

BROOKLYN, NY 11207

805-815 VAN SICLEN AVENUE

RW
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SUMMARY

Brokers Protected

Located in one of Brooklyn's most underserved retail corridors, this space is an opportunity to be on the main retail corridor in this section of Brooklyn with its strategic location, open layout, and proximity to amenities. Surrounded by local and national retailers, this center benefits from strong foot traffic and high VPD, as well as walking distance to public transportation.

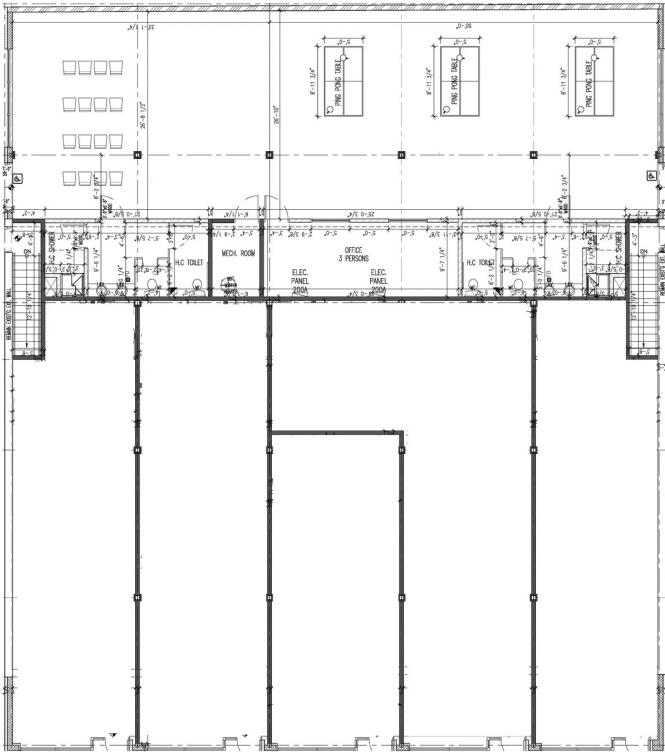
Highlights

- + In close proximity to Gateway Center Shopping Center
- + Exclusive parking lot options available for tenants and customers, ensuring convenience for visitors
- + Prominently situated on a busy Boulevard/Avenue in East New York with high pedestrian and vehicular traffic
- + Located across from East New York Family Academy and PS 36K

OFFERING SUMMARY

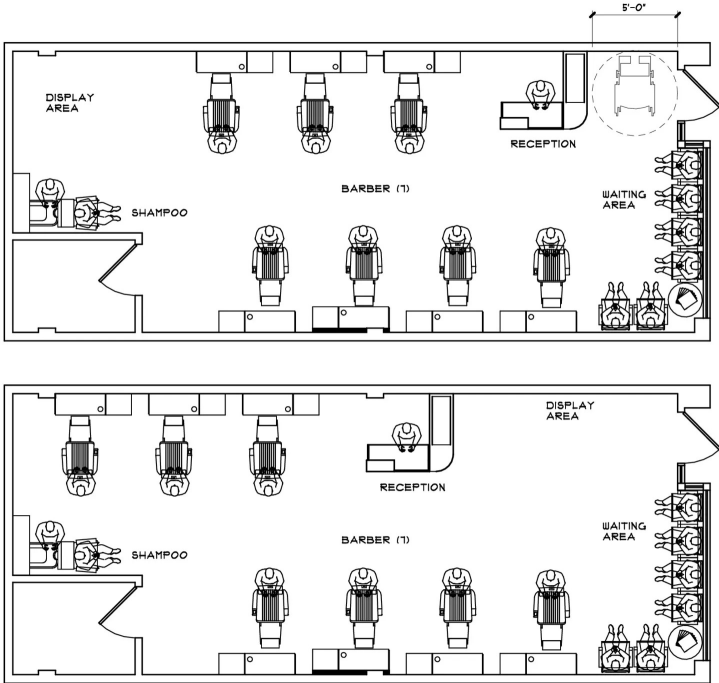
Lease Rate:	Upon Request
809 Van Siclen:	1,000 SF / Available with 60-Days Notice
Rear:	3,215 SF / Available Now
Parking:	Shared Surface Lot

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	3,903	12,899	42,233
Total Population	8,353	28,001	97,905
Average HH Income	\$35,478	\$45,288	\$49,424



A102 - FIRST FLOOR PLAN

REAR FLOOR PLAN



809 VAN SICLEN

809 VAN SICLEN - PHOTOS

