

1224 FLUSHING AVENUE
BUSHWICK

COMMERCIAL
LEASE



1224 FLUSHING AVENUE
BUSHWICK

JUSTIN LOSH
(347) 388-4649
JUSTIN@COUNTRYNY.COM

OFFICE
250 MOORE ST, #302
BROOKLYN, NY 11206



PROPERTY DETAILS

 **\$45-\$65 PER SQUARE FOOT**

 **20,000 SF**
DIVISIBLE TO 1,965 SF

 **10 YEAR LEASE TERM**

VERY HIGH TRAFFIC CORNER LOCATION
WITH FRONTAGE ON WYCKOFF AVE,
JEFFERSON ST & FLUSHING AVE

NEW CONSTRUCTION INCLUDING
CENTRAL AC/HEAT, PRIVATE
RESTROOMS AND ABILITY TO BUILD
YOUR EXACT LAYOUT

LOADING DOCK AND DRIVE-IN ON
JEFFERSON ST SIDE

16' CEILING HEIGHT

DIRECTLY ADJACENT TO L TRAIN
JEFFERSON STOP

CONCRETE FLOORING

GLASS STOREFRONT

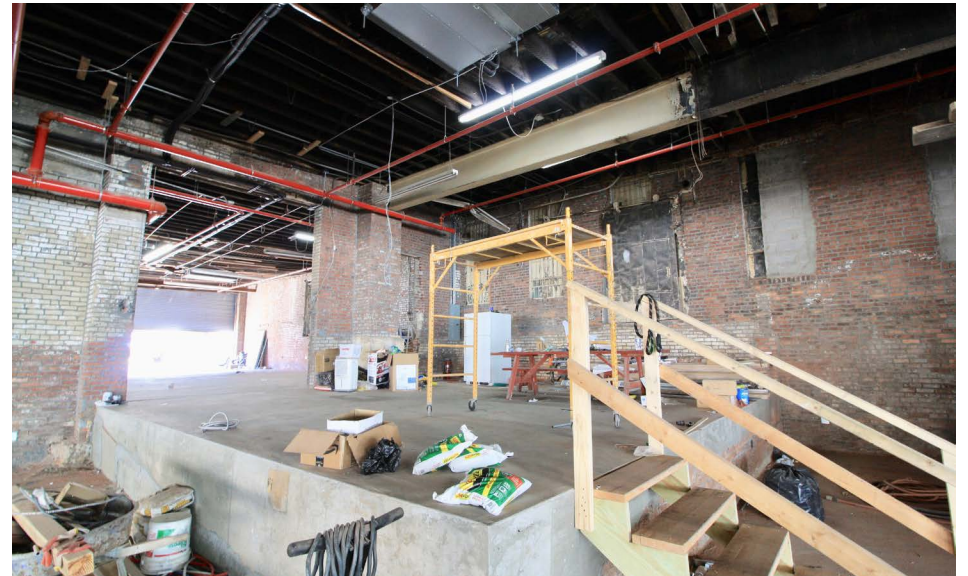
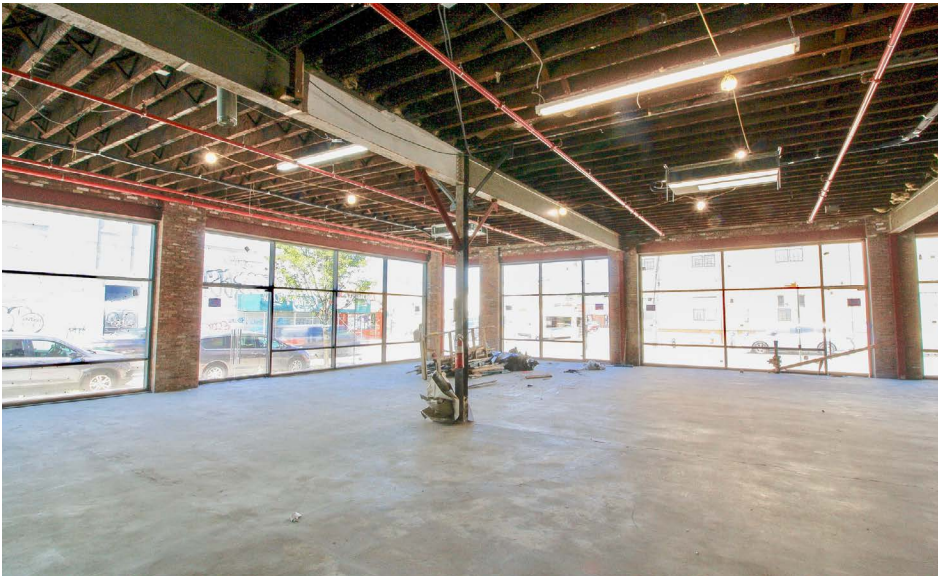
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INTERIOR



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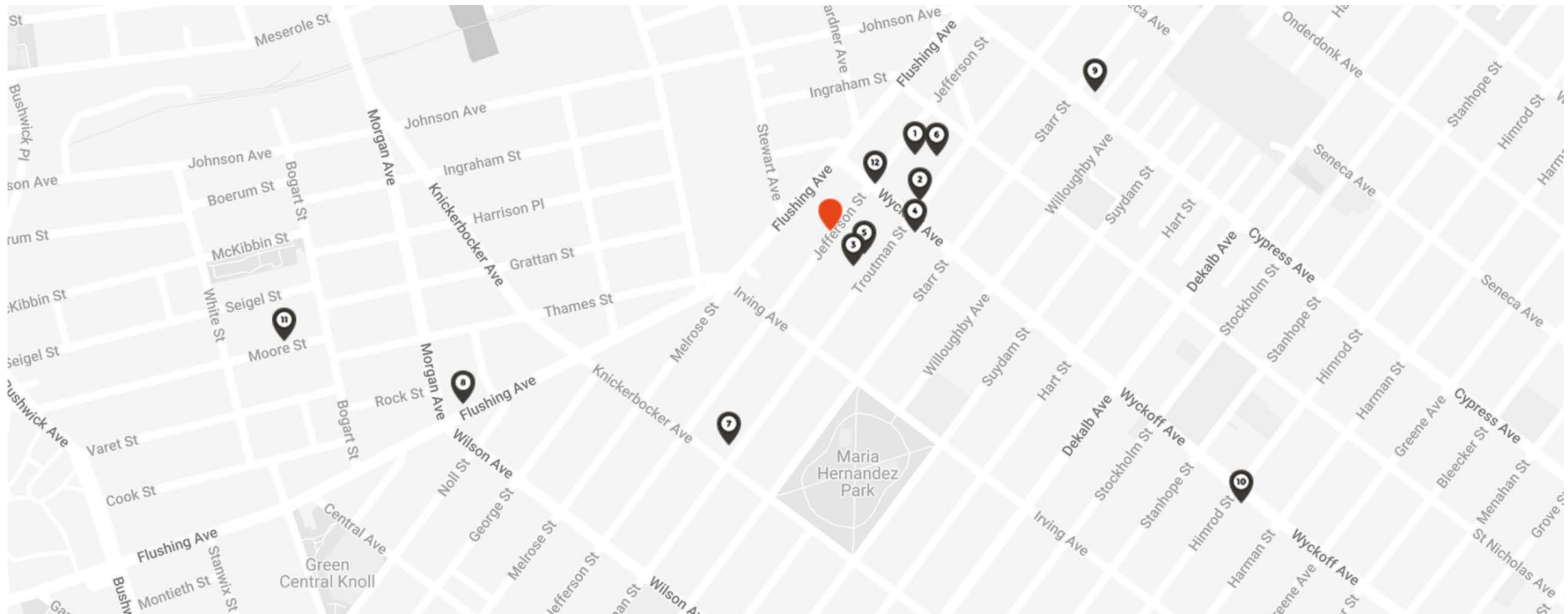
FLOOR PLAN



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NEIGHBORS

- 1 - FARO
- 2 - SEA WOLF
- 3 - THE JOHNSON'S
- 4 - ARTICHOKE PIZZA
- 5 - KCBC BREWERY
- 6 - THE ROOKERY
- 7 - THREE DIAMOND DOOR
- 8 - THE NARROWS
- 9 - THE KEEP
- 10 - VARIETY COFFEE
- 11 - ROBERTA'S PIZZA
- 12 - JEFFERSON L TRAIN STOP

DEMOGRAPHICS

(1MI/3MI)
POPULATION - 135,769 / 1,067,049
AVERAGE AGE - 34.4 / 35.7
AVERAGE HH INCOME -
\$78,778 / \$84,153

TRANSPORT

L TRAIN: JEFFERSON ST
AVERAGE DAILY RIDERS
WEEKDAY - 10,098
WEEKEND - 11,054