

# OFFERING MEMORANDUM

2324 Flatbush Avenue  
Brooklyn, NY 11223



EXCELLENCE | UNMATCHED RESILIENCE | VALUE DRIVEN SOLUTIONS



# THE OFFERING

The CS Organization is pleased to present 2324 Flatbush Avenue For Lease. This premier single story former Rite Aid consists of 11,200 sf building at a prime corner in Southeastern Brooklyn. 2324 Flatbush was constructed in 1996 and the property features a tremendous on-site parking lot and sits on a 20,500 SF lot. 2324 Flatbush is ideally positioned along one of Brooklyn's most active commercial corridors, benefiting from high foot traffic, strong visibility, high traffic count and seamless connectivity to public transportation. Nestled in a thriving local economy with consistent demand for retail and commercial uses.

Inquire for Pricing and Leasing Details



# SUBJECT PROPERTY

2324 Flatbush Avenue

Lot Area: 20,500 (205' X 100')

Zoning C8-1

Existing FAR: 11,200 SF

YOC: 1996

Stories: 1

RE Tax 26: 12.28 PSF



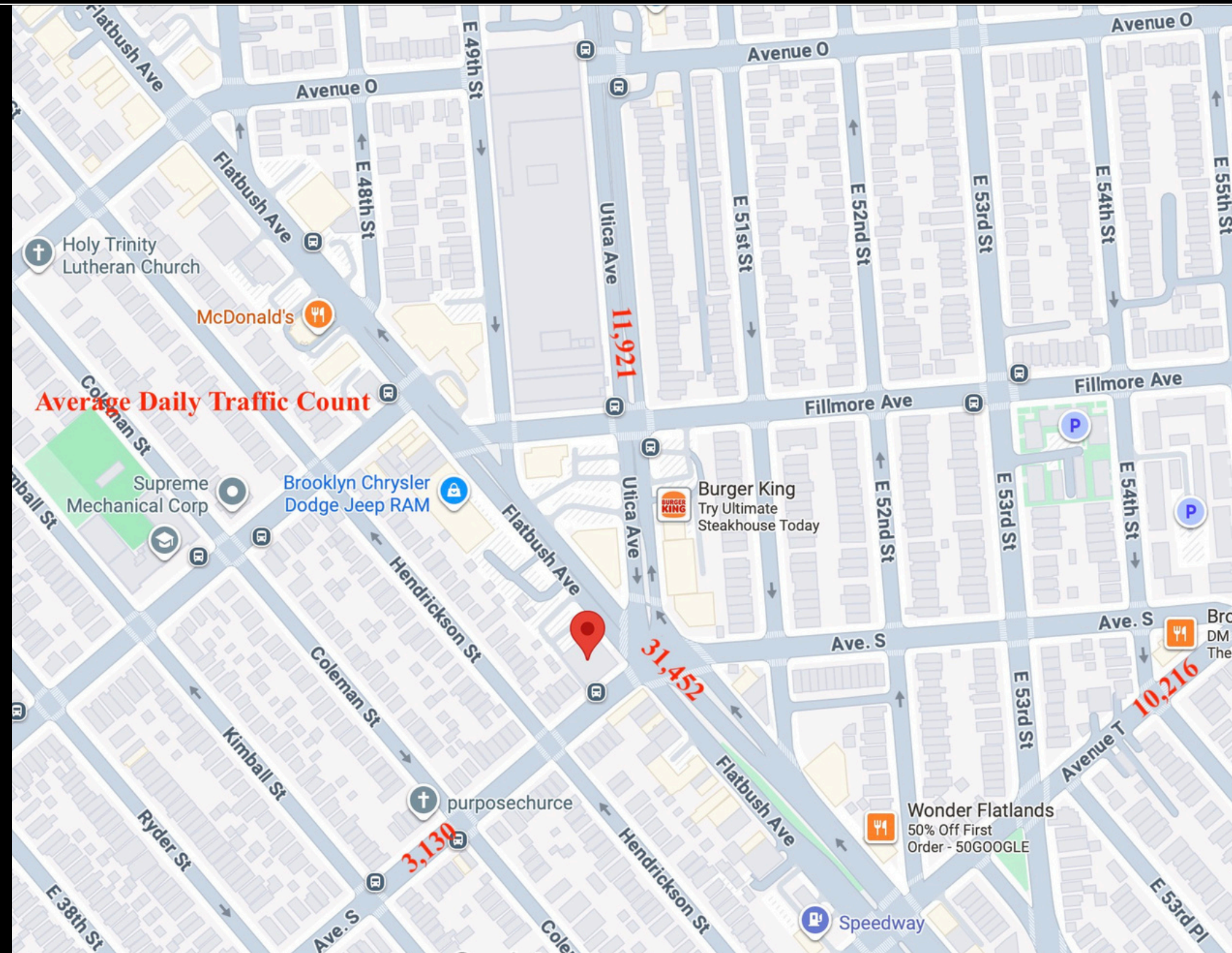






# TRAFFIC COUNT

Tremendous Exposure  
Heavy Trafficked Intersection  
31,452 AADT on Flatbush Avenue  
11,921 AADT on Utica Avenue





# DEMOGRAPHICS



**Populations and People**

Total Population

**92,133**

*P1 | 2020 Decennial Census*



**Employment**

Employment Rate

**57.0%**

*DP03 | 2023 American Community Survey 5-Year Estimates*



**Business and Economy**

Total Employer Establishments

**1,786**

*CB2300CBP | 2023 Economic Surveys Business Patterns*



**Income and Poverty**

Median Household Income

**\$94,434**

*S1901 | 2023 American Community Survey 5-Year Estimates*



**Housing**

Total Housing Units

**35,167**

*B25002 | 2023 American Community Survey 5-Year Estimates*



**Families and Living Arrangements**

Total Households

**32,178**

*DP02 | 2023 American Community Survey 5-Year Estimates*



**Education**

Bachelor's Degree or Higher

**38.8%**

*S1501 | 2023 American Community Survey 5-Year Estimates*



**Health**

Without Health Care Coverage

**3.9%**

*S2701 | 2023 American Community Survey 5-Year Estimates*



**Race and Ethnicity**

Hispanic or Latino (of any race)

**8,528**

*P9 | 2020 Decennial Census*

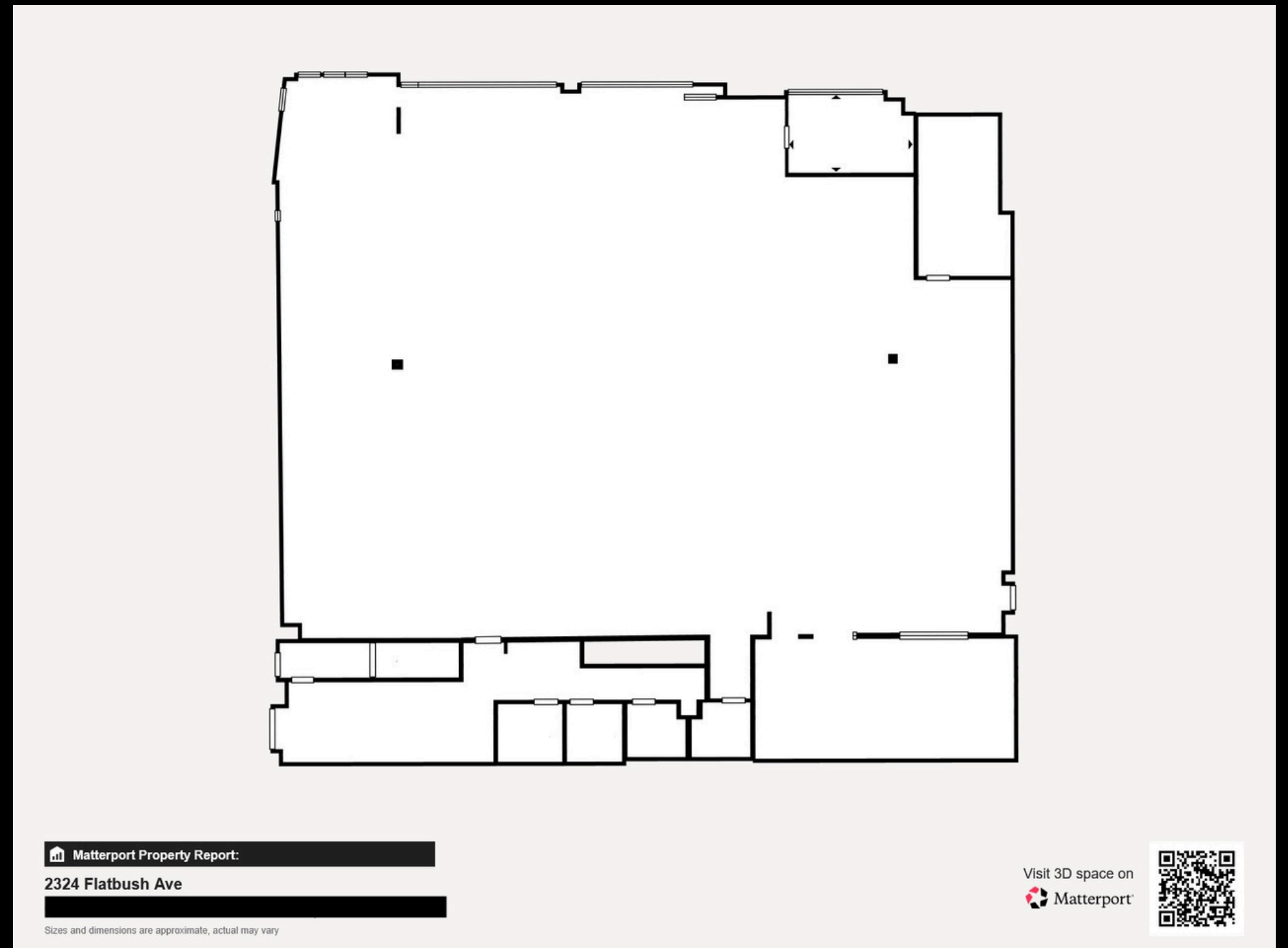


# NEARBY MAJOR RETAILERS



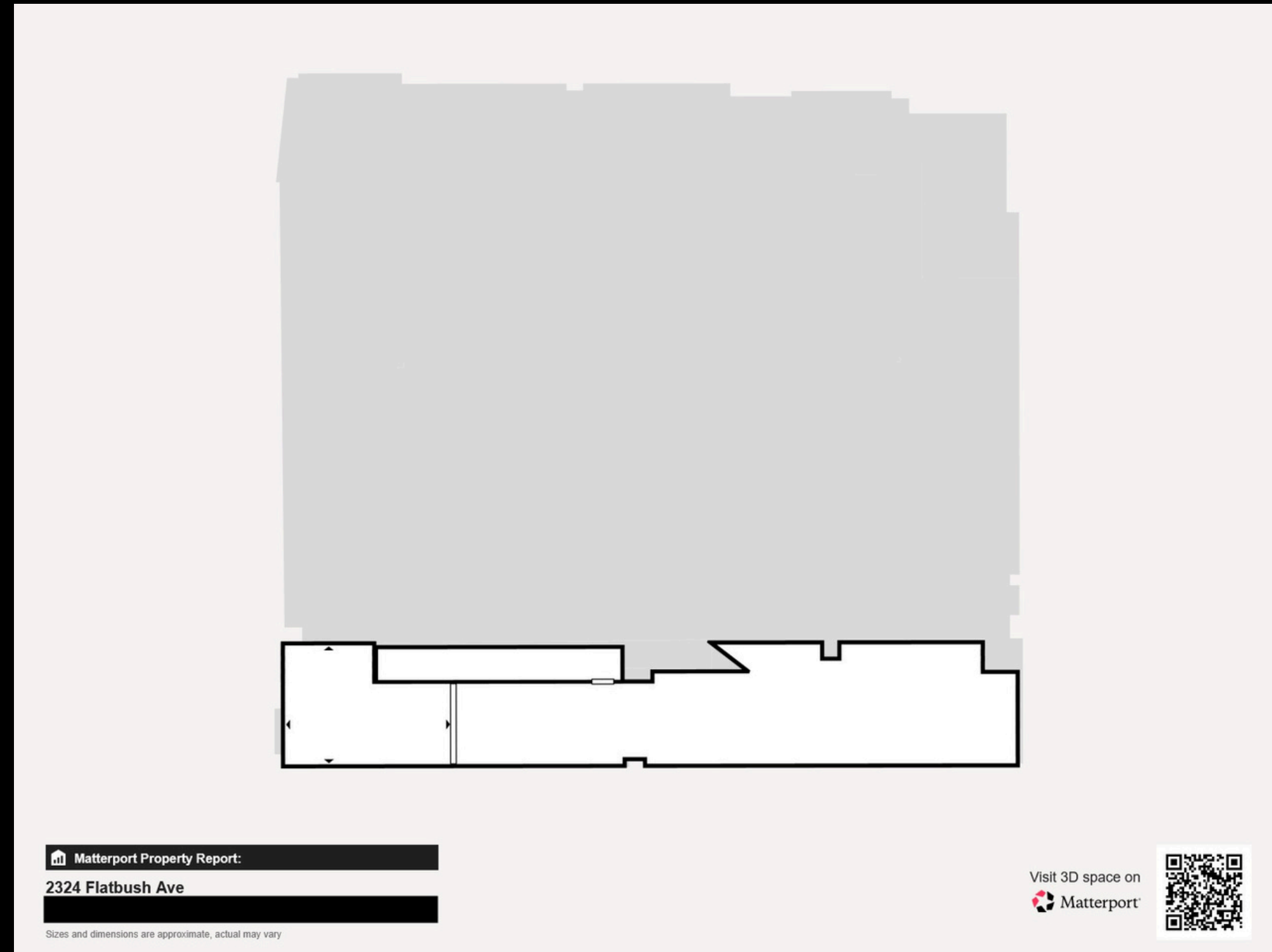


# 1st FL Floorplan





# 2nd FL Floorplan





# Matterport Tour

<https://my.matterport.com/show/?m=VRJoRpD86xx>





# Brokerage | Capital Advisory | Development



Christopher J. Calabrese  
Licensed Real Estate Broker



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