

New Construction Ground Level Retail - Available

2700 CHURCH AVENUE – BROOKLYN, NY 11201

+/-10,075 SF of Ground Floor Retail Available
12' Ceiling Heights



*RENDERING OF PROPOSED

SCHUCKMAN
REALTY INC.

120 NORTH VILLAGE AVENUE
ROCKVILLE CENTRE, NY 11570
516-496-8888

Contact Exclusive Brokers for More Information

Steven Hakakian
Lic. RE Salesperson
sh@schuckmanrealty.com

Baruch Edelkopf
Lic. Associate RE Broker
be@schuckmanrealty.com

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ADDRESS: 2700 CHURCH AVE

CITY, STATE: BROOKLYN, NY

NEIGHBORHOOD: EAST FLATBUSH

SIZES AVAILABLE: RETAIL #1: 784 SF
RETAIL #2: 3,288 SF
RETAIL #3: 2,077 SF
RETAIL #4: 2,170 SF
RETAIL #5: 1,756 SF

POSSESSION: ARRANGED

PROPERTY HIGHLIGHTS:

PRIME CHURCH AVENUE LOCATION
FULL FLOOR OPPORTUNITY
FLAGSHIP LOCALITON
AADT AT INTERSECTION OF FLATBUSH AVE. AND
FULTON ST. IS 58,760 VPD

AREA TENANTS:



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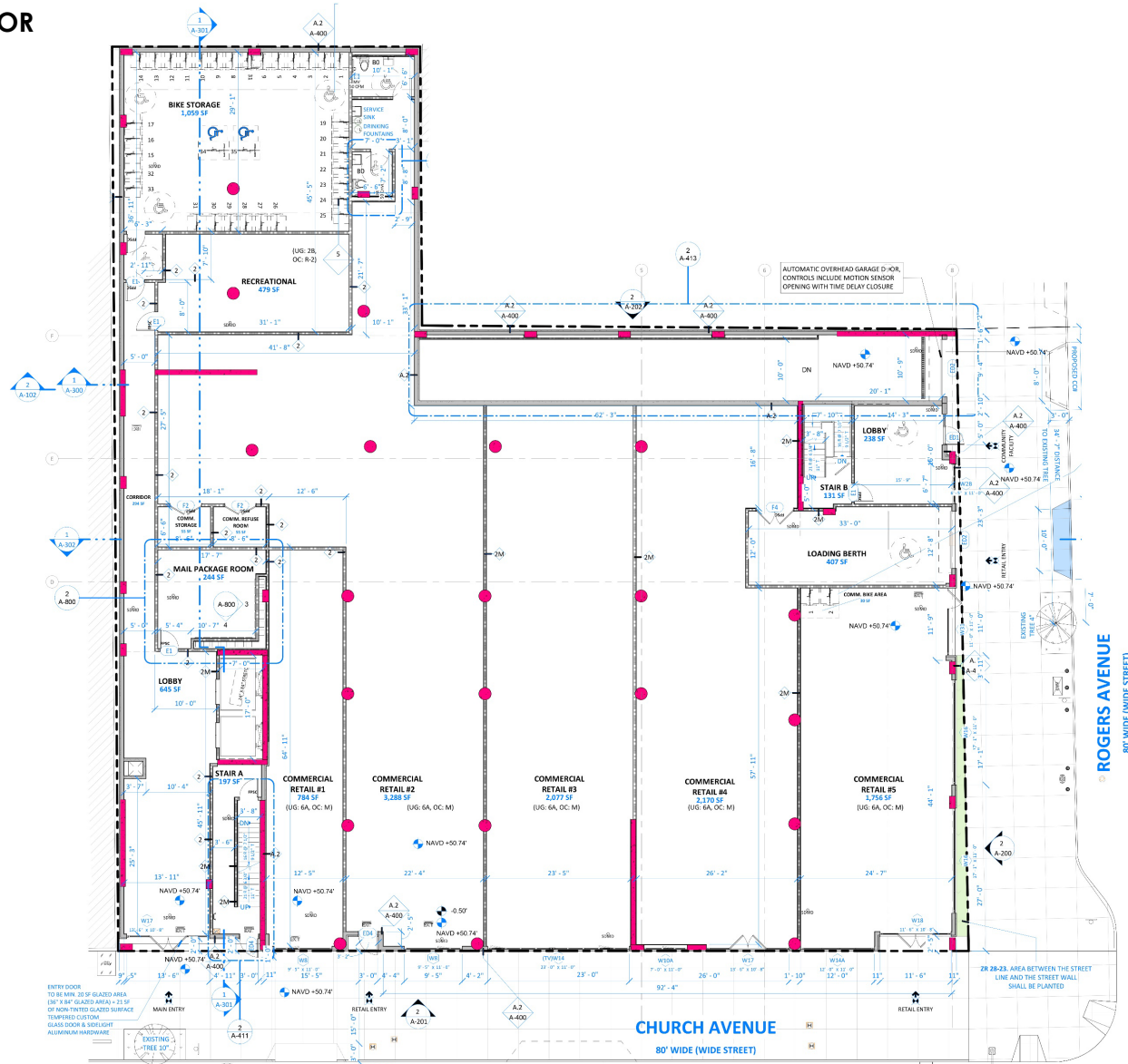
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FLOOR PLAN – GROUND FLOOR



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STREET LEVEL VIEW



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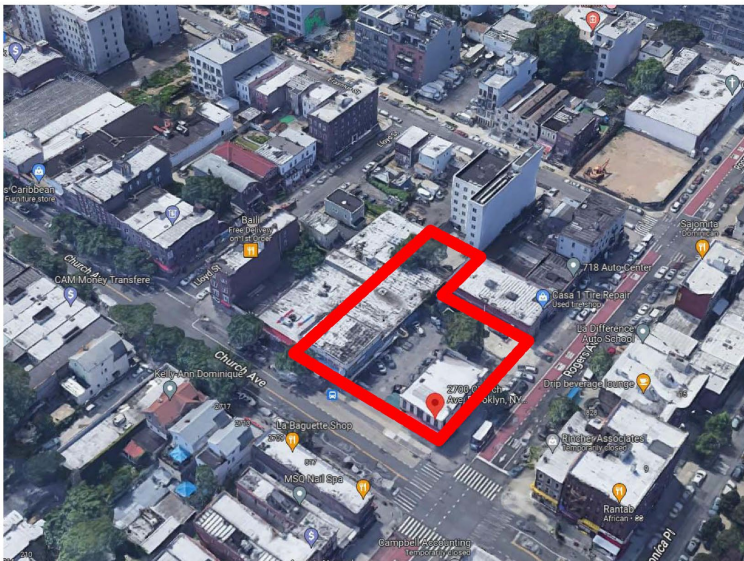
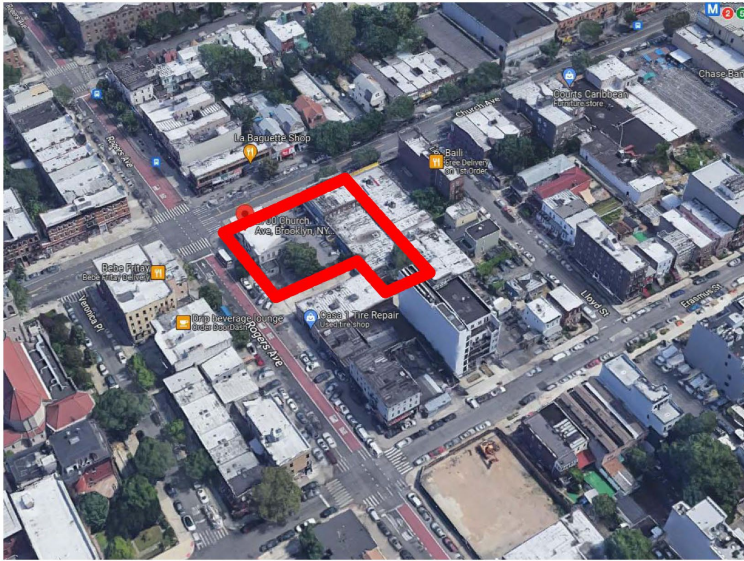
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AERIAL VIEWS

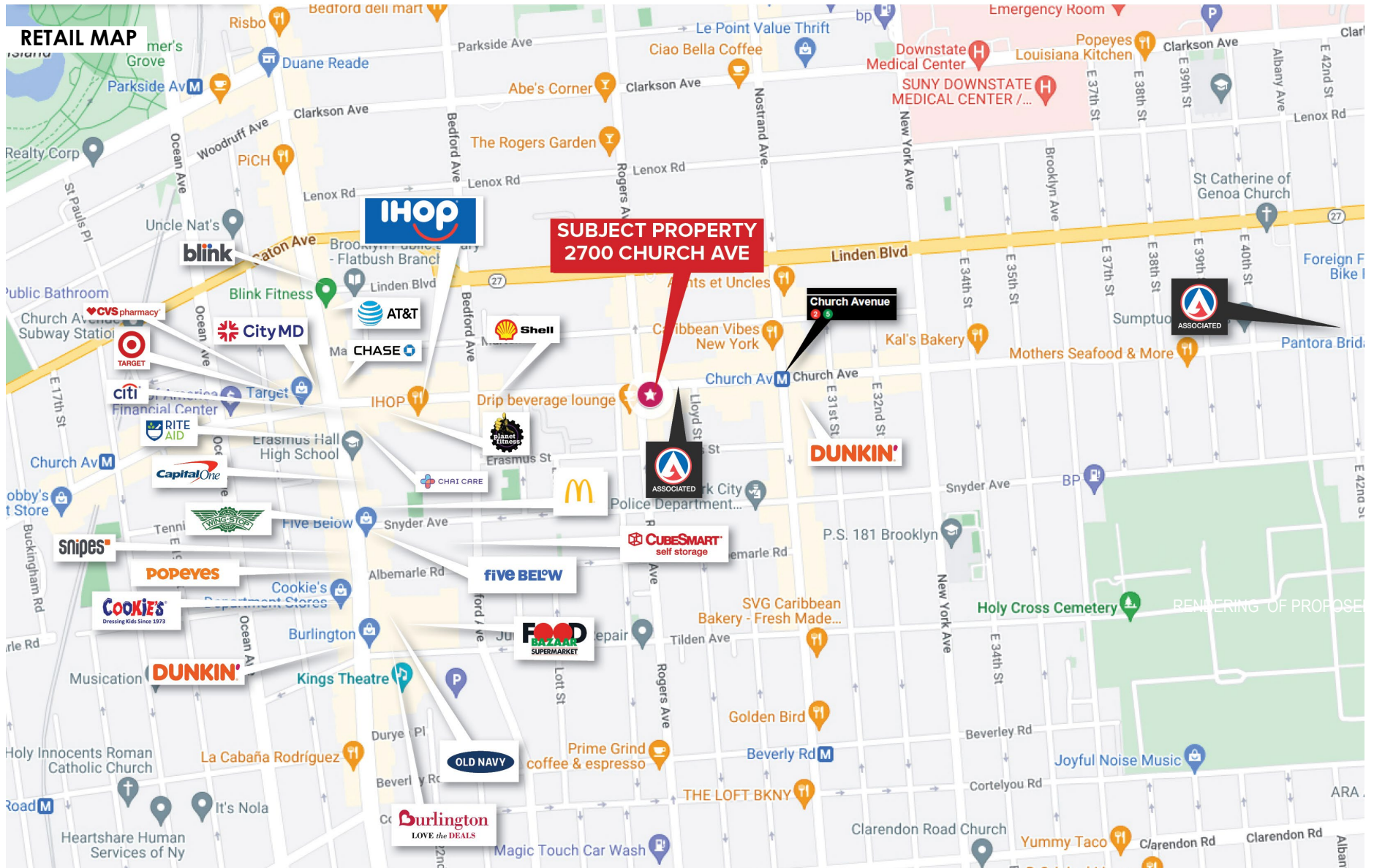


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DEMOGRAPHICS

	0.25 miles	0.5 miles	0.75 miles
Population			
2010 Population	12,289	53,375	117,184
2020 Population	13,215	54,586	118,859
2022 Population	13,780	55,176	119,675
2027 Population	14,037	54,468	116,381
2010-2020 Annual Rate	0.73%	0.22%	0.14%
2020-2022 Annual Rate	1.88%	0.48%	0.30%
2022-2027 Annual Rate	0.37%	-0.26%	-0.56%
2022 Male Population	44.7%	44.7%	44.8%
2022 Female Population	55.3%	55.3%	55.2%
2022 Median Age	37.5	37.7	38.0
Households			
2022 Wealth Index	47	51	56
2010 Households	4,249	19,181	42,291
2020 Households	4,926	20,711	45,581
2022 Households	5,169	21,089	45,988
2027 Households	5,276	20,885	44,818
2010-2020 Annual Rate	1.49%	0.77%	0.75%
2020-2022 Annual Rate	2.16%	0.81%	0.40%
2022-2027 Annual Rate	0.41%	-0.19%	-0.51%
2022 Average Household Size	2.57	2.53	2.53
Median Household Income			
2022 Median Household Income	\$60,569	\$62,979	\$64,204
2027 Median Household Income	\$76,929	\$79,091	\$79,517
2022-2027 Annual Rate	4.90%	4.66%	4.37%
Average Household Income			
2022 Average Household Income	\$86,310	\$90,065	\$94,777
2027 Average Household Income	\$104,619	\$112,066	\$117,649
2022-2027 Annual Rate	3.92%	4.47%	4.42%
Per Capita Income			
2022 Per Capita Income	\$33,127	\$34,910	\$36,548
2027 Per Capita Income	\$40,100	\$43,510	\$45,447
2022-2027 Annual Rate	3.89%	4.50%	4.45%



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