



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

For Lease



# Prime Single-Story Retail Space with 90-Feet of Frontage for Lease

7,000 SF

2441 Flatbush Ave • Brooklyn • NY

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

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

**Samuel Shouela**  
☎ 718.437.6100 x212  
samuel.s@tristatecr.com



## Location Overview

Located in the Old Mill Basin neighborhood of Brooklyn between Avenue T & E 53rd St.

Nearest Transit: The B46, B2, B9, B3, B41, Q35, & B47 bus lines.

Nearby tenants include 7-Eleven, Shake Shack, Kings Plaza Shopping Center, Sephora, Pandora Jewelry, Bath & Body Works, American Eagle & Aerie, Macy's, Primark, Victoria's Secret, CVS Pharmacy, Lowe's Home Improvement, The Home Depot, Raymour & Flanigan Furniture and Mattress Store, Bob's Discount Furniture and Mattress Store, Miracle-Ear Hearing Aid Center, and more!

## Main Highlights

- ▶ Prime single-story retail
- ▶ 18' ceilings
- ▶ Over 90' of frontage available
- ▶ Glass storefront
- ▶ Open to divisions of 4,350 SF



**11,300 SF**

Total Building Size



**12,250 SF**

Lot Size



**C8-1**

Zoning

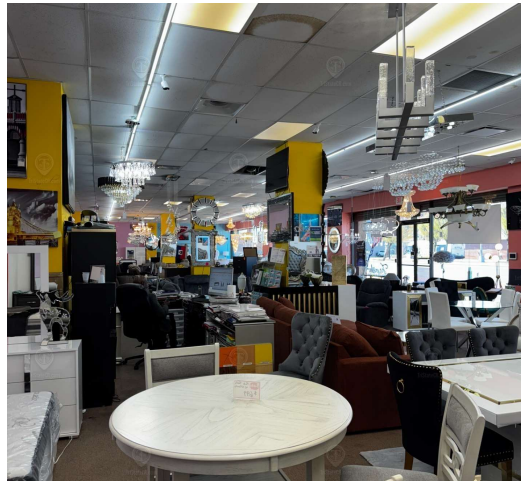
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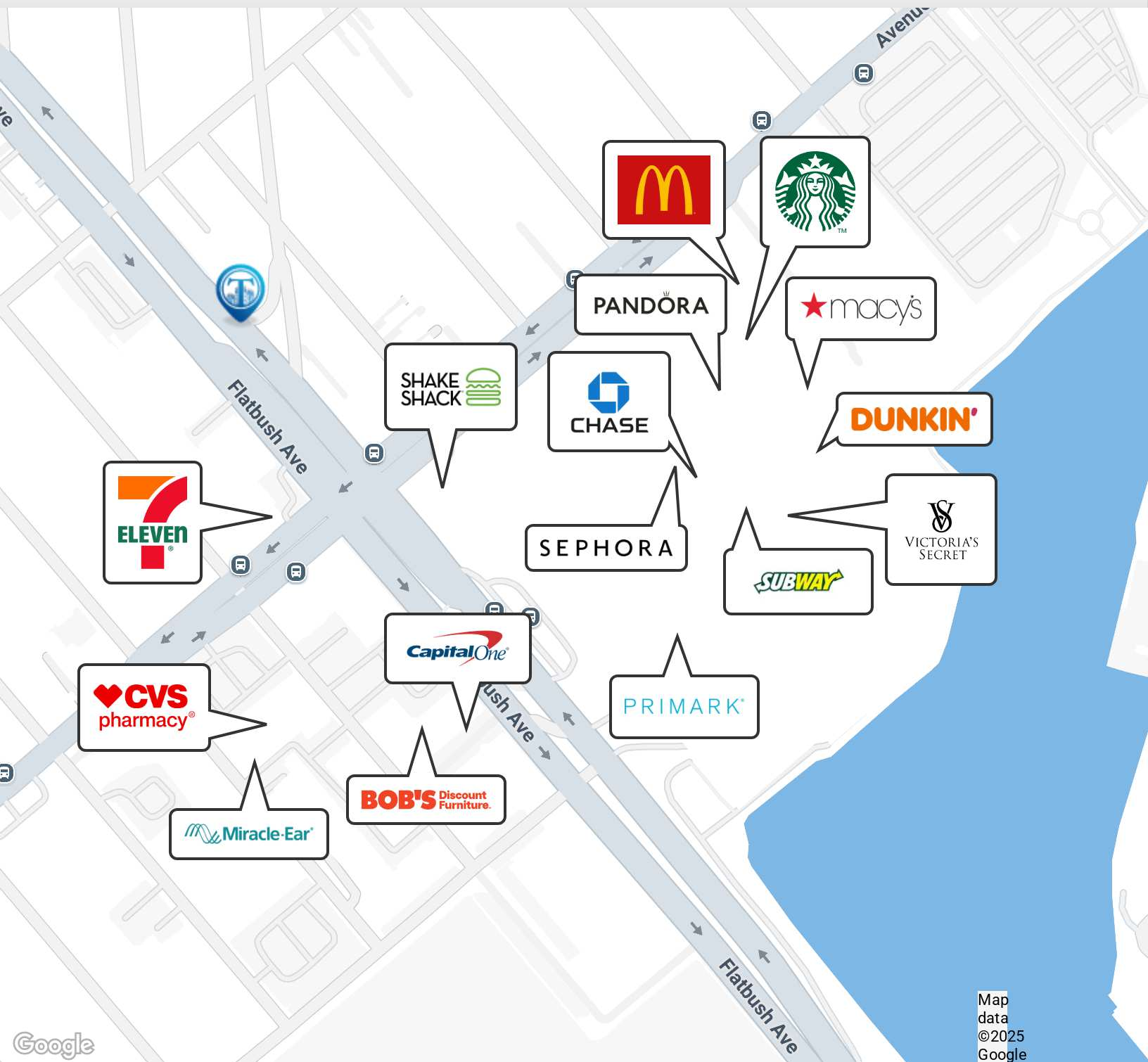
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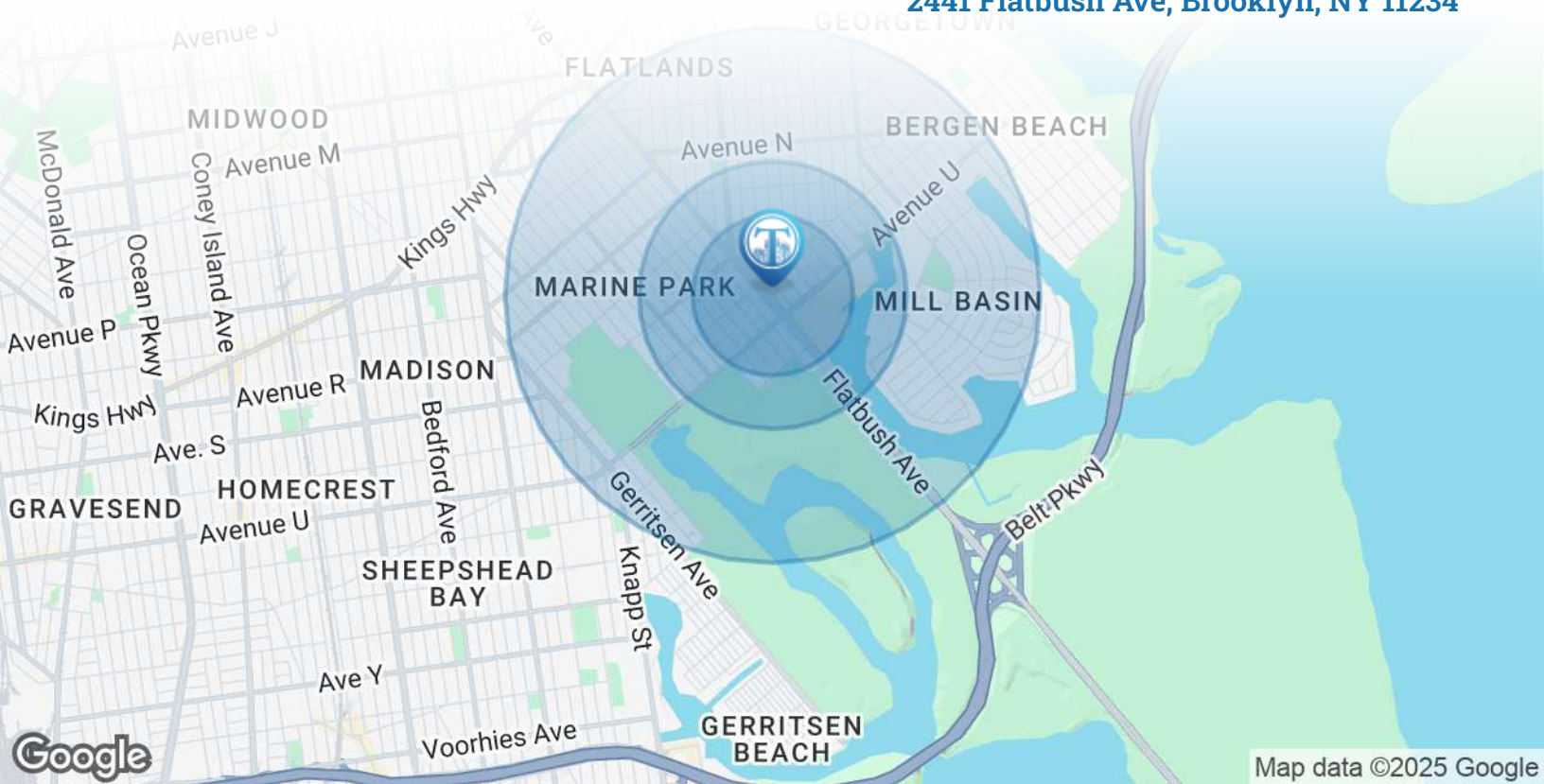
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2441 Flatbush Ave, Brooklyn, NY 11234



Map data ©2025 Google

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	5,765	13,562	54,691
Average Age	42	42	42
Average Age (Male)	40	41	40
Average Age (Female)	44	44	43
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,059	4,789	18,836
# of Persons per HH	2.8	2.8	2.9
Average HH Income	\$134,500	\$138,251	\$140,016
Average House Value	\$747,715	\$790,095	\$845,910



**54,691**

People within 1 Mile





**\$140,016**

Avg Household Income

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**SITE SOURCE**  
RETAIL BROKER NETWORK