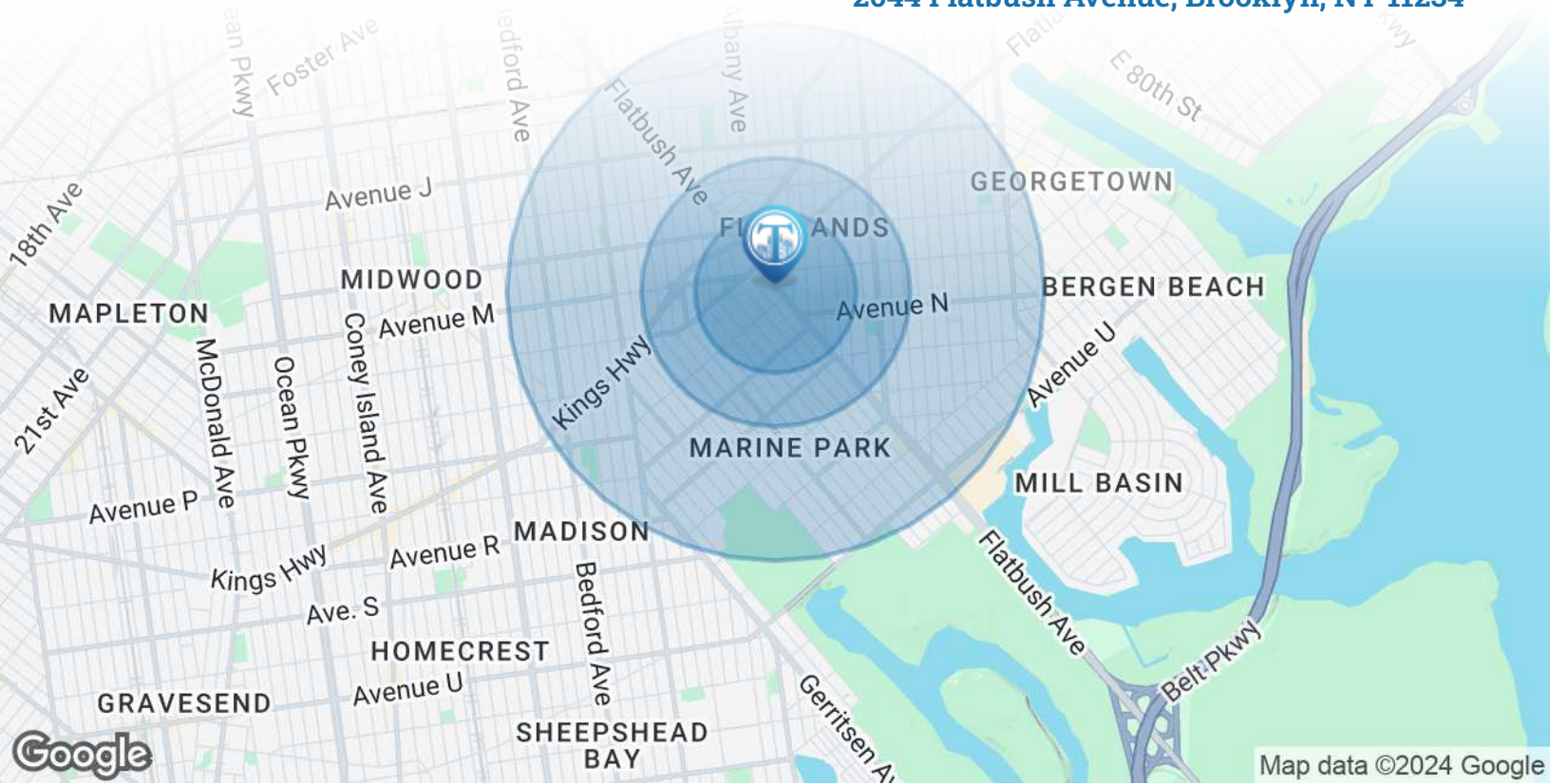
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	8,164	22,595	91,359
Average Age	40	40	41
Average Age (Male)	39	38	39
Average Age (Female)	42	41	42
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,643	7,185	30,440
# of Persons per HH	3.1	3.1	3
Average HH Income	\$128,498	\$126,271	\$125,115
Average House Value	\$808,020	\$826,013	\$844,882



**91,359**

People within 1 Mile



**\$125,115**

Avg Household Income

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