



**2ND GEN RESTAURANT SPACE WITH GAS & VENTS
RETAIL, MEDICAL, & RESTAURANT SPACE**

BROOKLYN, NY

FLATBUSH | 2223 - 2223A CHURCH AVENUE

SIZE

Space 1: 1,330 SF
Space 2: 664 SF
Up to 1,994 SF

CAN BE COMBINED

ASKING RENT

Upon Request

FRONTAGE

Space 1: Approx. 13 FT
Space 2: Approx. 11 FT
Total 24 FT

STATUS OF PREMISES

Space 1: Former Golden Crust
Space 2: Shumi's Threading Spa

NEIGHBORS

Citibank, Chase, The Dermatology Specialists, Planet Fitness, Phenix Salon Suites, IHOP, Dollar Tree, Bargain Hunters

COMMENTS

- Space 1 is a former restaurant space that is vented and has gas lines and infrastructure in-place
- Located on a busy retail corridor on Church Avenue between Flatbush Avenue and Bedford Avenue
- Strong retail corridor with heavy foot and car traffic on both sides of the street
- Same block and across the street from Planet Fitness, Retro Fitness, Metro Health, The Dermatology Specialists, Dollar Tree, IHOP, The Brooklyn Hospital, CAMBA, Bargain Hunters, Chase Bank, Citibank
- Multiple local and express bus stops right in front of the property and **B**, **Q**, **5** & **2** train lines are four blocks away on Church Avenue within 5 minutes walking distance

CONTACT EXCLUSIVE AGENTS

SCOTT ROTHSTEIN

srothstein@ripcony.com
D: 718.704.1450
C: 516.754.0884

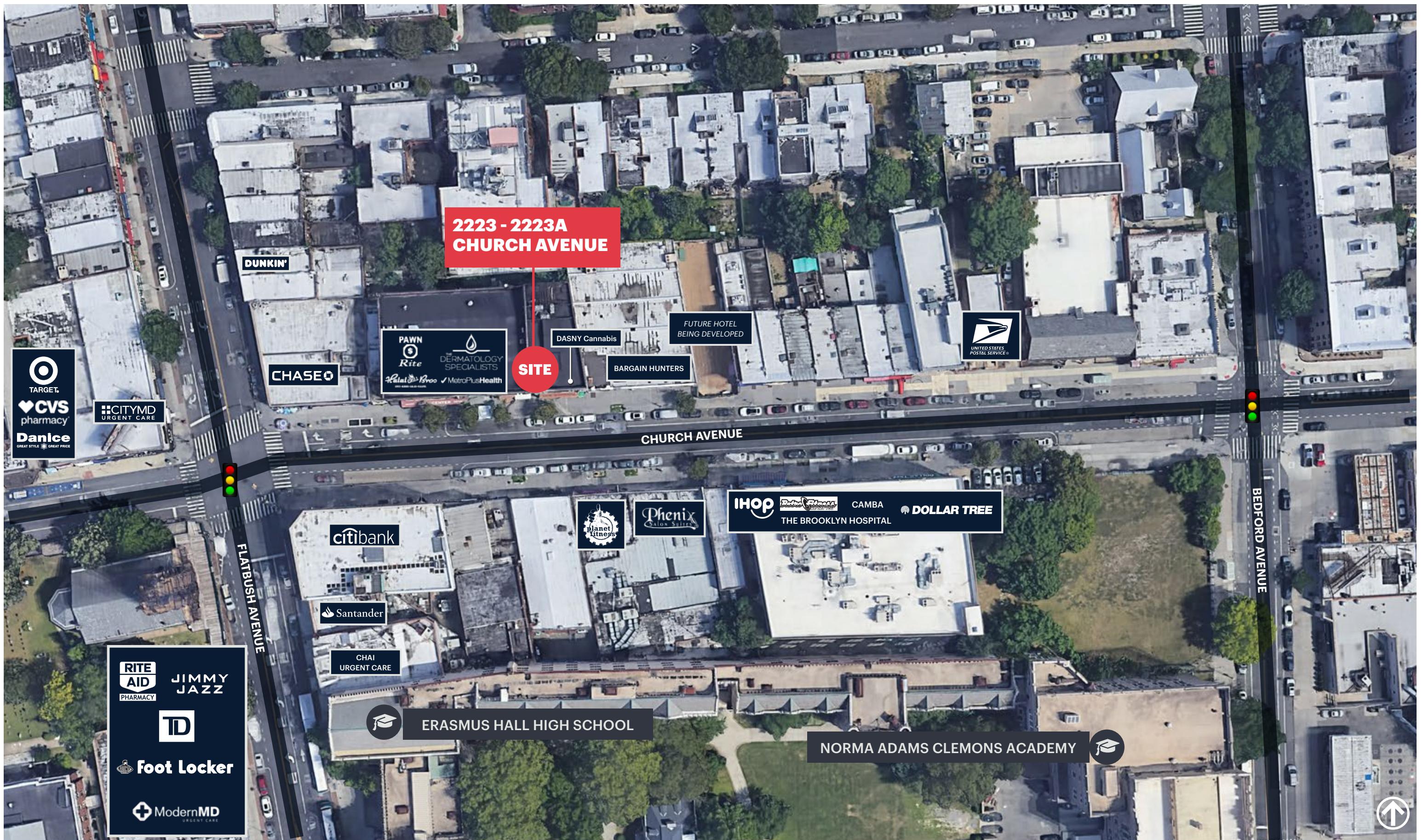
MICHELLE ABRAMOV

mabramov@ripcony.com
D: 718.663.2652
C: 718.607.1920

GREG BATISTA

gbatista@ripcony.com
D: 516.342.8277
C: 516.351.5604

AERIAL



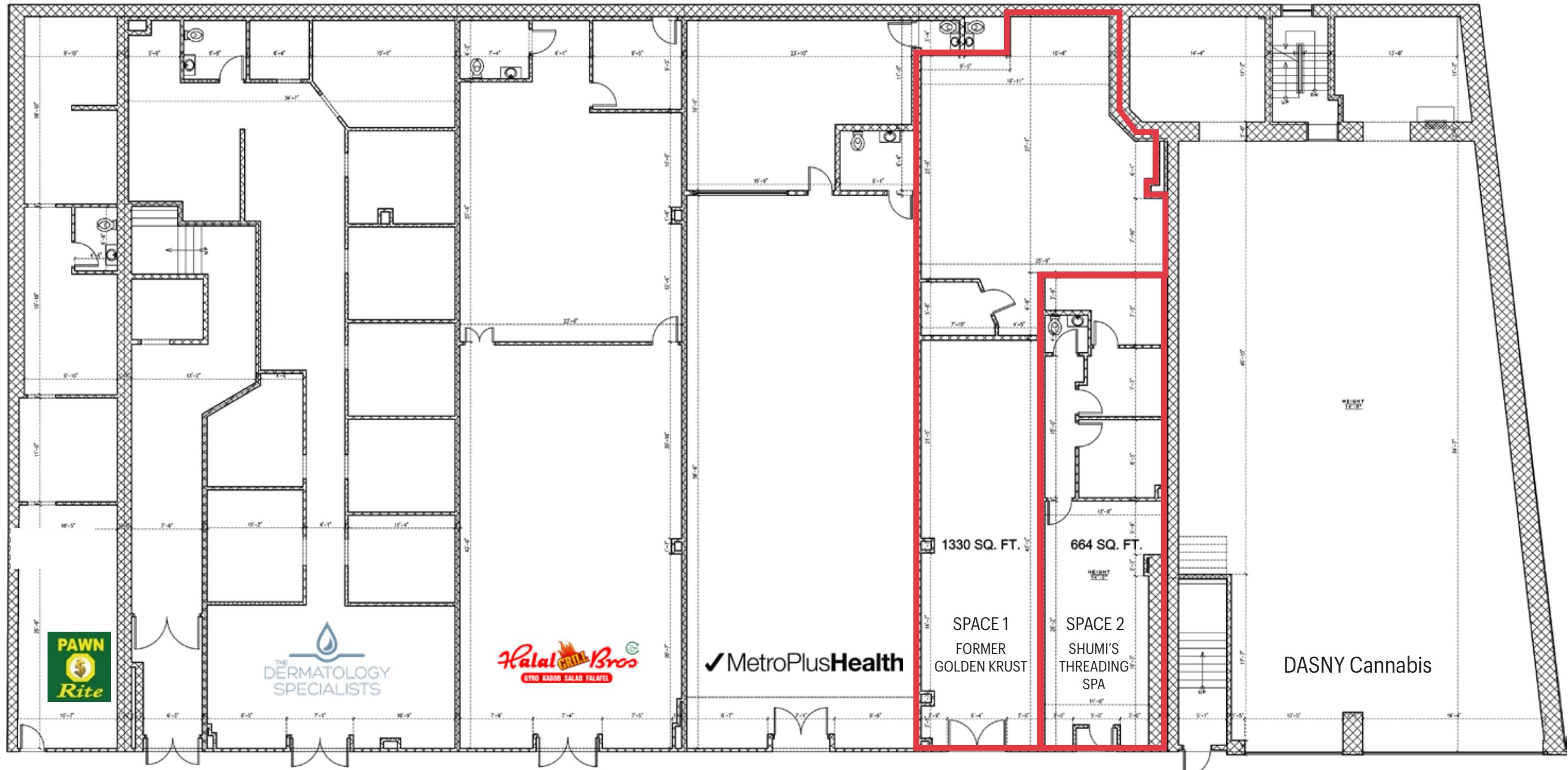
MARKET AERIAL



SITE PLAN

2211-2225 CHURCH AVE

1ST FLOOR



AREA DEMOGRAPHICS

