

RETAIL FOR LEASE

Renaissance Realty Group

Brooklyn · New York

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1623 FLATBUSH AVENUE

BROOKLYN JUNCTION · FLATLANDS · 11210

Two retail storefronts — offered separately (not contiguous).

1,500 SF

FORMER UPS + BASEMENT

750 SF

FORMER OPTICAL · NO BASEMENT

2

OFFERED SEPARATELY

Two retail storefronts on **Flatbush Avenue** at the **Brooklyn Junction** — offered **separately**, with pylon signage, on-site parking and ADA restrooms.

AVAILABILITY	2 Storefronts · Separate
FORMER UPS STORE	1,500 SF + Basement
FORMER OPTICAL	750 SF · No Basement
FRONTAGE	UPS 23'+ · Optical 15'
PARKING	On-Site
SIGNAGE	Pylon
RESTROOMS	ADA Compliant
POSSESSION	Immediate
ASKING RENT	Upon Request

HIGHLIGHTS

- Two separate storefronts — **not contiguous**, leased individually.
- Former **Sixty Sixty** optical is **fully built-out** and turnkey — ideal for optical, medical or professional use.
- Pylon signage, on-site parking and ADA restrooms — a rare combination on this stretch of Flatbush.

TRANSPORTATION



2 & 5 trains at Flatbush Av–Brooklyn College (line terminal). Major Flatbush & Nostrand bus routes converge at the Junction.

CO-TENANCY

TD BANK	OCCUPIED
FORMER UPS STORE	AVAILABLE · 1,500 SF + BSMT
FORMER OPTICAL	AVAILABLE · 750 SF
BUFFALO WILD WINGS	OCCUPIED
CATHOLIC CHARITIES	OCCUPIED

Tenant lineup left to right along Flatbush Avenue. Available spaces are not contiguous.

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LOCATION & TRADE AREA

02 / The Junction

NATIONAL RETAIL IN THE IMMEDIATE VICINITY

TARGET

HOMEGOODS

ALDI

APPLEBEE'S

CHASE

BANK OF AMERICA

CHIPOTLE

STARBUCKS

DUNKIN'

FOOT LOCKER

BLINK FITNESS

MCDONALD'S

Logo placeholders — drop in tenant logo art to finish. Vicinity retail reflects the Brooklyn Junction trade area; verify before distribution.

94,496

POPULATION

21,273

HOUSEHOLDS

\$116,476

AVG. HH INCOME

WHY THE BROOKLYN JUNCTION

1623 Flatbush Avenue sits at the Brooklyn Junction — the meeting of Flatbush and Nostrand Avenues and one of the borough's busiest retail and transit hubs. The trade area is anchored by national retail and draws steady daily traffic, with the 2 & 5 terminal and major bus routes at the door and on-site parking a rare advantage on this stretch of Flatbush.

ANCHORED BY

Brooklyn College

~25,000 students, steps away · Triangle Junction Shopping Mall (Target · HomeGoods · ALDI · Applebee's)

FOR LEASING INFORMATION

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