



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

500 SF Vanilla Boxed Retail for lease in East Flatbush!

1797 Flatbush Avenue, Brooklyn, NY 11210

Shlomi Bagdadi  
718.437.6100  
sb@tristatecr.com

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## Executive Summary



### OFFERING SUMMARY

Available SF: 500 SF

Lease Rate: Upon Request

Lot Size: 1,920 SF

Building Size: 3,300 SF

Zoning: R5

### PROPERTY OVERVIEW

500 SF Vanilla Boxed Retail for lease in East Flatbush!

#### Highlights:

- New construction
- Vanilla Boxed
- High ceilings
- Loading Garage in the back
- 1,500 SF basement available

### LOCATION OVERVIEW

Located in Northeast Flatbush, short walk to the Brooklyn College-Flatbush Avenue Transit Stop.

Public Transits: 2, 5 train at Brooklyn College-Flatbush Avenue.

#### Nearby Local Tenants:

- Starbucks, TD Bank, Apple Bank, Chase Bank, DI Di, Dunkin', Bank of America, Nike Community Store, McDonald's, Popeye's, Jilly's, Coffee Off the Corner

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

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## Additional Photos



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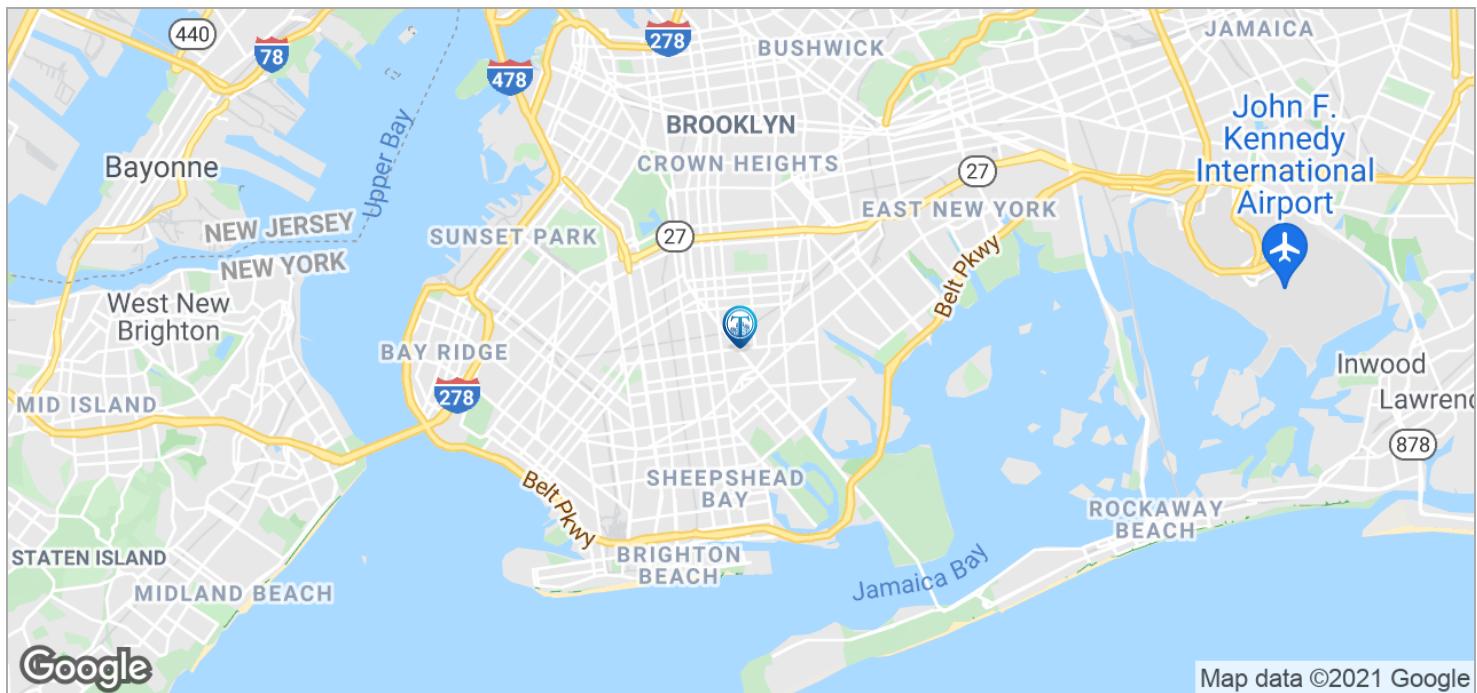
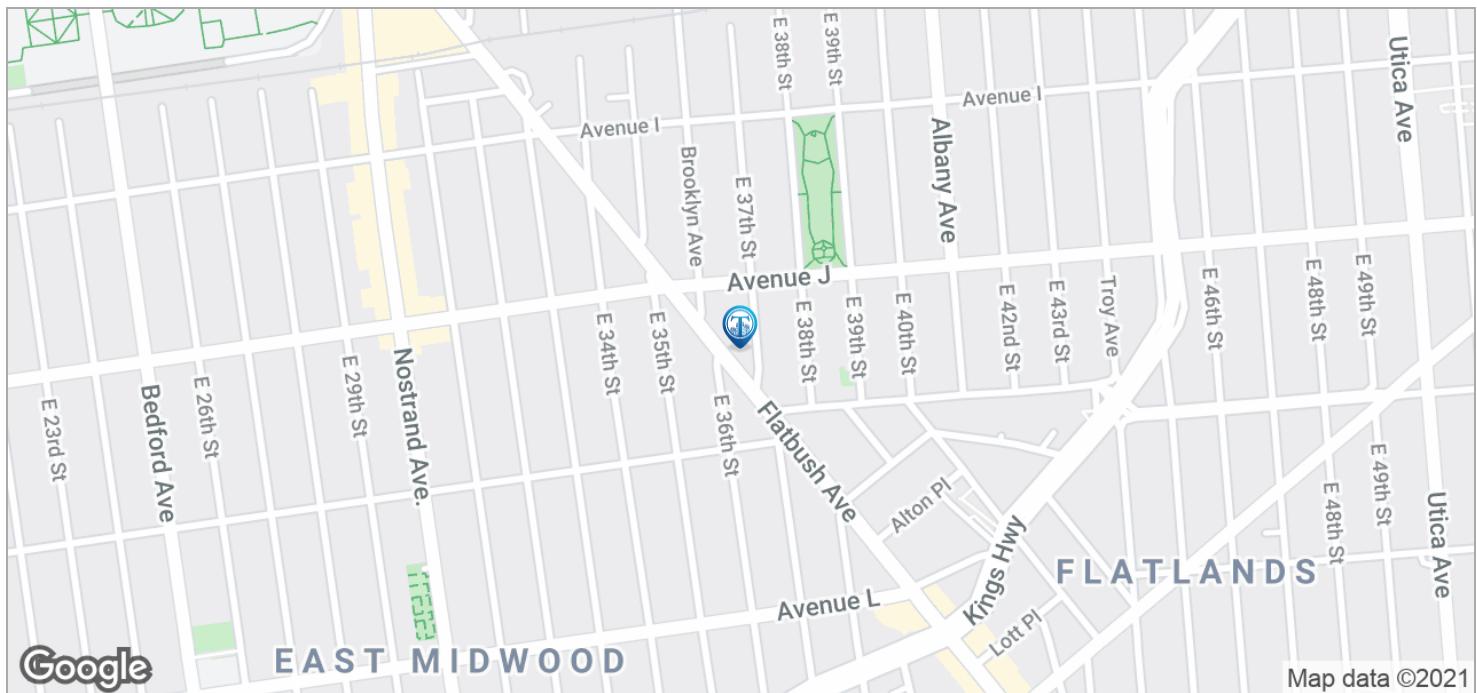


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## Location Maps



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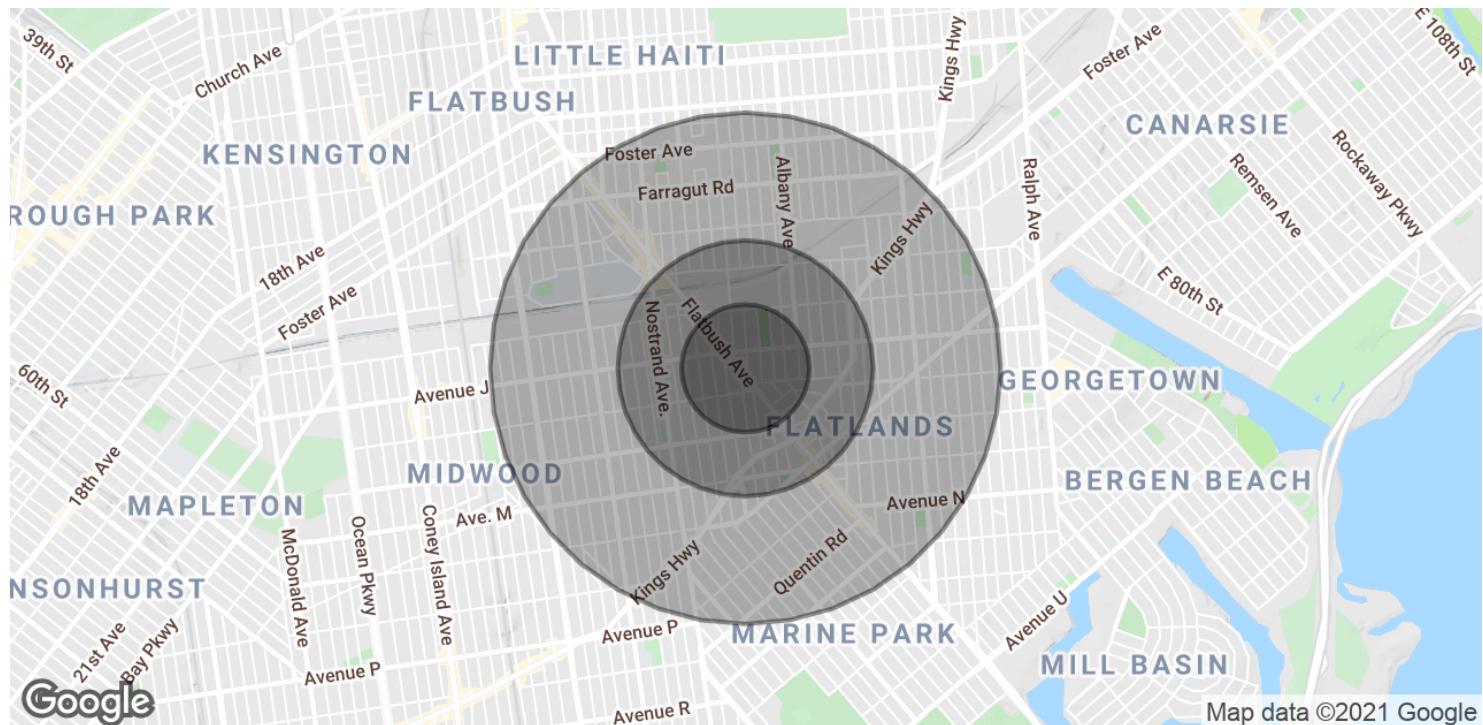


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## Demographics Map & Report



### POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	9,769	36,190	118,941
Average age	34.5	33.7	35.0
Average age (Male)	31.1	30.1	32.0
Average age (Female)	36.7	35.8	36.8

### HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total households	3,085	11,691	39,107
# of persons per HH	3.2	3.1	3.0
Average HH income	\$64,459	\$66,705	\$72,688
Average house value	\$532,299	\$542,890	\$525,609

\* Demographic data derived from 2010 US Census

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## Retailer Map



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