

BROOKLYN, NY 11234

# 5401 - 5427 FLATLANDS AVENUE



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## DESCRIPTION

### Brokers Protected

Exceptional opportunity in established neighborhood laundry or retail space in Canarsie, Brooklyn. Positioned directly at the intersection of Flatlands Avenue and East 54th, this space offers a prime opportunity to establish your brand in a diverse mix of retail opportunities for eager entrepreneurs. The area boasts an array of local businesses and exposure to a dense residential population. With high VPD traffic counts and a vibrant retail landscape, this space is ideal for laundry, but also retail, restaurant, medical, and a wide range of tenant uses.

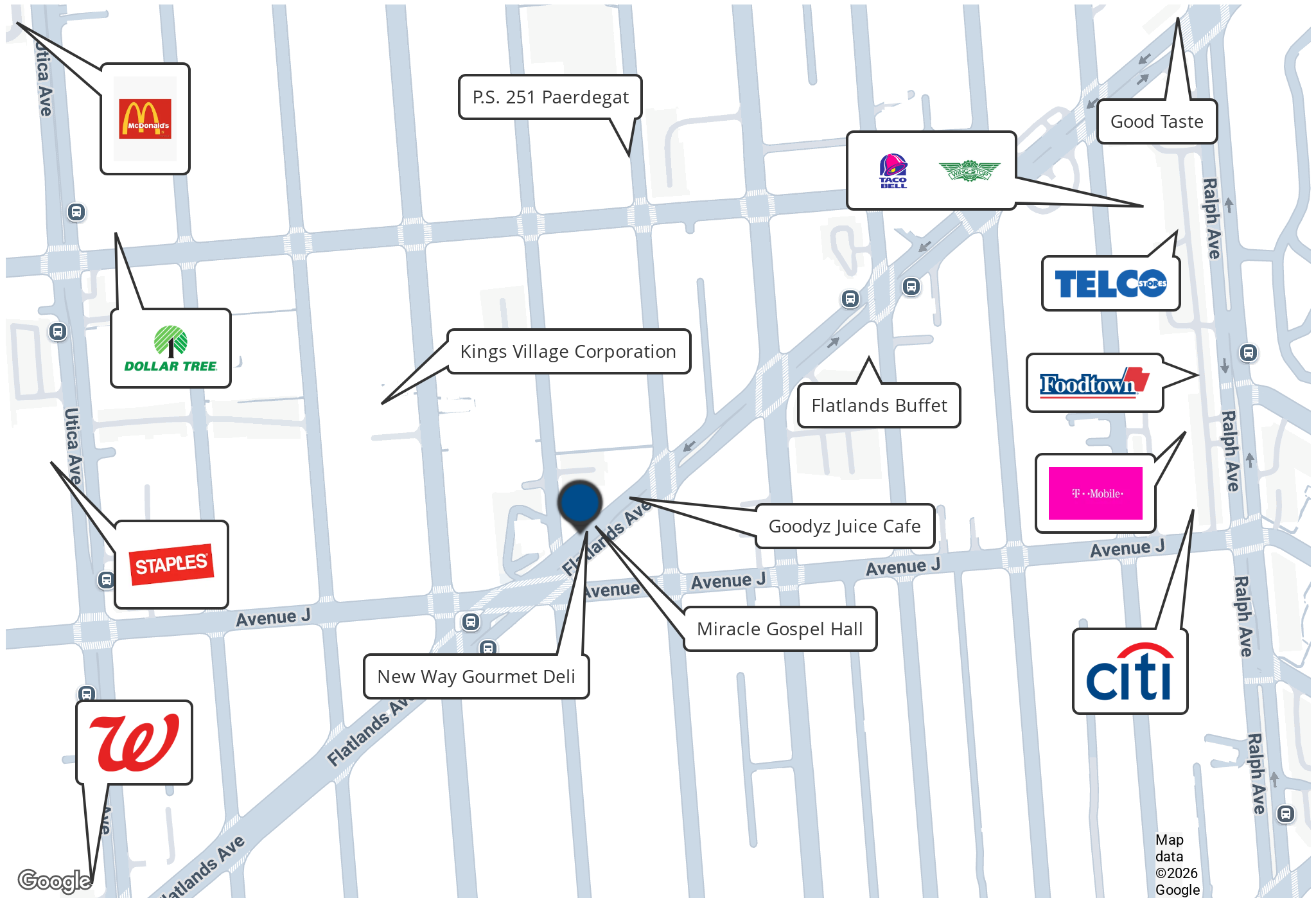
### Highlights

- + **5427 Flatlands:** Fully built laundry - equipment can convey to new tenant
- + **5423 Flatlands:** In-line retail space ideal for any retail use
- + All retail uses considered
- + Prime location at Flatlands Avenue & East 54th with strong visibility
- + Convenient access to public transport including Bus Lines: B9, B17, B47, B100

## SUMMARY

<b>Lease Rate:</b>	Upon Request
<b>5427 Flatlands SF:</b>	2,662 SF / Available with 90 Day's Notice
<b>5423 Flatlands Avenue</b>	1,000 SF / Vacant
<b>Laundry Equipment Transfer:</b>	Upon Request
<b>Frontage on Flatlands Ave:</b>	5427 Flatlands - 65 Ft 5423 Flatlands - 15 Ft

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
<b>Total Households</b>	3,067	9,899	35,654
<b>Total Population</b>	8,127	26,261	95,247
<b>Average HH Income</b>	\$86,638	\$85,083	\$88,237



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