



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



Newly Developed Retail Space Available for Lease

1,995 - 27,085 SF • 5 Units

2700 Church Avenue • Brooklyn • NY

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

Shlomi Bagdadi
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Moshe Akiva
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Location Overview

Located in the Flatbush neighborhood of Brooklyn between Rogers Ave & Lloyd Ave near the Church Ave subway station.

Nearest Transit: 5 & 2 trains at Church Ave and the B35, B49, B44-SBS, & B44 bus lines.

Nearby tenants include

Main Highlights

- ▶ Brand New Development
- ▶ Division options
- ▶ Glass storefronts
- ▶ High foot traffic location
- ▶ Ground Floor: 1,995 - 11,085 SF
- ▶ 2nd Floor (CF): 16,000 SF



75,000 SF

Total Building Size



R6, C2-3, C1-3

Zoning

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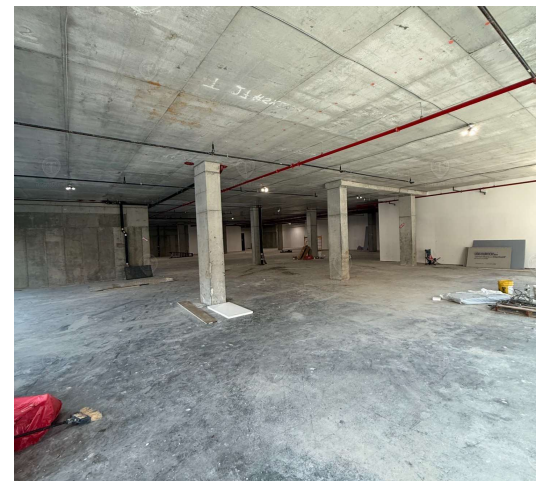
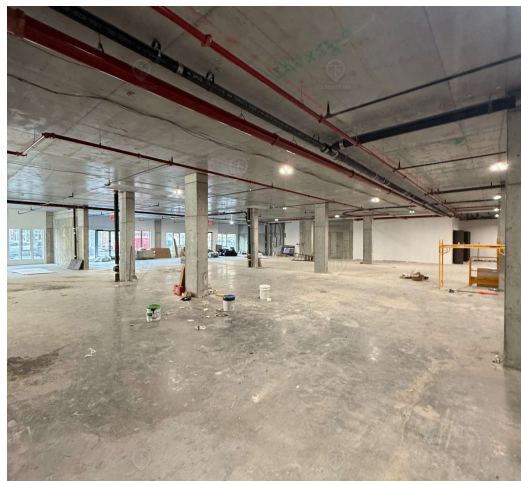
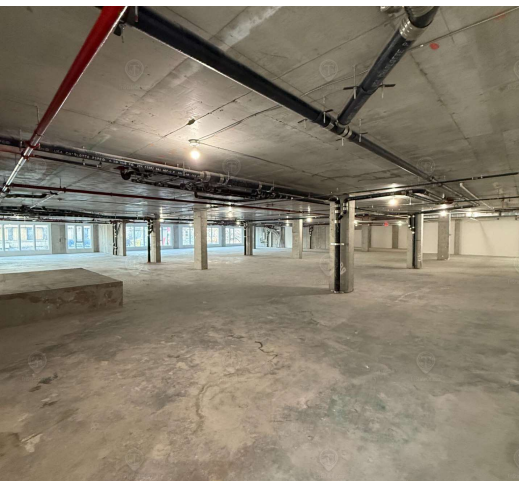
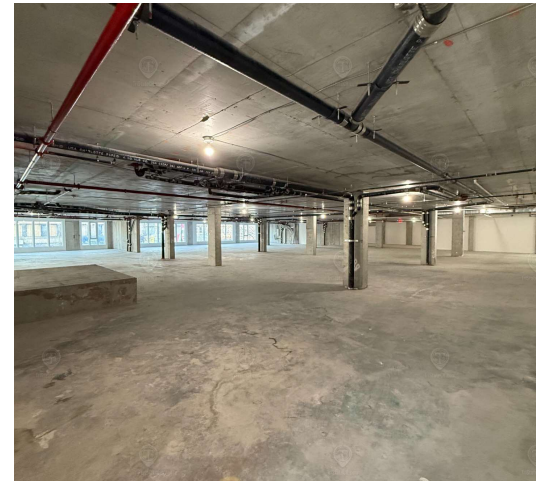
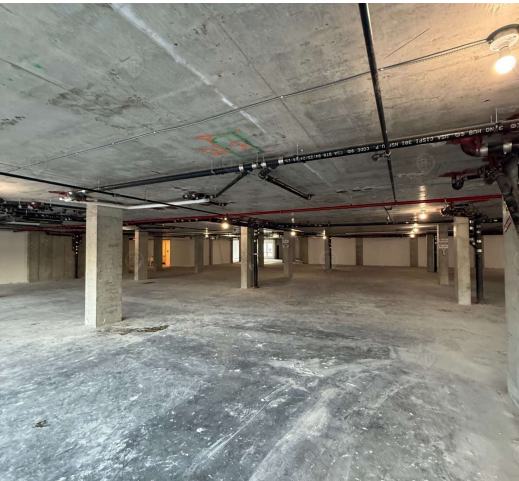
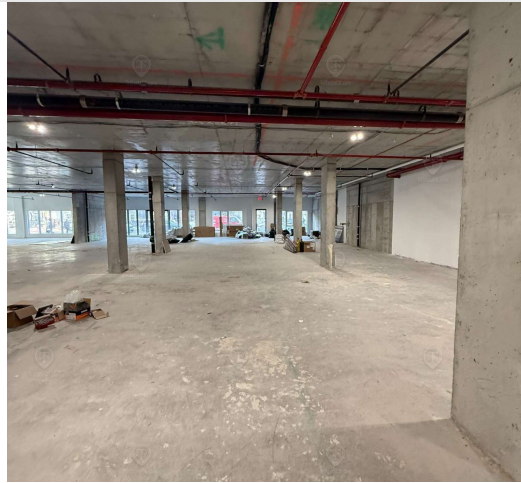
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Additional Photos

2700 Church Avenue, Brooklyn, NY 11226



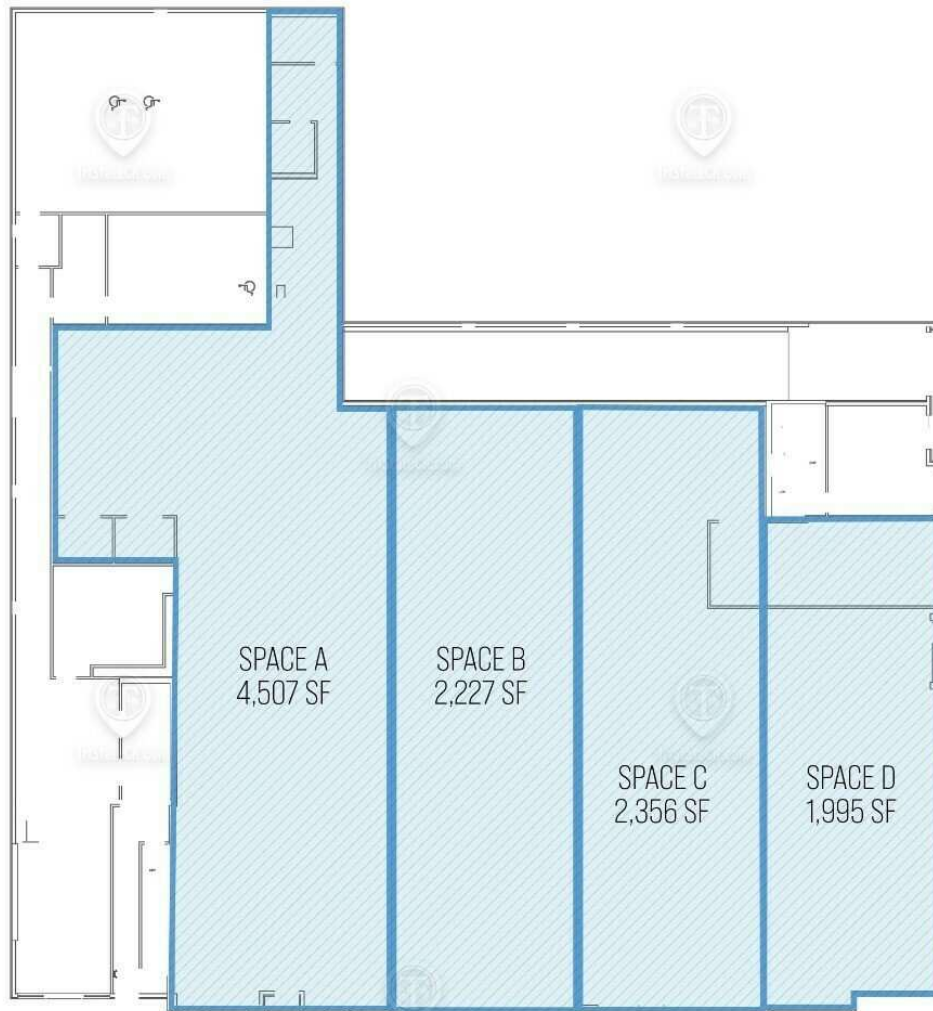
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2700 CHURCH AVENUE

GROUND FLOOR
TOTAL AVAILABLE SPACE: 11,085 SF

ALL SQUARE FOOTAGE
ARE APPROXIMATE.

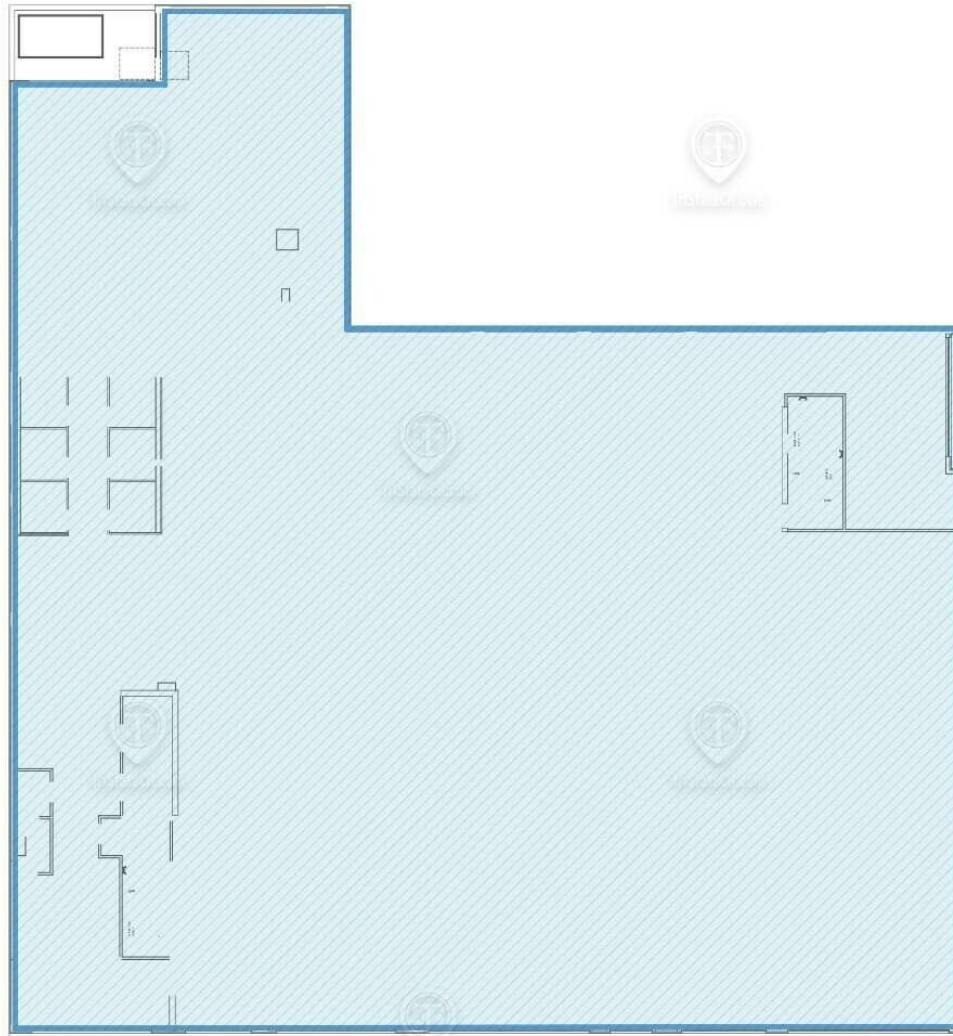
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2700 CHURCH AVENUE

2ND FLOOR

TOTAL AVAILABLE SPACE: 16,000 SF

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Map data
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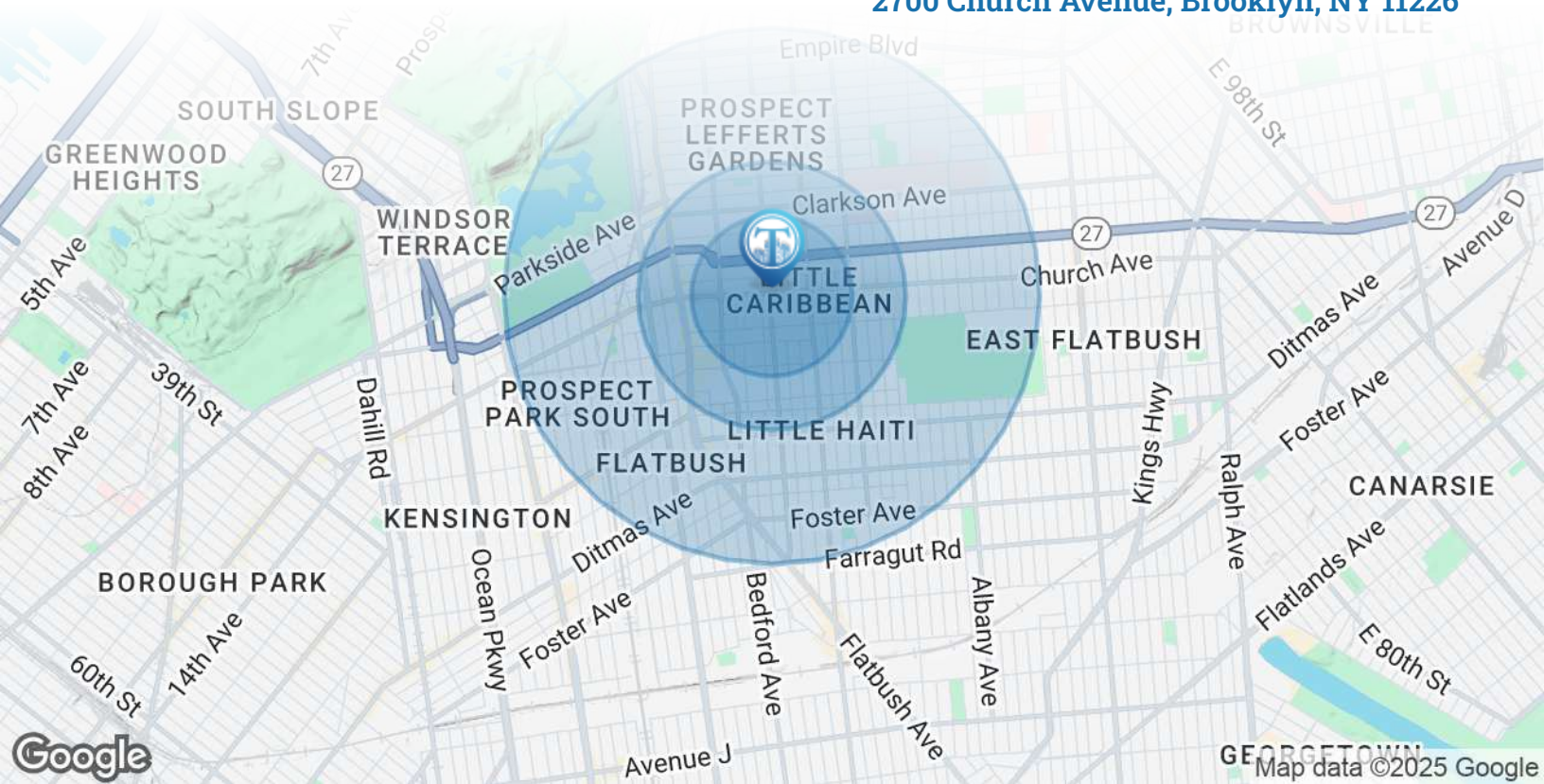
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Area Demographics

2700 Church Avenue, Brooklyn, NY 11226



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	13,242	51,631	175,989
Average Age	39	40	40
Average Age (Male)	38	38	38
Average Age (Female)	41	41	42
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	5,112	19,915	67,244
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$87,874	\$94,287	\$99,395
Average House Value	\$899,945	\$912,752	\$1,001,251



175,989

People within 1 Mile



\$99,395

Avg Household Income

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