

3299 ATLANTIC AVENUE

BROOKLYN, NY



24,766 RSF RETAIL SPACE FOR LEASE
+ POTENTIAL 20,953 RSF
OF LOWER LEVEL SELLING SPACE

WALK TO J, Z TRAINS, Q24 & B13 BUSES
PART OF 1,400 UNIT NEW MULTI-BUILDING DEVELOPMENT
TCO Q4 2027

RM FRIEDLAND

COMMERCIAL REAL ESTATE SERVICES

440 Mamaroneck Ave • Harrison, NY 10528 • rmfriedland.com

CONTACT EXCLUSIVE LISTING AGENT:

Stephen Kaufman

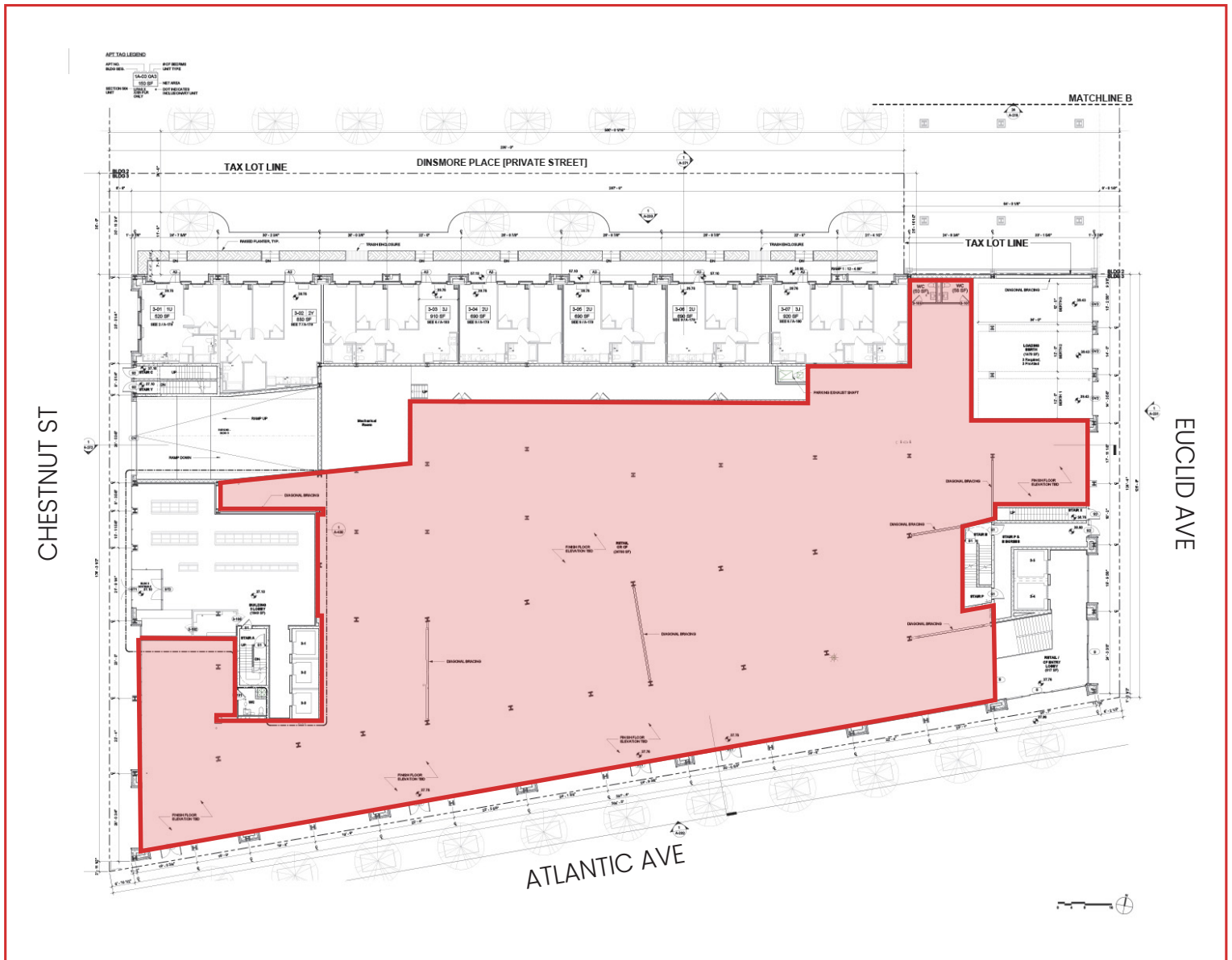
914.968.8500 x315

skaufman@rmfriedland.com

All information contained herein is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. The offerings are subject to errors, omissions, changes, including price, or withdrawal without notice. The content is provided without warranties of any kind, either express or implied. RM Friedland, LLC, its agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. You and your advisors should conduct a careful, independent examination of the property to determine to your satisfaction the suitability of the property for your needs.

3299 ATLANTIC AVENUE

24,766 RSF GROUND FLOOR RETAIL FOR LEASE



WALK TO J, Z TRAINS, Q24 & B13 BUSES

PART OF 1,400 UNIT NEW MULTI-BUILDING DEVELOPMENT

RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES

440 Mamaroneck Ave • Harrison, NY 10528 • rmfriedland.com

CONTACT EXCLUSIVE LISTING AGENT:

Stephen Kaufman

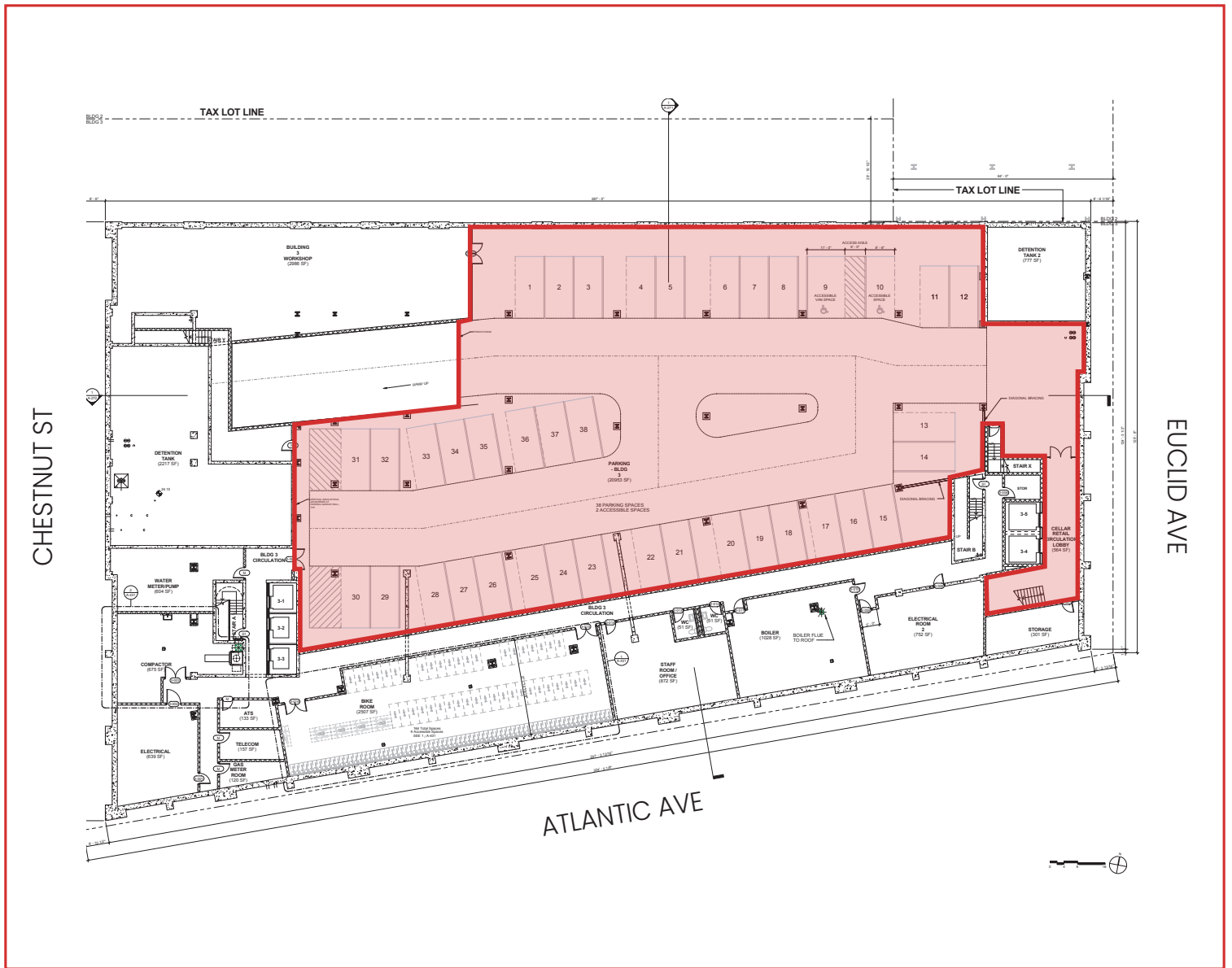
914.968.8500 x315

skaufman@rmfriedland.com

All information contained herein is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. The offerings are subject to errors, omissions, changes, including price, or withdrawal without notice. The content is provided without warranties of any kind, either express or implied. RM Friedland, LLC, its agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. You and your advisors should conduct a careful, independent examination of the property to determine to your satisfaction the suitability of the property for your needs.

3299 ATLANTIC AVENUE

20,953 RSF POTENTIAL LOWER LEVEL RETAIL FOR LEASE



POTENTIAL LOWER LEVEL RETAIL SPACE
OR PARKING GARAGE



440 Mamaroneck Ave • Harrison, NY 10528 • rmfriedland.com

CONTACT EXCLUSIVE LISTING AGENT:

Stephen Kaufman

914.968.8500 x315

skaufman@rmfriedland.com




All information contained herein is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. The offerings are subject to errors, omissions, changes, including price, or withdrawal without notice. The content is provided without warranties of any kind, either express or implied. RM Friedland, LLC, its agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. You and your advisors should conduct a careful, independent examination of the property to determine to your satisfaction the suitability of the property for your needs.

ACCESSIBILITY

EASY ACCESS TO J & Z TRAINS, Q24 & B13 BUSES



TRANSPORTATION

-  Q24 1 MIN WALK (0.1 M)
-  J/Z X 4 MIN WALK (0.2 M)
-  B13 2 MIN WALK (0.2 M)



DEMOGRAPHICS

	0.25 MILES	0.5 MILES	0.75 MILES
Population	9,433	36,205	72,688
Number of Households	2,873	11,097	22,137
Average HH Income	\$87,693	\$91,002	\$96,306
Annual HH Expenditure	\$197.23 M	\$782.08 M	\$1.59 B
Annual Retail Expenditure	\$92.15 M	\$365.33 M	\$744.48 M
Annual Food & Beverages Expenditure	\$29.32 M	\$116.34 M	\$236.53 M
Annual Health Care Expenditure	\$16.31M	\$64.51 M	\$130.99 M



440 Mamaroneck Ave • Harrison, NY 10528 • rmfriedland.com

CONTACT EXCLUSIVE LISTING AGENT:

Stephen Kaufman
914.968.8500 x315

skaufman@rmfriedland.com

All information contained herein is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. The offerings are subject to errors, omissions, changes, including price, or withdrawal without notice. The content is provided without warranties of any kind, either express or implied. RM Friedland, LLC, its agents or employees shall not be held liable to anyone for any errors, omissions or inaccuracies under any circumstances. You and your advisors should conduct a careful, independent examination of the property to determine to your satisfaction the suitability of the property for your needs.