

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

YOCT: 1996

Stories: 1

RE Tax 26: 12.28 PSF



 THE CS ORGANIZATION

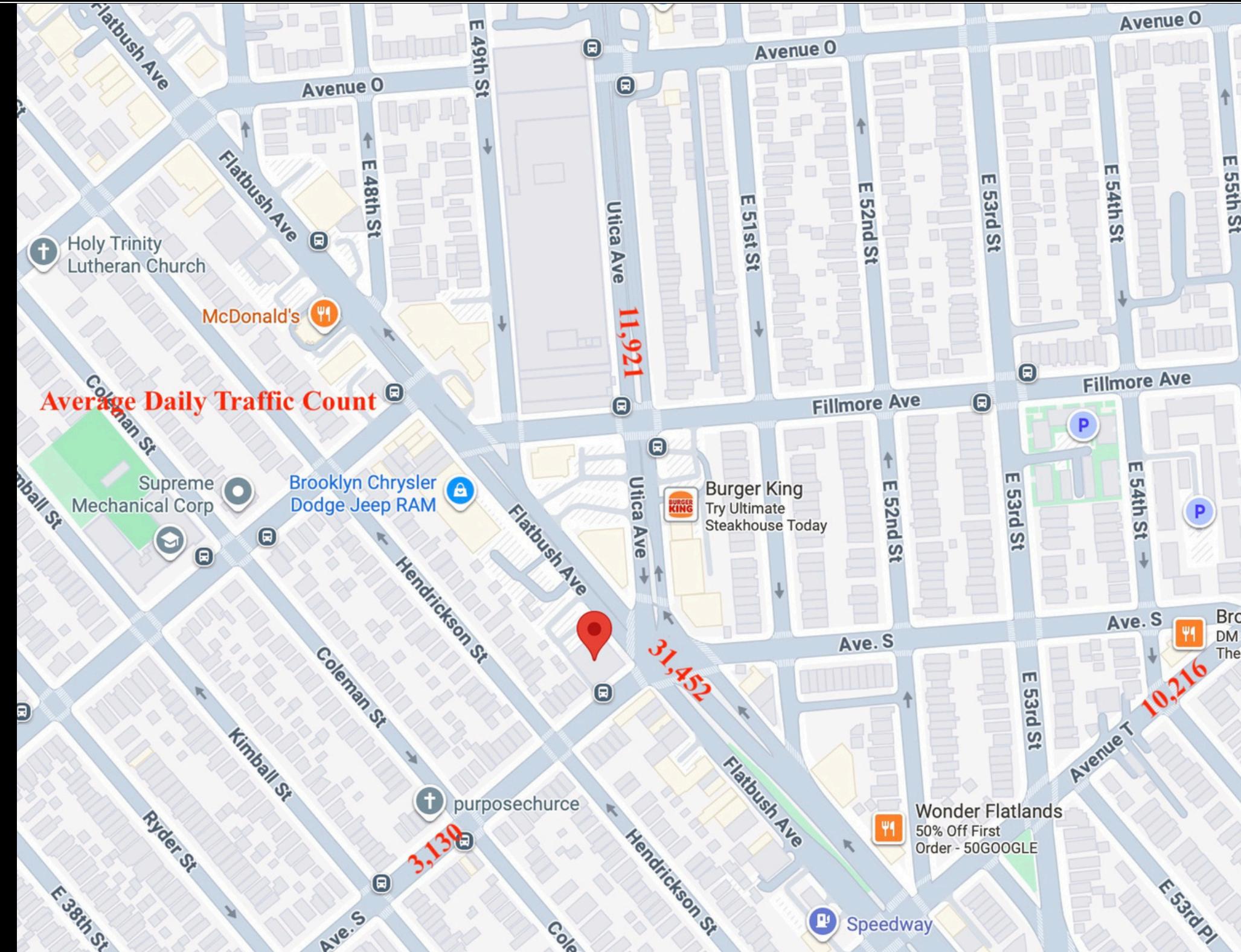
TRAFFIC COUNT

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

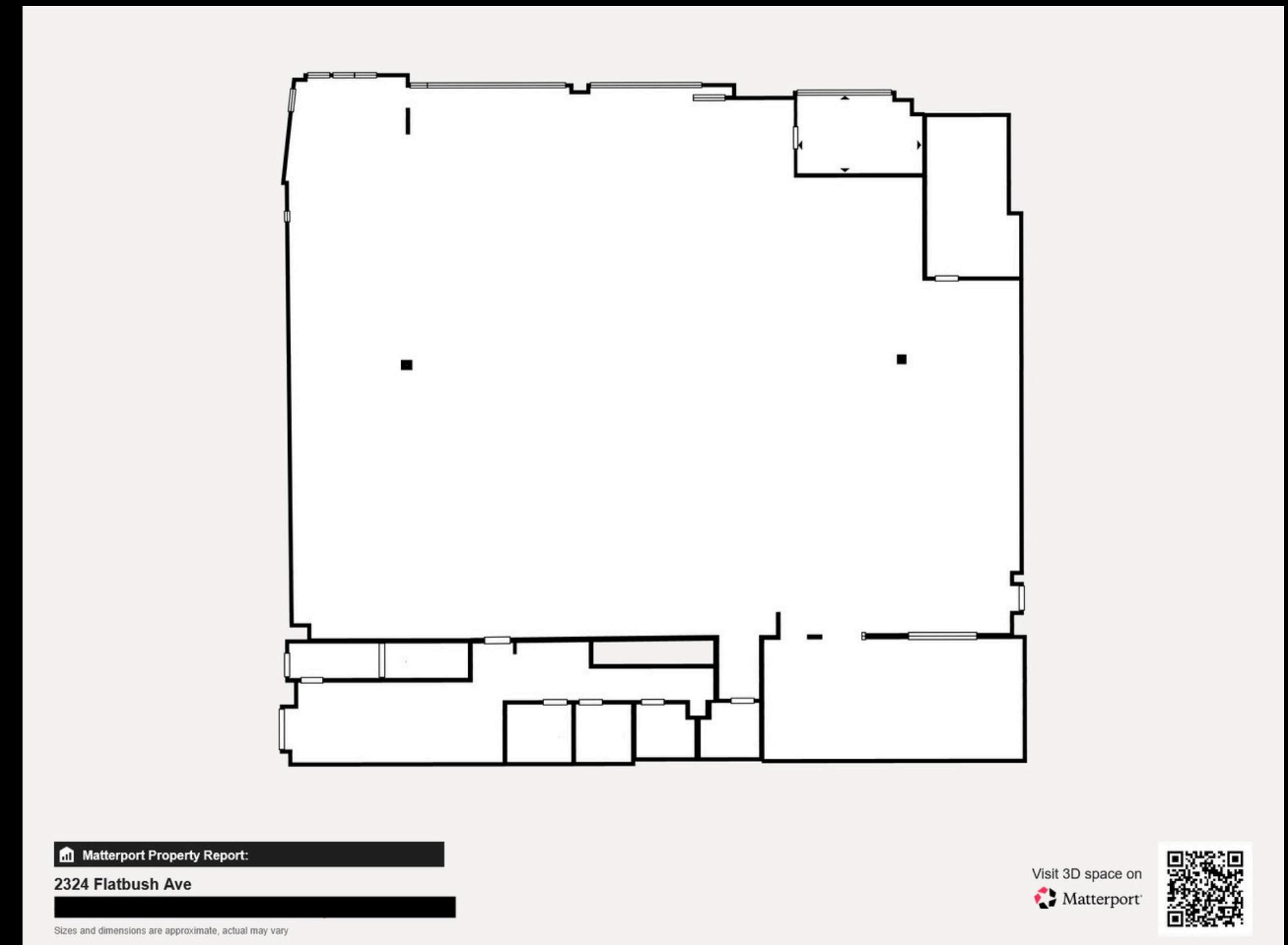
 **Race and Ethnicity**
Hispanic or Latino (of any race)
8,528
P9 | 2020 Decennial Census

11234

NEARBY MAJOR RETAILERS

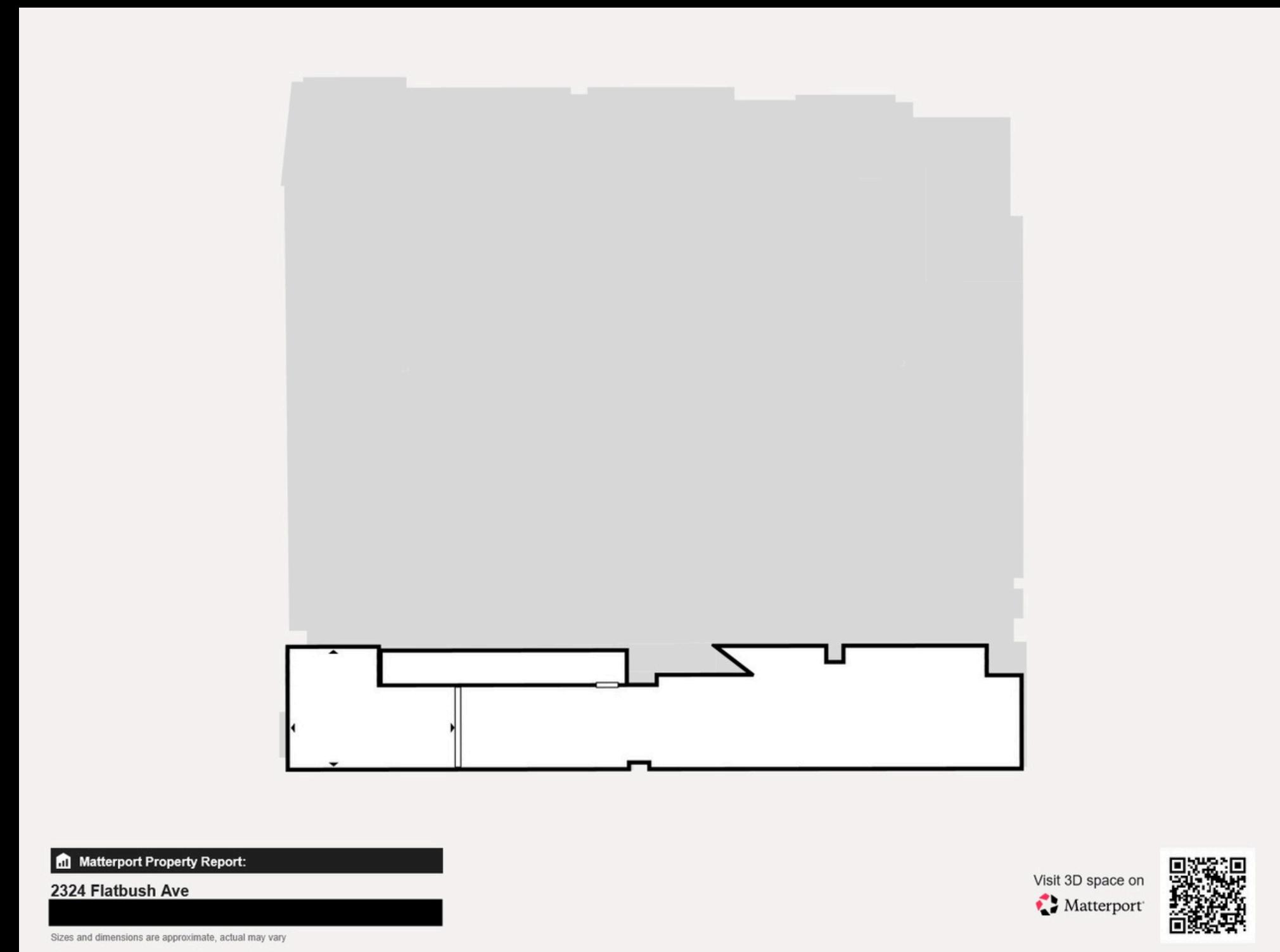


1st FL Floorplan





2nd FL Floorplan



Matterport Tour

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



Brokerage | Capital Advisory | Development



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