



TRI STATE
COMMERCIAL
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

1,000 RSF Corner Retail w/Wraparound Frontage Available in Flatbush!

1300 Flatbush Ave, Brooklyn, NY 11210

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

1,000 RSF Corner Retail w/Wraparound Frontage Available in Flatbush!

1300 Flatbush Ave, Brooklyn, NY 11210



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

Executive Summary



OFFERING SUMMARY

Available SF: 500 - 1,000 SF

Lease Rate: Negotiable

Lot Size: 1,260 SF

Building Size: 3,800 SF

Zoning: R7A

PROPERTY OVERVIEW

1,000 RSF Corner Retail w/Wraparound Frontage Available in Flatbush!

Highlights:

- Exposed Brick Walls
- No Columns
- Restroom
- Basement
- Divisible
- Wraparound Glass Frontage!

LOCATION OVERVIEW

Located in Flatbush, within close proximity of the Newkirk Ave 2, 5 train station. Steps away from the B103, BM2 bus stops. Neighboring tenants include,

- Blink Fitness
- Target
- Starbucks
- Chase Bank
- Bank of America
- YMCA
- Stop & Shop
- 24-Hour Fitness
- Foot Locker

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Tri State Commercial® Realty Inc // 482 Coney Island Ave // Brooklyn, 11218 // <http://tristatecr.com/>



1,000 RSF Corner Retail w/Wraparound Frontage Available in Flatbush!

1300 Flatbush Ave, Brooklyn, NY 11210



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

Additional Photos



Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Tri State Commercial® Realty Inc // 482 Coney Island Ave // Brooklyn, 11218 // <http://tristatecr.com/>



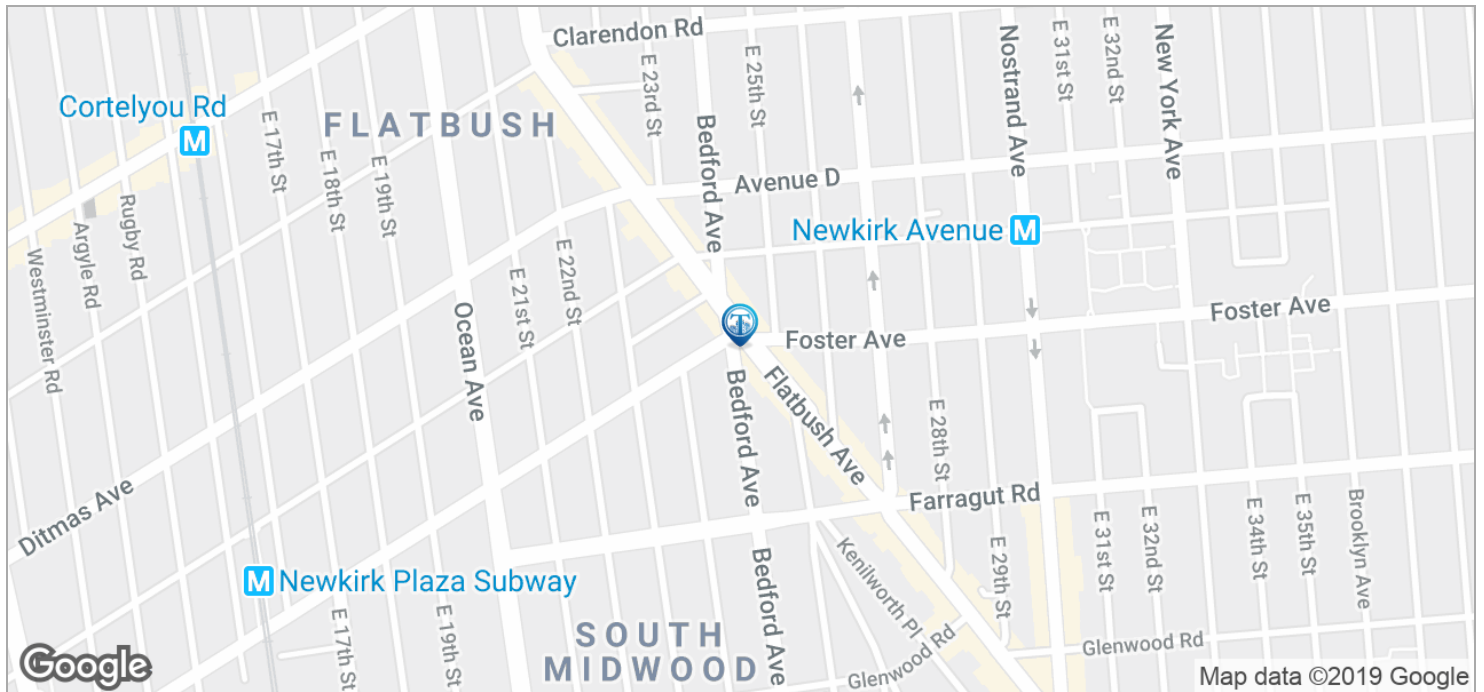
1,000 RSF Corner Retail w/Wraparound Frontage Available in Flatbush!

1300 Flatbush Ave, Brooklyn, NY 11210



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

Location Maps



Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Tri State Commercial® Realty Inc // 482 Coney Island Ave // Brooklyn, 11218 // <http://tristatecr.com/>



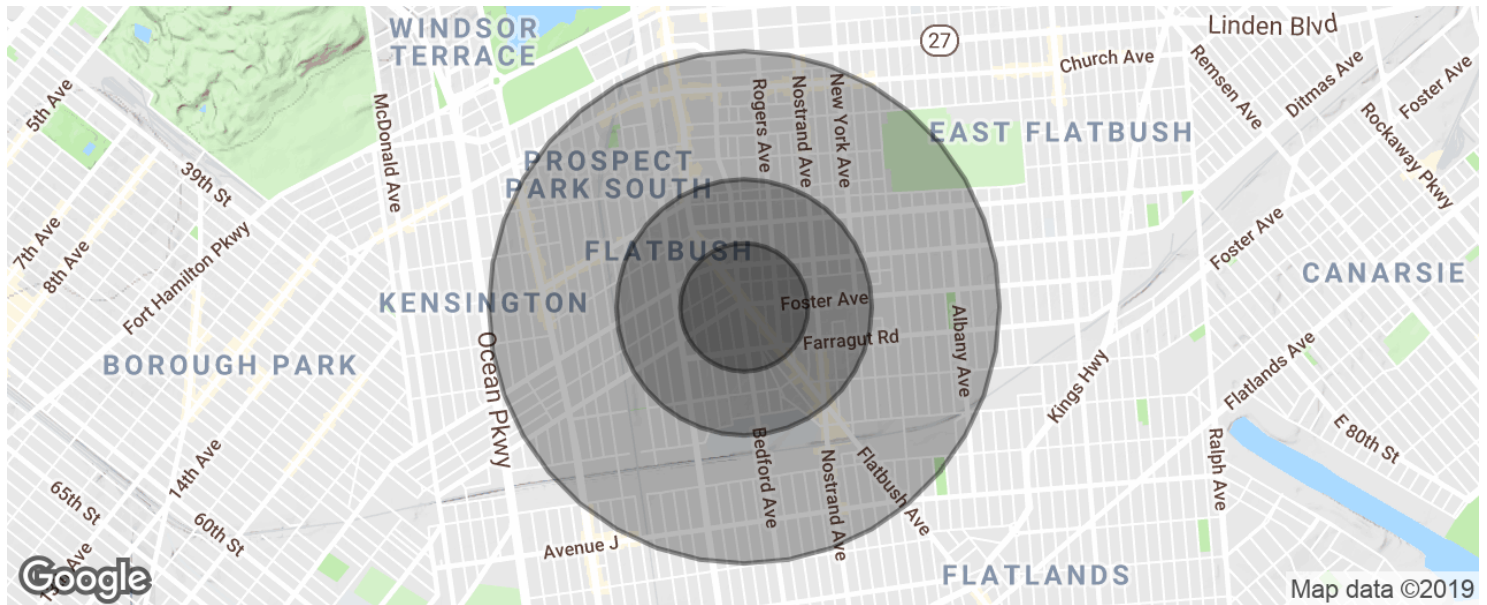
1,000 RSF Corner Retail w/Wraparound Frontage Available in Flatbush!

1300 Flatbush Ave, Brooklyn, NY 11210



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total population	13,927	48,803	181,681
Median age	32.9	34.1	34.5
Median age (Male)	32.0	32.3	32.4
Median age (Female)	34.1	35.5	36.0

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total households	4,870	17,425	65,197
# of persons per HH	2.9	2.8	2.8
Average HH income	\$50,245	\$53,449	\$56,950
Average house value	\$433,655	\$460,782	\$572,559

* Demographic data derived from 2010 US Census

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Tri State Commercial® Realty Inc // 482 Coney Island Ave // Brooklyn, 11218 // <http://tristatecr.com/>



1,000 RSF Corner Retail w/Wraparound Frontage Available in Flatbush!

1300 Flatbush Ave, Brooklyn, NY 11210



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

Retailer Map



Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Tri State Commercial® Realty Inc // 482 Coney Island Ave // Brooklyn, 11218 // <http://tristatecr.com/>



1,000 RSF Corner Retail w/Wraparound Frontage Available in Flatbush!

1300 Flatbush Ave, Brooklyn, NY 11210



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

Available Spaces

LEASE TYPE | Upon Request

TOTAL SPACE | 500 - 1,000 SF

LEASE TERM | Negotiable

LEASE RATE | Negotiable

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1300 Flatbush Ave	Available	500 - 1,000 SF	Upon Request	Negotiable	-

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Tri State Commercial® Realty Inc // 482 Coney Island Ave // Brooklyn, 11218 // <http://tristatecr.com/>

