

# 2084 LINDEN BOULEVARD

BROOKLYN, NY 11207



**ROD MIREA**

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**DESCRIPTION**

**BROKERS PROTECTED**

**Located in one of Brooklyn’s most underserved retail corridor**

The property rests on a 25,593 SF lot (95.25 x 266). A 14,824 SF twelve-unit retail property with 100+ feet of frontage on Linden Boulevard / Van Siclen Avenue. 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 such as Walgreens, Family Dollar, Dollar Tree, AutoZone, Advance Auto Parts, Checkers, MetroPCS, City Fresh Market, and more. Retail 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

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**OFFERING SUMMARY**

Lease Rate:	Upon Request
Available SF:	800 - 6,050 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	3,845	13,265	42,787
Total Population	8,211	28,845	99,308
Average HH Income	\$36,079	\$45,599	\$49,283

