

5401 FLATLANDS AVENUE

BROOKLYN, NY 11234



GENE KATSMAN

gkatsman@rwrealestategroup.com

347.926.3391



DESCRIPTION

Brokers Protected

Exceptional leasing opportunity for premier street retail or medical space in Flatlands, Brooklyn. Positioned directly at the intersection of Flatlands Avenue and East 54th, these vacant street retail spaces offer a prime opportunity to establish your brand in a diverse mix of retail opportunities for eager entrepreneurs. The area boasts an array of local businesses, showcasing the unique and eclectic charm that Brooklyn is renowned for. With high VPD traffic counts and a vibrant retail landscape, this space is ideal for medical users, pharmacies, liquor stores, restaurants, cafes, and a wide range of tenant categories.

HIGHLIGHTS

- Currently have 2 separate 1,450 SF.
- Prime location at Flatlands Avenue & East 54th. Convenient access to public transportation including Bus Lines: B9, B17, B47, B100.
- Multiple new residential developments currently being constructed in the immediate vicinity.

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OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,900 SF
Building Size:	9,950 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	3,067	9,899	35,654
Total Population	8,127	26,261	95,247
Average HH Income	\$86,638	\$85,083	\$88,237



