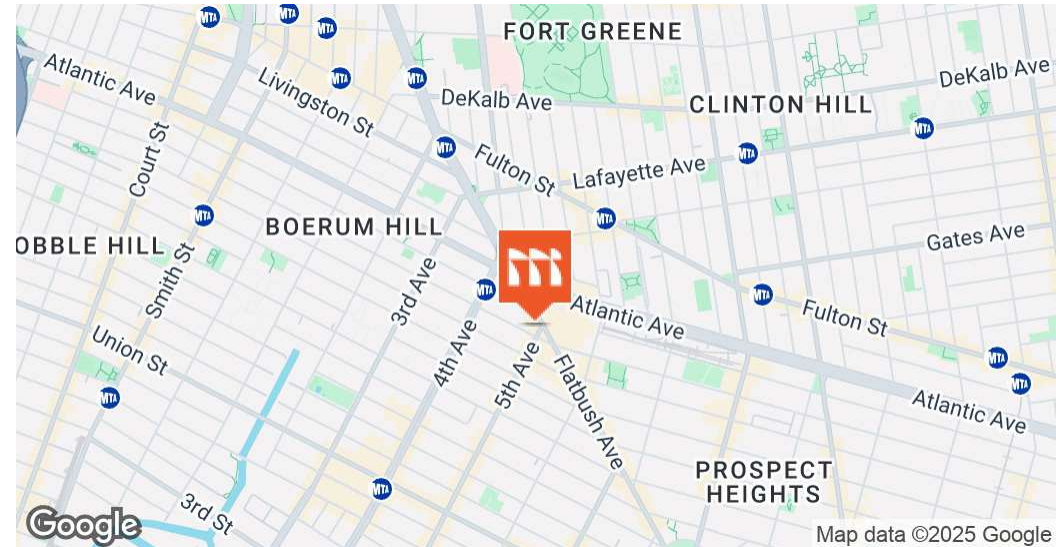


178 FLATBUSH AVENUE

JONATHAN LIB

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OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	32,000 SF
Available SF:	8,547 - 32,000 SF
Year Built:	2024

PROPERTY OVERVIEW

Flagship Corner Retail Opportunity Across from Barclays Center

Brand new 32,000 SF corner building located directly across from Brooklyn's iconic Barclays Center. This once-in-a-lifetime offering features unmatched visibility and major brand exposure at one of NYC's busiest intersections. Ideal for flagship retail, entertainment, or experiential concepts. Rare new construction opportunity in the heart of Downtown Brooklyn

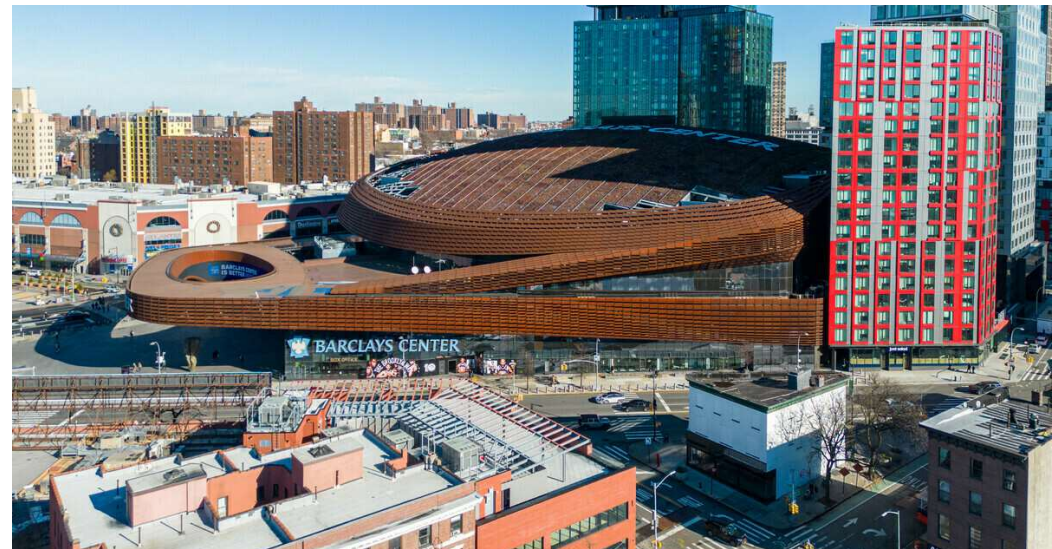
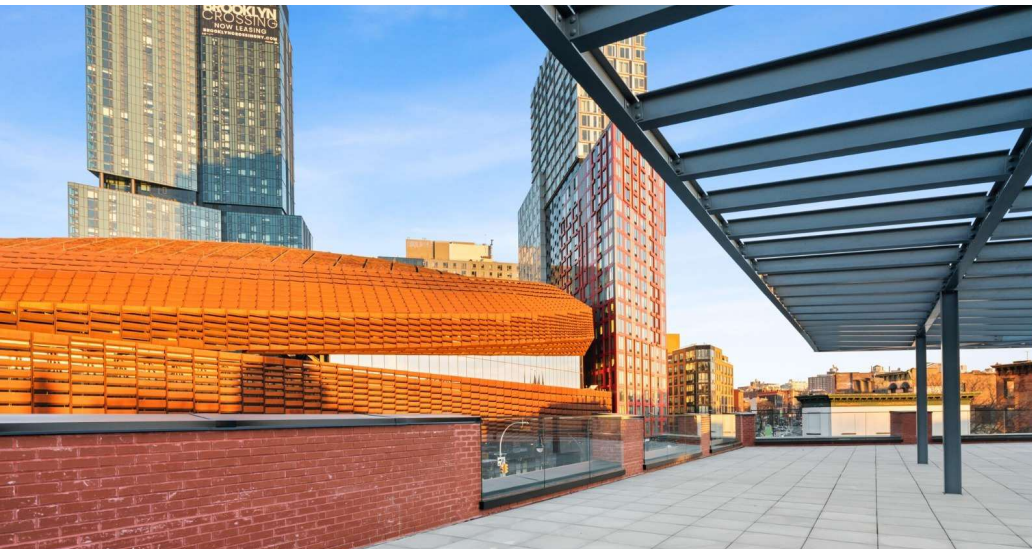
PROPERTY HIGHLIGHTS

- High-visibility location
- Spacious open floor plan
- Natural light
- Flexible layout options

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FLAGSHIP RETAIL **FOR LEASE**

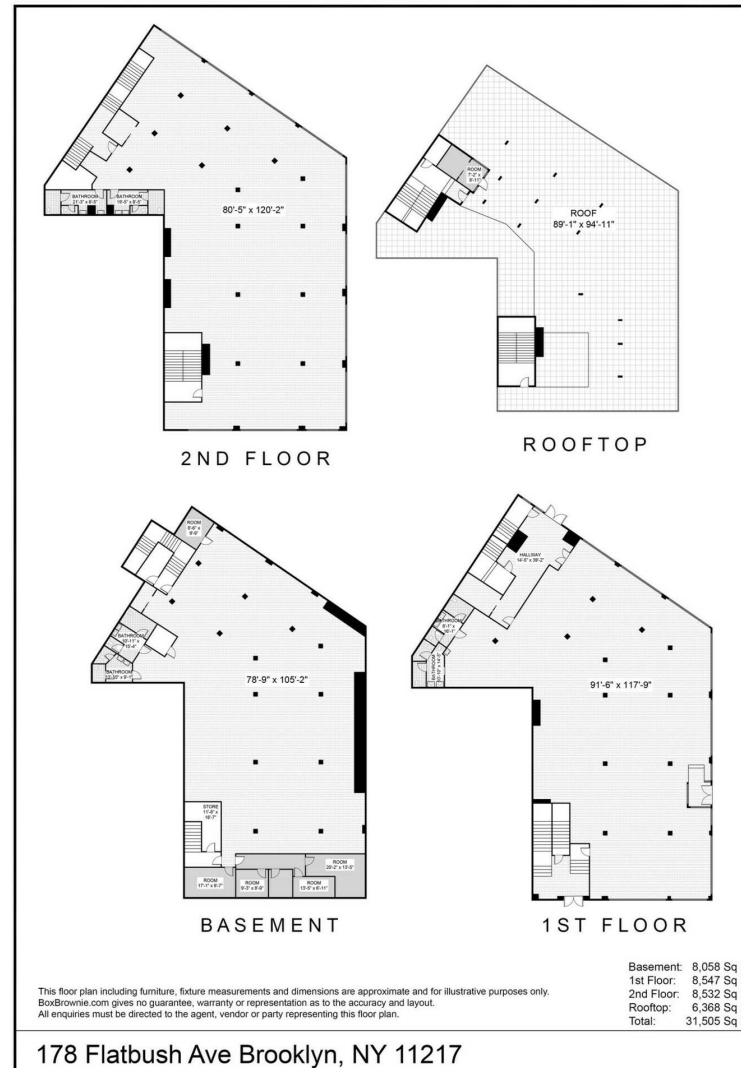


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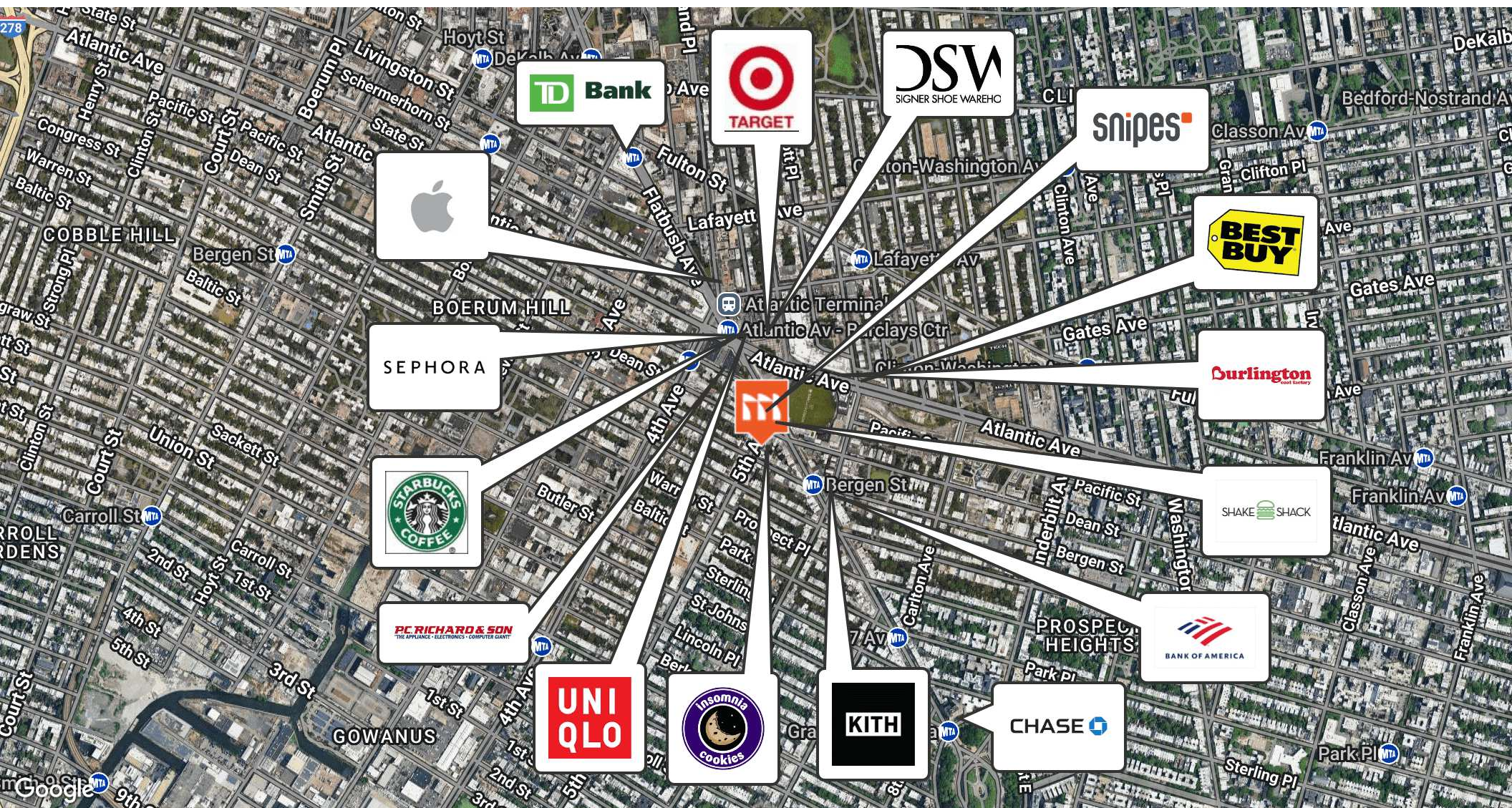


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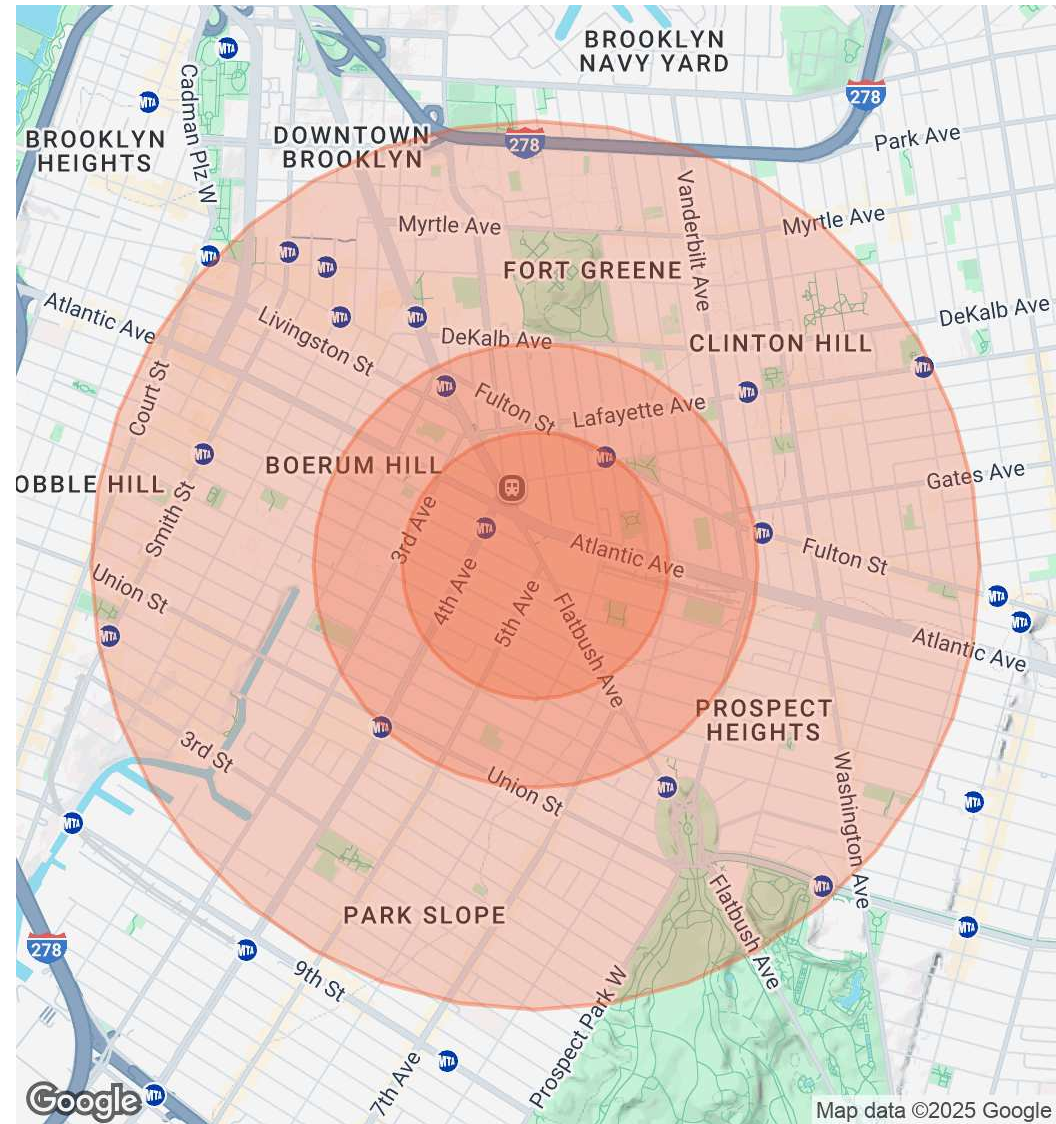
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RETAIL PROPERTY **FOR LEASE**

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	9,308	43,388	160,378
Average Age	38	38	38
Average Age (Male)	37	38	37
Average Age (Female)	38	39	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	4,391	20,479	73,440
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$201,437	\$191,173	\$193,726
Average House Value	\$1,729,910	\$1,544,489	\$1,457,426

Demographics data derived from AlphaMap



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FLAGSHIP RETAIL **FOR LEASE**