

# OFFERING MEMORANDUM

2324 Flatbush Avenue  
Brooklyn, NY 11223



# THE OFFERING

The CS Organization is pleased to present 2324 Flatbush Avenue For Lease. This premier single story former Rite Aid consists of 9,413 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

Building Area: 9,413 SF

YOC: 1996

Stories: 1

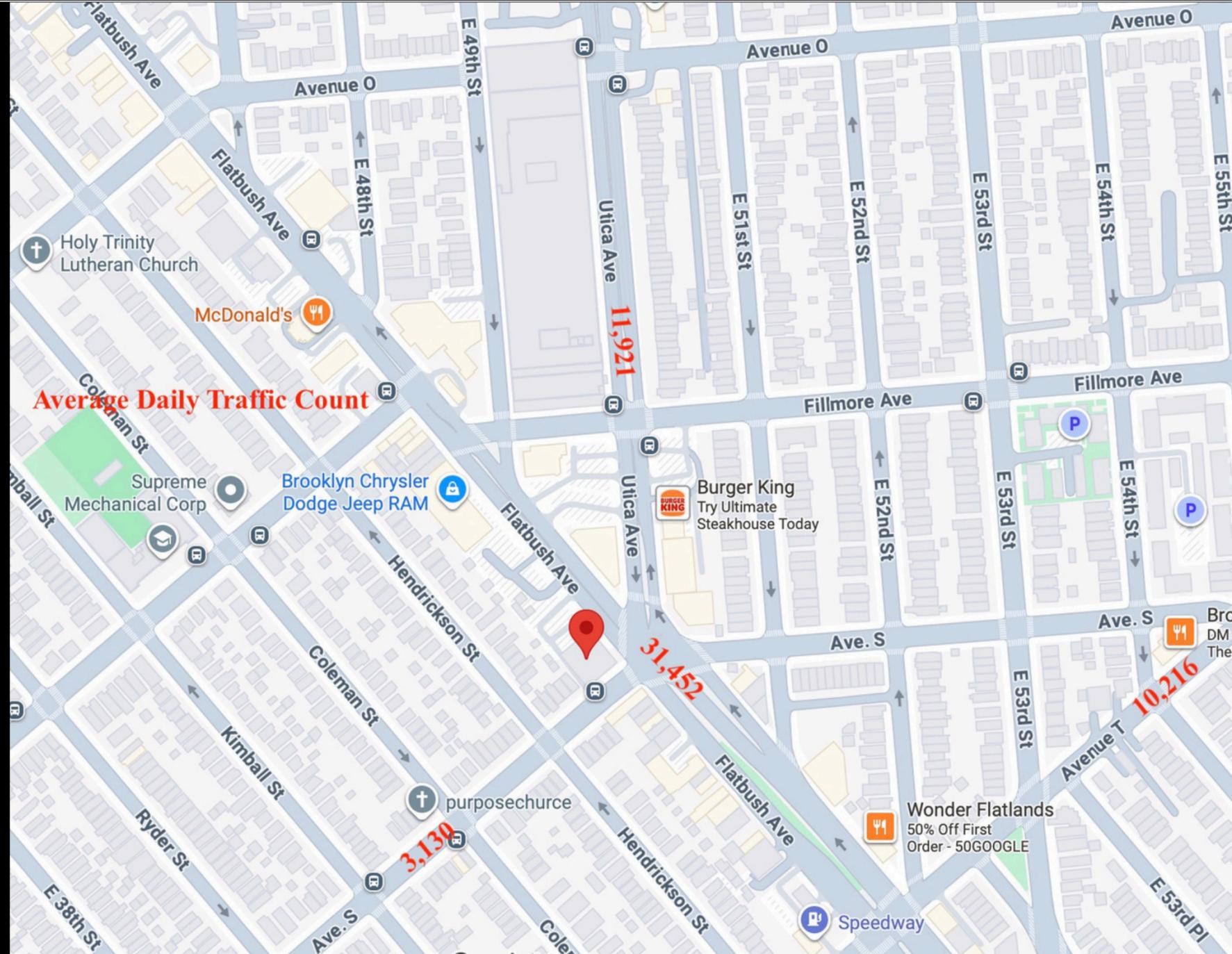
RE Tax 26: 12.28 PSF





# 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**

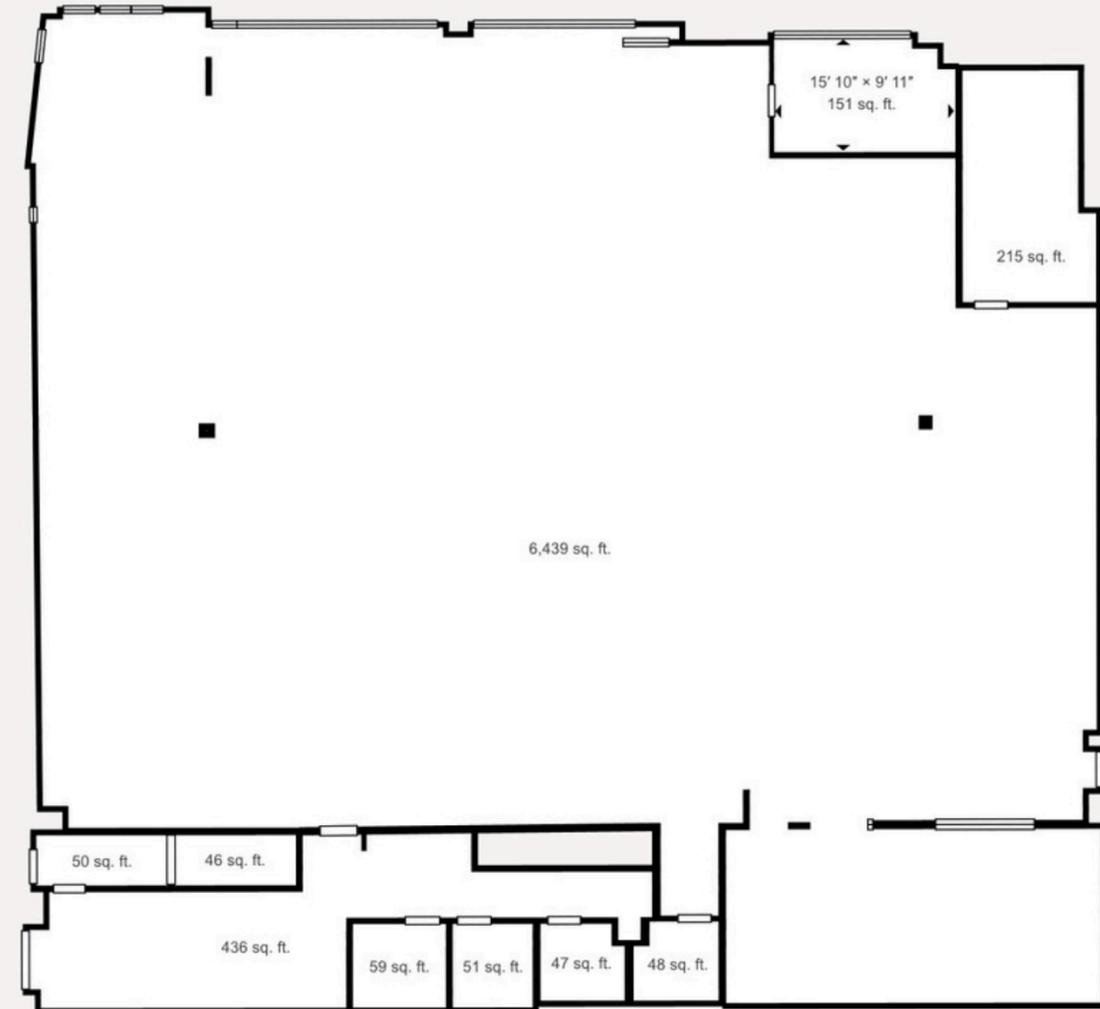
*P9 | 2020 Decennial Census*

11234

# NEARBY MAJOR RETAILERS



# 1st FL Floorplan



 Matterport Property Report:

**2324 Flatbush Ave**

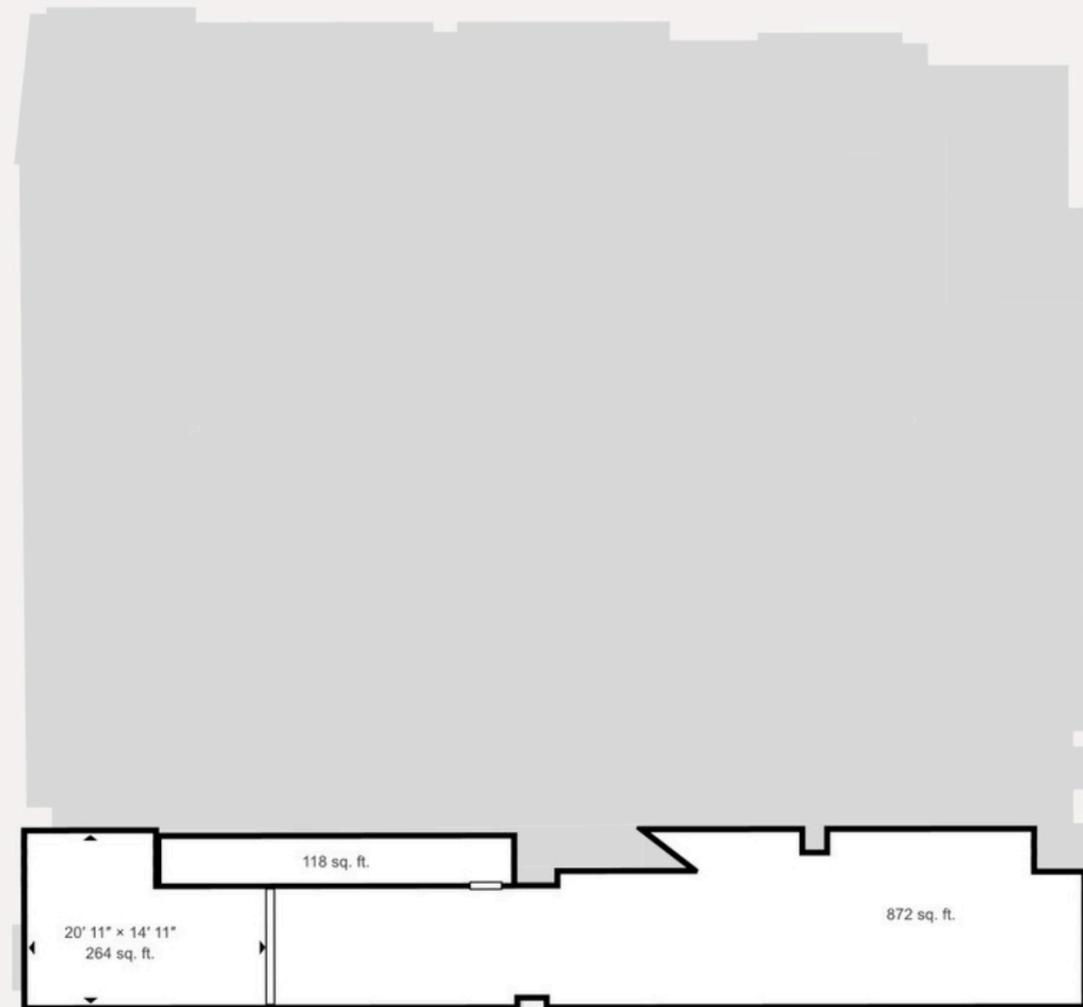
Gross Floor Area - Full Property 9,413 sq. ft. | Floor 1 7,997 sq. ft.

Sizes and dimensions are approximate, actual may vary

Visit 3D space on  
 Matterport



# 2nd FL Floorplan



 Matterport Property Report:

**2324 Flatbush Ave**

Gross Floor Area - Full Property 9,413 sq. ft. | Floor 2 1,417 sq. ft.

Sizes and dimensions are approximate, actual may vary

Visit 3D space on  
 Matterport



# Matterport Tour

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



# Brokerage | Capital Advisory | Development



Christopher J. Calabrese  
Licensed Real Estate Broker



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