



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Sale



Vacant 11,150 SF Retail Pad With Parking on a 10,700 SF Lot

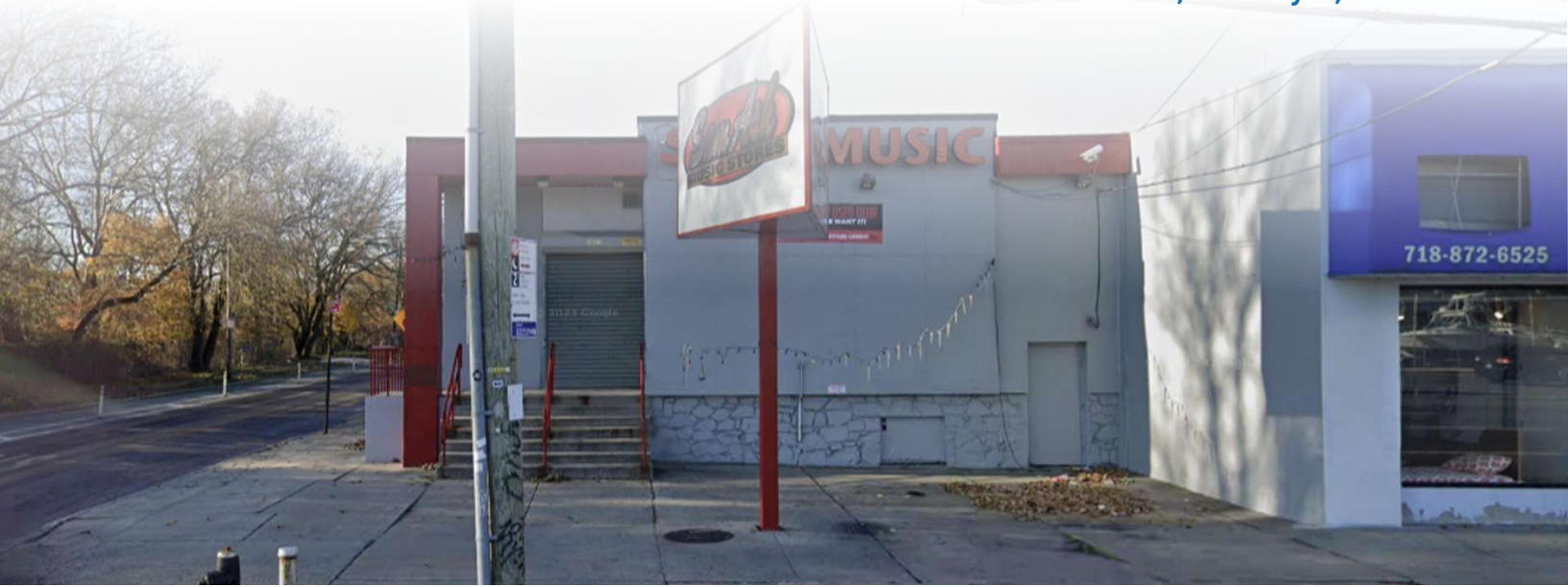
11,150 SF

2600 Flatbush Ave • Brooklyn • NY

For Pricing Call: 718-437-6100

Shlomi Bagdadi
📞 718.437.6100
sb@tristatecr.com

Jack Sardar
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Location Overview

Located in the Marine Park neighborhood of Brooklyn between Hendrickson Pl & Avenue V and directly across from Kings Plaza Mall.

Nearest Transit: The B9, B41, B47, B2, B3, B100, BM1, & B35 bus lines.

Nearby tenants include Raymour & Flanigan Furniture and Mattress Store, CVS Pharmacy, Primark, Mattress Firm Kings Plaza, Dunkin', Ulta Beauty, Cinnabon, Chipotle Mexican Grill, ZARA, Mattress Gallery at P.C. Richard & Son, Shake Shack, Kings Plaza, Ashley Store, SNIPES, Journeys Kidz, McDonald's, Macy's, Famous Footwear, Target, CVS, Holy Cow, Little Scholars Daycare Center IV, 7-Eleven, BBQ Spot, H&M, Lowe's, Walgreens, and much more!

Main Highlights

- ▶ Corner retail pad
- ▶ Parking
- ▶ Storage
- ▶ Delivered vacant
- ▶ Ready to be occupied by an end-user or tenant
- ▶ Total Commercial Units: 1
- ▶ Building Size: 11,150 SF
- ▶ Lot Dimensions: 67 X 200 (10,700 SF)



11,150 SF

Total Building Size



10,700 SF

Lot Size



C8-1

Zoning

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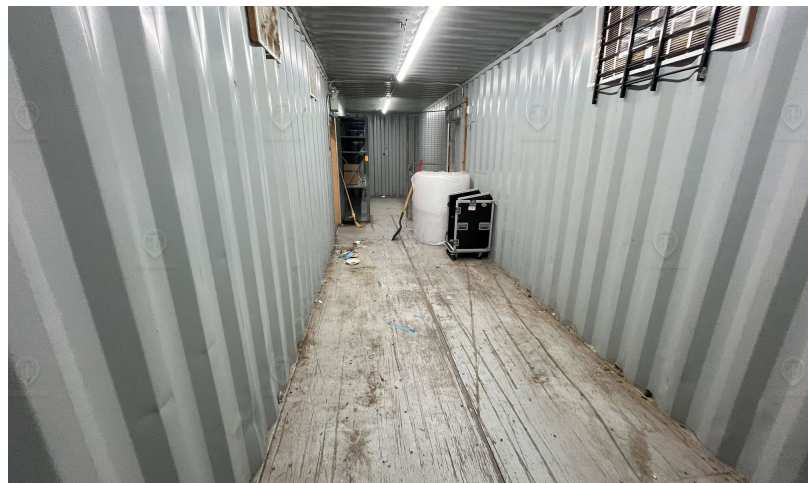
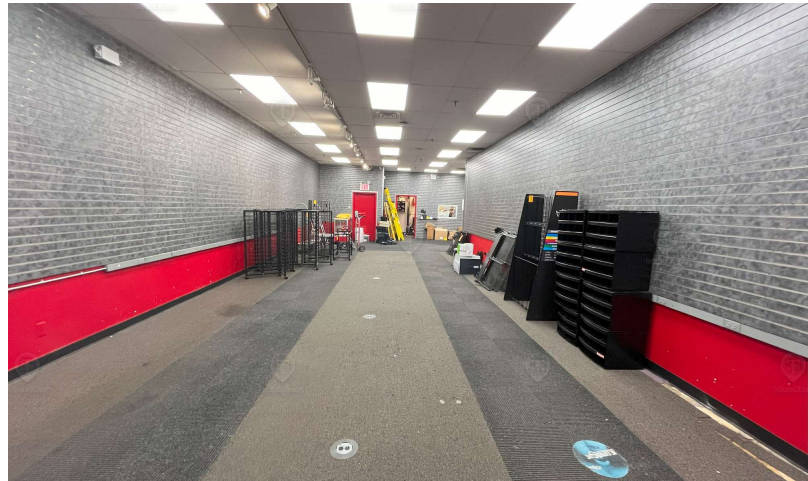
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Additional Photos

2600 Flatbush Ave , Brooklyn , NY 11234



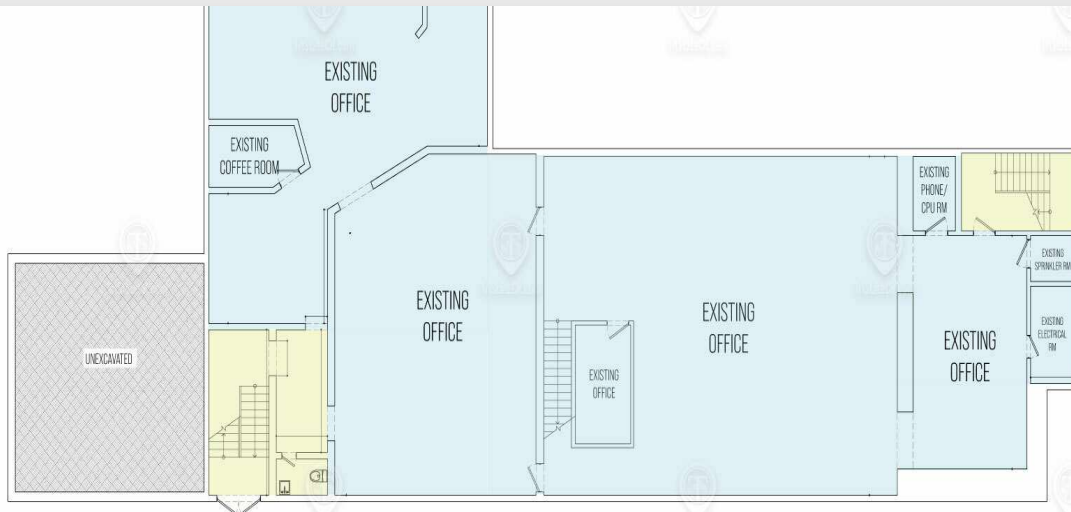
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LOWER LEVEL



FIRST FLOOR

2600 FLATBUSH AVENUE

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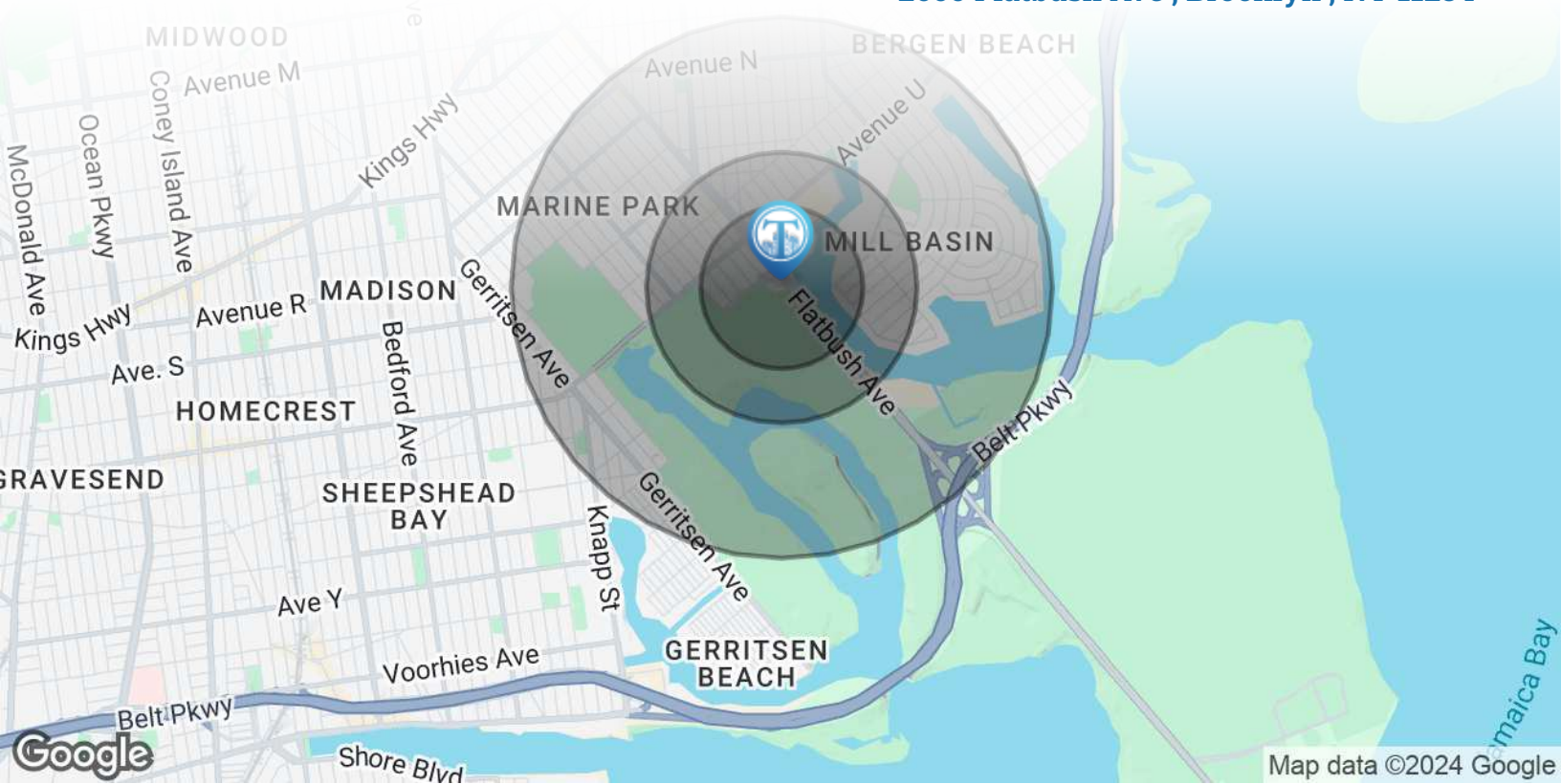
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,574	9,555	36,268
Average Age	43	43	43
Average Age (Male)	41	41	42
Average Age (Female)	45	44	44
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	566	3,478	13,063
# of Persons per HH	2.8	2.7	2.8
Average HH Income	\$136,197	\$151,295	\$141,125
Average House Value	\$883,126	\$882,858	\$853,644



36,268

People within 1 Mile



\$141,125

Avg Household Income

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RETAIL BROKER NETWORK