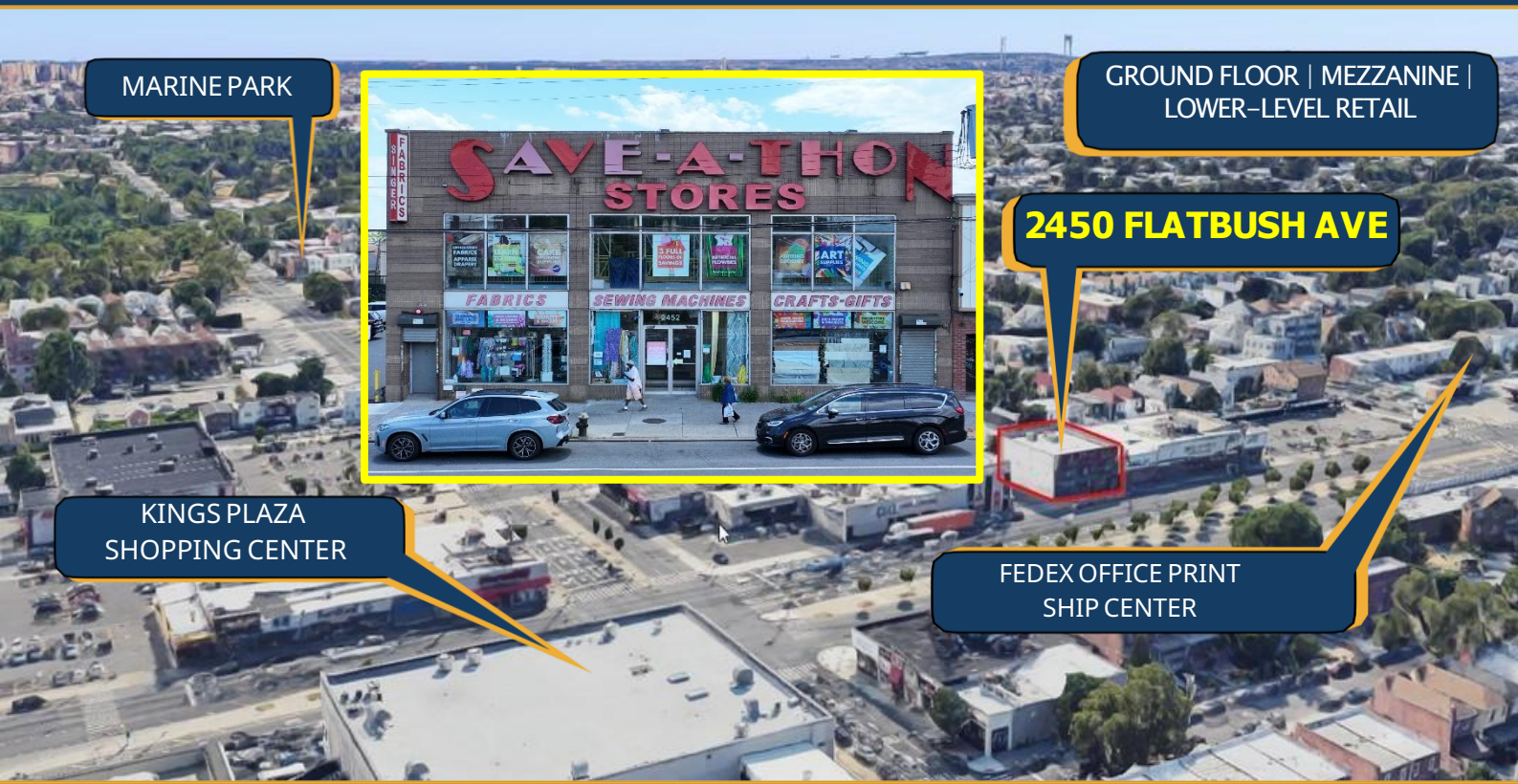


EXCLUSIVE  
OPPORTUNITY

# HOME TO SAVE-A-THON STORES FOR OVER 20 YEARS

Prime Retail Across From Kings Plaza  
60' RETAIL FRONTAGE | 15,000 TOTAL SF



NEIGHBORING RETAILERS INCLUDE: Kings Plaza Shopping Center, Primark, Zara, Macys, Sephora, Victoria's Secret, Bob's Discount Furniture, Raymour & Flanigan, 7 Eleven & More

JACK COHEN | OFFICE: (718) 971-1675 | CELL: (917) 533-8905

2450 FLATBUSH AVE  
BROOKLYN N.Y.  
11234 MARINE PARK



## PROPERTY HIGHLIGHTS

The property consists of a 15,000 square foot retail building situated on a 6,000 square foot lot along Flatbush Avenue in Brooklyn. The building includes a ground floor, mezzanine level, and lower level, all of which were utilized as retail selling space by Save-A-Thon Stores for over 20 years. The property is located directly across from Kings Plaza Shopping Center, one of Brooklyn's most prominent retail destinations, and benefits from strong visibility along Flatbush Avenue.

### PROPERTY DESCRIPTION

BOROUGH	BROOKLYN
NEIGHBORHOOD	MARINE PARK
DESCRIPTION	RETAIL
YEAR BUILT	1987
BLOCK AND LOT	08542-0060
LOT / BUILT DIMENSIONS	60' x 100' / 60' x 100'
STORIES	2
GROSS SQUARE FOOT	15,000 SF
LOT SQUARE FOOT	6,000 SF
TAX CLASS	4
FLOOR AREA RATIO/ALLOWED	2.0 / 2.4
ZONING	C8-1

### LEASE DETAILS

**\$31,875.00 / MONTH**

TERM | NEGOTIABLE

PPSF

**\$25.00 Blended**

POSSESSION

**60-90 Days**

2450 FLATBUSH AVE  
BROOKLYN N.Y.  
11234 MARINE PARK

## BUILDING AREA SUMMARY

LEVEL	SQUARE FOOTAGE
GROUND FLOOR RETAIL	4,800 SF
Mezzanine Retail	4,200 SF
Lower-level Retail	6,000 SF
<b>TOTAL BUILDING AREA</b>	<b>15,000 SF</b>

*\*\*Previously utilized as full retail selling space by Save-A-Thon Stores for over 20 years at this location across from Kings Plaza.*



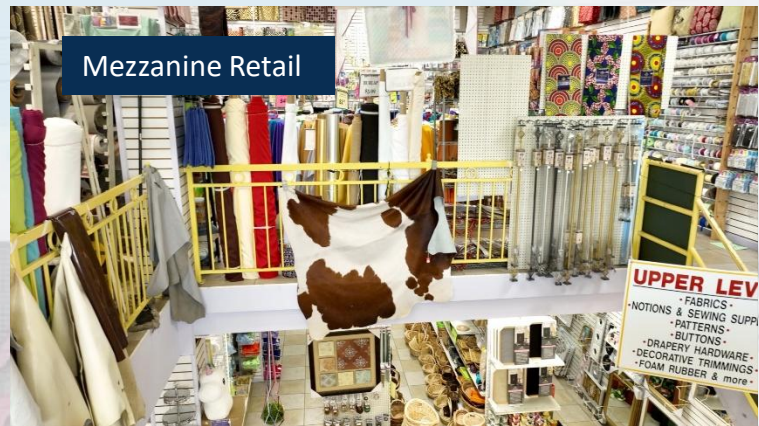
2450 FLATBUSH AVE  
BROOKLYN N.Y.  
11234 MARINE PARK

## PROPERTY VIEW

Property Exterior



Mezzanine Retail



Property Exterior and Neighbor Buildings



Ground Floor Retail



Flatbush Avenue

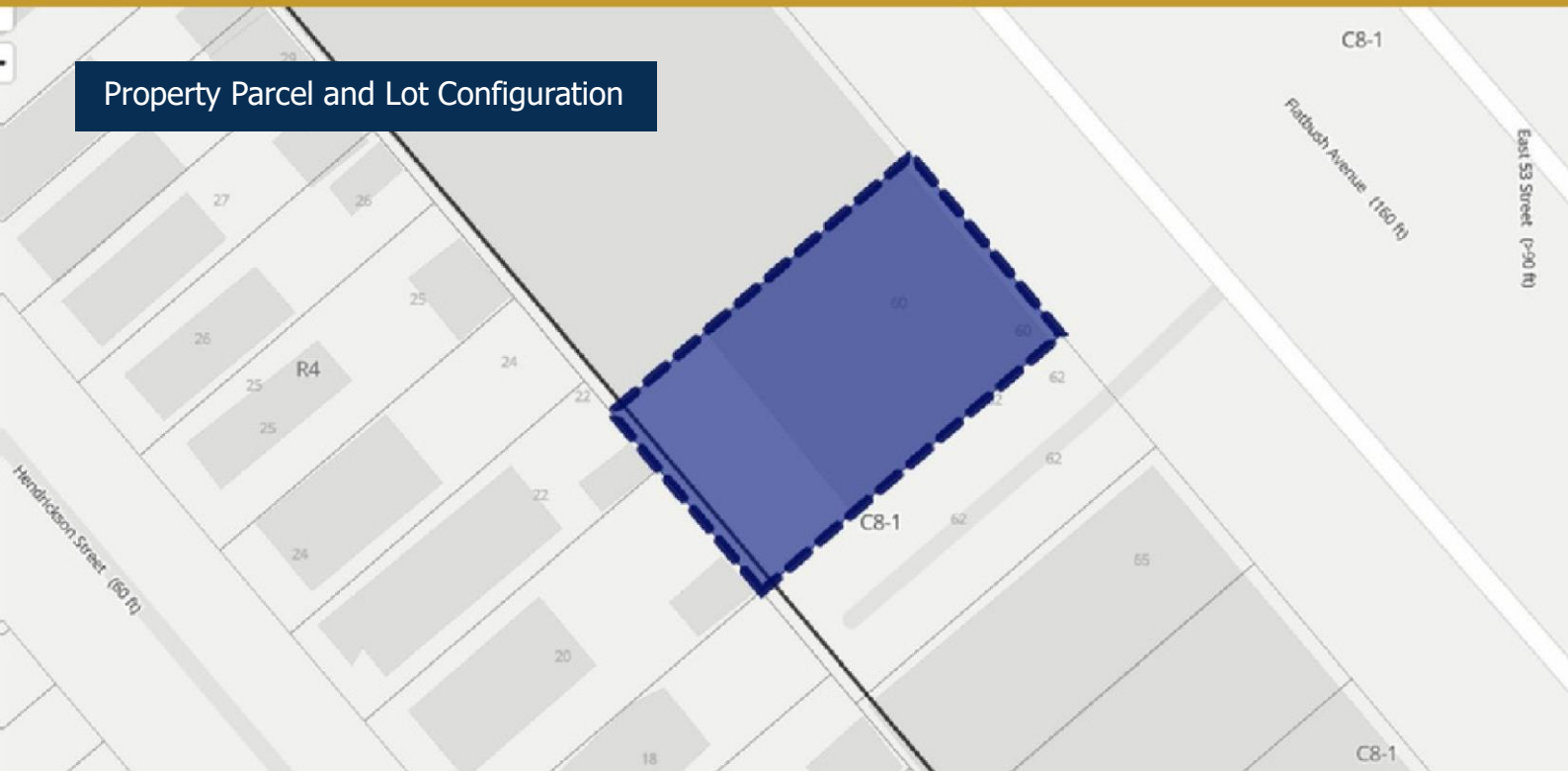


Lower-level Retail

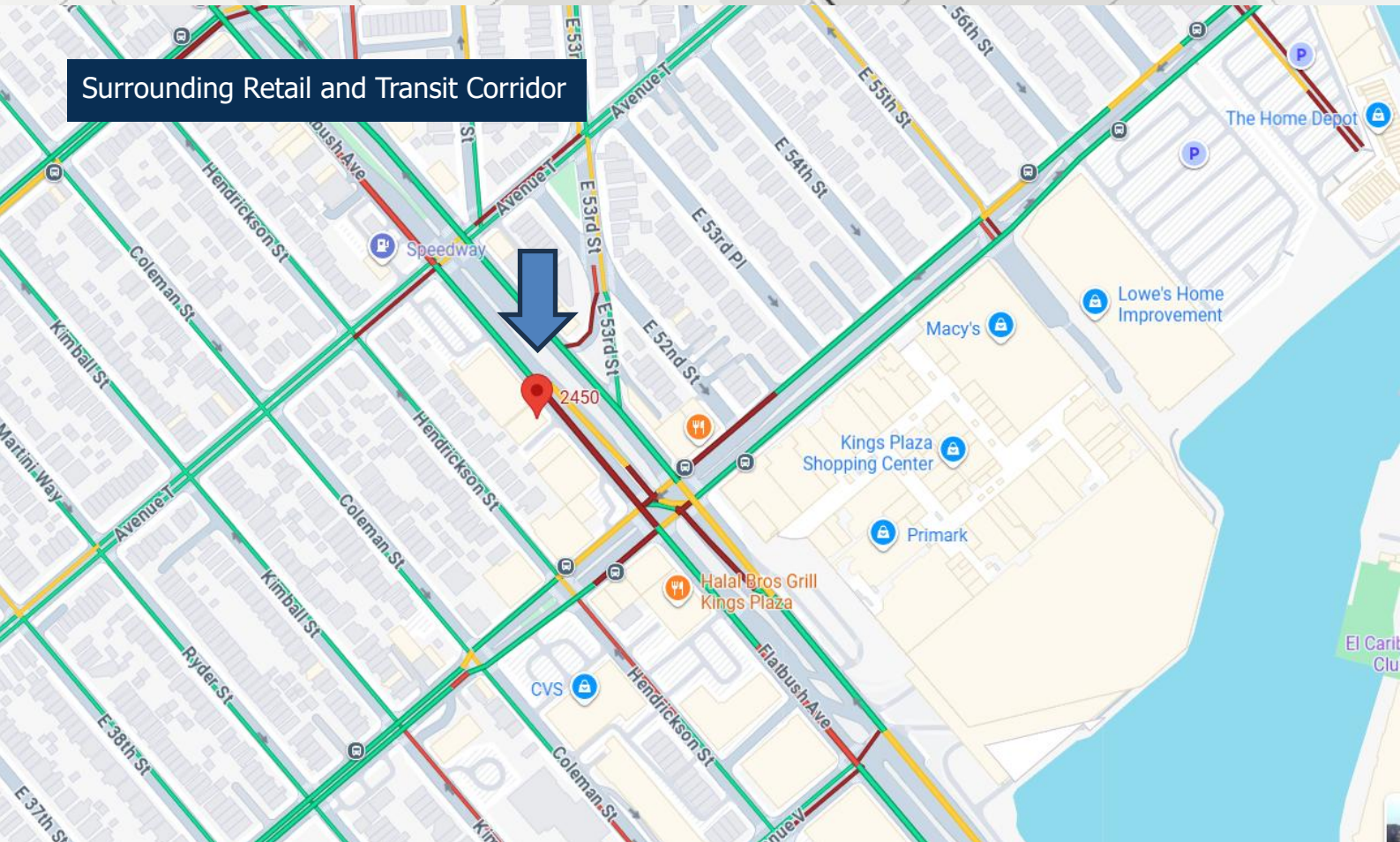


2450 FLATBUSH AVE  
BROOKLYN N.Y.  
11234 MARINE PARK

Property Parcel and Lot Configuration



Surrounding Retail and Transit Corridor





**JACK A. COHEN**  
Chief Executive Officer

OFFICE: (718) 971-1675

CELL: (917) 533-8905

[JACK@JACOHENGROUP.COM](mailto:JACK@JACOHENGROUP.COM)

[WWW.JACOHENGROUP.COM](http://WWW.JACOHENGROUP.COM)

LOCATED AT THE VENETIAN CONDOMINIUMS;  
431 AVENUE P, BROOKLYN, NY 11230

Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, no express representation is made nor is any implied as to the accuracy thereof and is subject to error, omissions, change of price, rental or other conditions, prior sale, rental, or financing or withdrawal without notice. No warranties or representations are made as in the condition of the property of any hazards contained therein nor are any implied. Rendering pictured in offering materials is not specifically approved for referenced development site. Buildable square footage is subject to verification by purchaser's own architect and/or zoning attorney.