



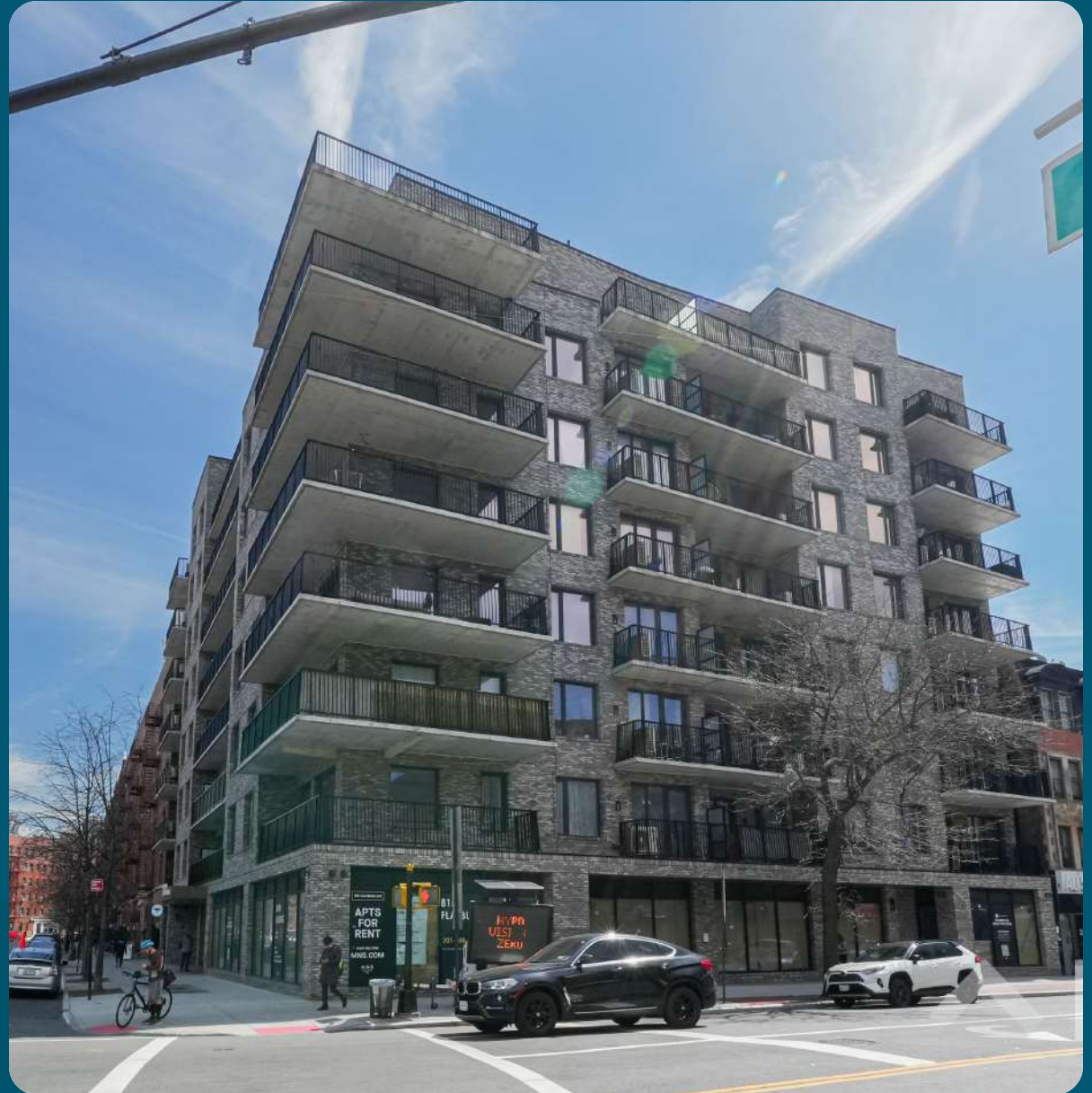
RETAIL SPACE
FOR LEASE

815 Flatbush Ave

Brooklyn, NY 11226



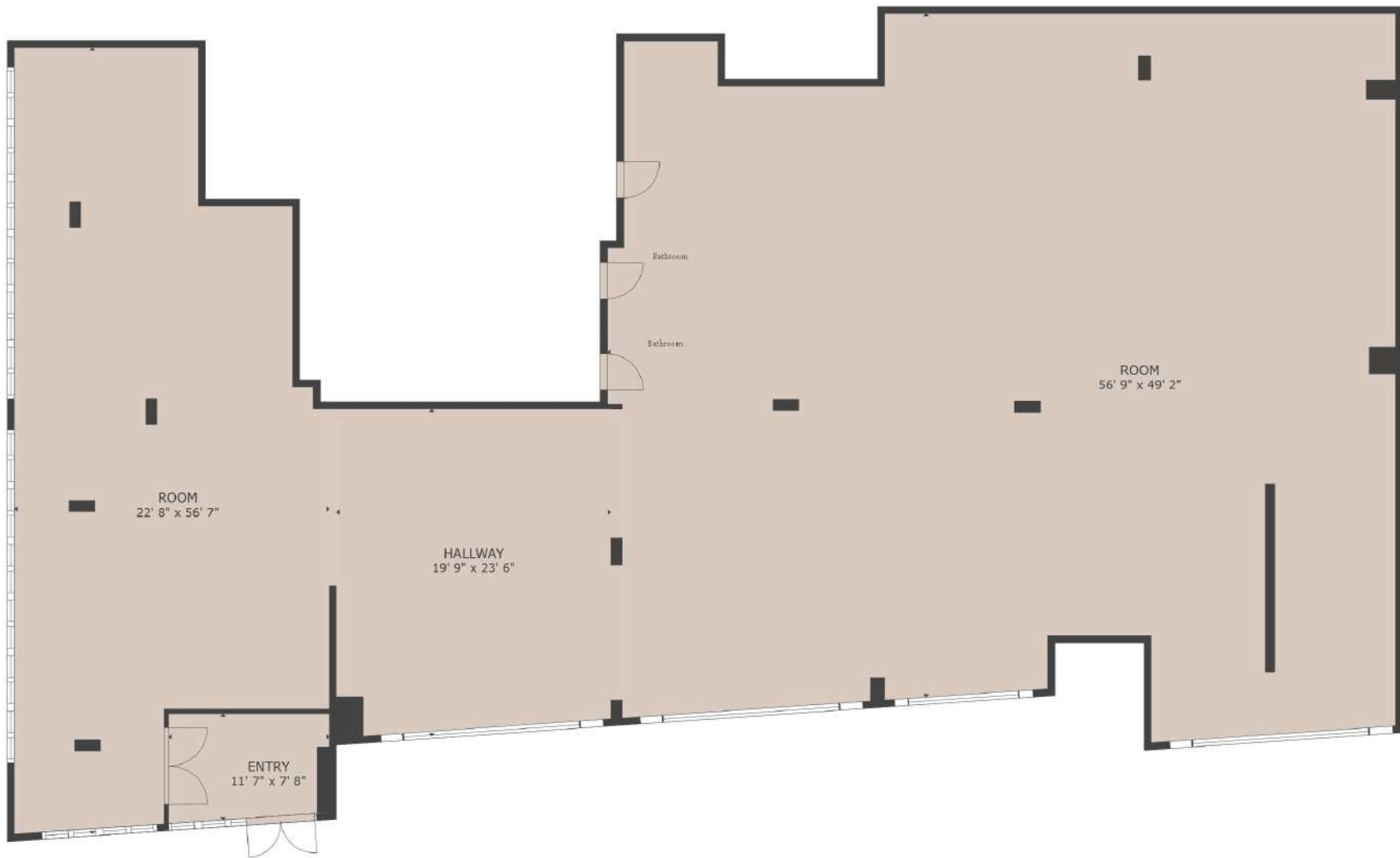
LISTING



SPACE HIGHLIGHTS

SPACE		GROUND FLOOR
AVAILABLE SPACE	4410 SF	DESCRIPTION Fantastic corner retail location two blocks from Prospect Park! Ventable retail space with two full corner exposures perfect for advertising your new business!
PROPERTY TYPE	Retail	
LOCATION	Caton Ave & Linden Blvd	
CEILING HEIGHT	12 FT	
FRONTAGE	12 FT	FEATURES: <ul style="list-style-type: none"> • 12 Ft' Finished ceiling heights • Floor to ceiling glass • Over 50 ft of frontage • Bustling corner with transportation on the block • White Boxed • Multiple means of egress • Can be vented
ZONING	R7A, C2-4	
OCCUPANCY	Vacant	
ASKING PRICE	\$50/Ft	Reach out to Eli at 917-863-3072 for a showing!

FLOORPLAN

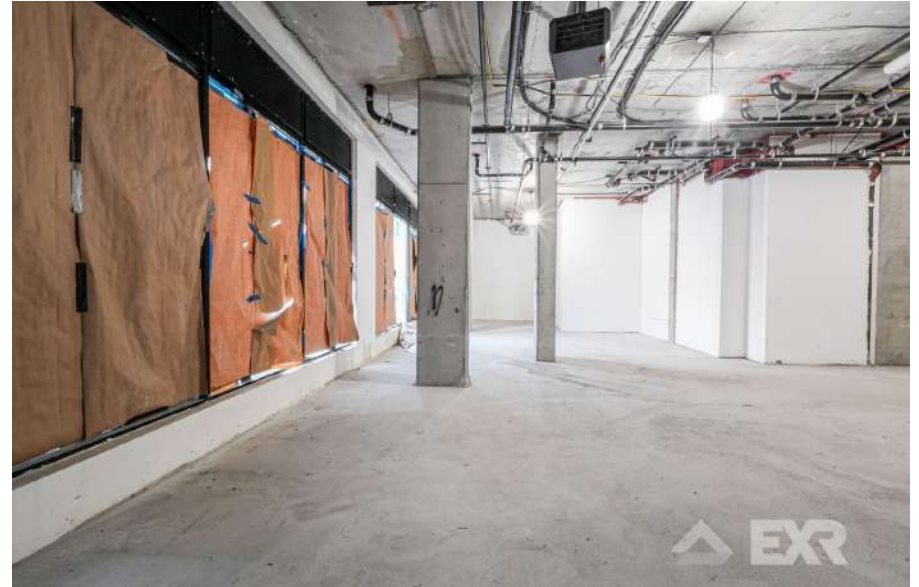


FLOOR PLAN

FLATBUSH, BROOKLYN

815 FLATBUSH AVENUE

GALLERY



FLATBUSH, BROOKLYN

815 FLATBUSH AVENUE

GALLERY



NEIGHBORHOOD DEMOGRAPHICS



197,437

POPULATION 2023
WITHIN 1-MILE
RADIUS



204,782

2028
POPULATION
PROJECTION



39 Yrs

AVERAGE
POPULATION
AGE



\$160,134

AVERAGE HHI
WITHIN 1-MILE
RADIUS



1.94%

PROJECTED
POPULATION
GROWTH '11-'23



3.72%

PROJECTED
POPULATION
GROWTH '23-'28



5,537

TOTAL BUSINESSES
WITHIN 1-MILE
RADIUS



\$1,85 bn

ANNUAL SPENDING
WITHIN 1-MILE
RADIUS

FLATBUSH, BROOKLYN

815 FLATBUSH AVENUE

NEIGHBORHOOD & TRANSPORTATION

NEIGHBORHOOD TENANTS

- Ali's Roti Shop
- MOKAFÉ TO GO
- BunNan
- Melany Restaurant
- Jen's Roti Shop and Bakery
- Noula Restaurant
- Champagnes Sweets
- Zen Vegetarian
- PiCH Restaurant and Lounge
- Halal Bros Grill Church Ave
- Dunkin'
- Studio Dani Dani NYC
- Blue Star Academy
- Subway
- Natural Blend
- Four Seasons
- Peppa's
- MR KING Asian Fusion
- Gino's Pizzeria
- US Mart

TRANSPORTATION

- 5 Min Walk at Church Avenue (B,Q Line) (0.3 mi)
- 6 Min Walk at Parkside Avenue (0.3 mi)
- 12 Min Walk at Church Avenue (2,5 line) (0.6 mi)
- 14 Min Walk at Winthrop Street (0.7 mi)
- 14 Min Walk at Prospect Park (B,Q,S Line) (0.7 mi)



FLATBUSH, BROOKLYN

815 FLATBUSH AVENUE

CONTACT



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