

# 1000 FLATBUSH AVENUE LITTLE CARIBBEAN, BROOKLYN



## PRIME FLATBUSH AVENUE

**Size:** 4,000 SF ground, plus 2,000 SF retail 2<sup>nd</sup> Floor  
and full lower level

**Frontage:** 40'

**Asking Rent:** Upon request

**40' OF  
FRONTAGE**

### Comments:

**Short walk to the** **B** **Q** **2** **5** **Subway Stops and B41, B35, B49 Bus Stops**

**Join Local Tenants:** Target, Burlington, Five Below, Footlocker, Snipes, Jimmy Jazz, VIM, The Gap, Old Navy, Rainbow, Fabco, Modern MD, Dimond Braces, USA Vein Clinic, PLS, Chipotle, McDonalds, KFC, Taco Bell, Wing Stop, Burger King, Dunkin, Popeyes, Chase, TD Bank, Santander, Citi Bank, and more

### TRADE AREA INFORMATION: LITTLE CARIBBEAN, NY



#### DEMOGRAPHICS: 2020 Data Estimates

	<u>½ mile</u>	<u>1 mile</u>	<u>1½ mile</u>
Population	64,373	185,131	340,533
Households	23,998	70,812	128,664
Average HH Income	\$70,983	\$85,899	\$89,390
Average Daily Traffic Counts (ADT)	23,000		

**Please Call Broker:**

**Marc Durst**

Assoc. Broker

**(516) 662-6412**

**mdurst@s-z.com**

**Sholom &  
Zuckerbrot Realty LLC**  
Established 1962

3333 New Hyde Park Rd, Suite 307, New Hyde Park, NY 11042(718) 392-5959

Although all information is from sources deemed reliable, and no representation is made as to the accuracy thereof, it is submitted subject to errors, omissions, changes of price, prior sale, or withdrawal without notice.

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## STREET MAP

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