

**RETAIL SPACE**

# 2101 CHURCH AVENUE

Located on the Northeast Corner of Church Avenue and East 21st Street

**FLATBUSH**

BROOKLYN | NY

**2,848 SF**

Available for Lease



SPACE DETAILS

LOCATION

Located on the Northeast Corner of Church Avenue and East 21st Street

SIZE

Ground Floor	2,848 SF
Basement	2,000 SF storage space below corner

TAXES/CAM

Pro rata share of increases over base

CURRENTLY

Vacant

POSSESSION

To be arranged

COMMENTS

Base of Target store

Corner space just off of one of the busiest corners in Brooklyn

4 Blocks from the Church Avenue subways

Excellent co-tenancy

ESTIMATED DAYTIME POPULATION

1 mile	173,607
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AVERAGE HOUSEHOLD INCOME

1 mile	\$83,960
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TOTAL HOUSEHOLDS

1 mile	68,866
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TOTAL BUSINESSES

1 mile	4,834
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TRANSPORTATION

2023 Ridership Report

<b>Church Avenue</b>	
Annual	3,194,658
Weekday	10,537
Weekend	9,429

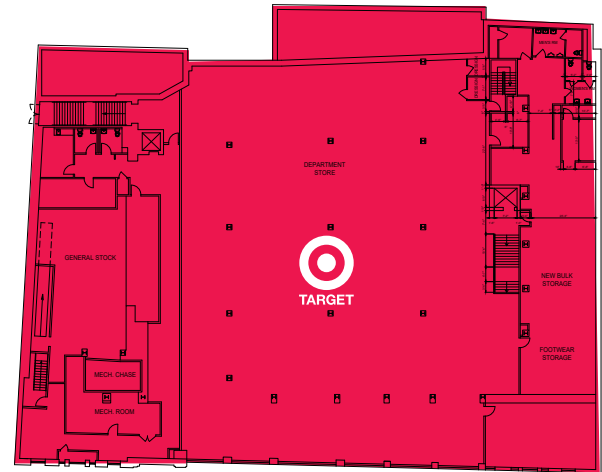
<b>B35</b>	
Annual	4,612,530
Weekday	14,171
Weekend	18,565

<b>B41</b>	
Annual	4,759,664
Weekday	14,595
Weekend	19,453

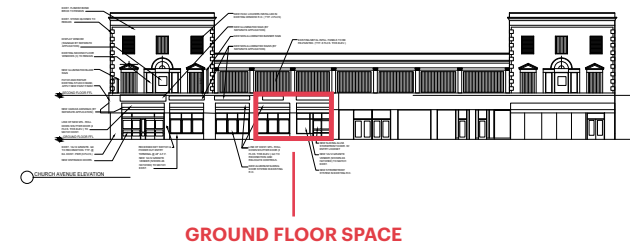
GROUND FLOOR



SECOND FLOOR

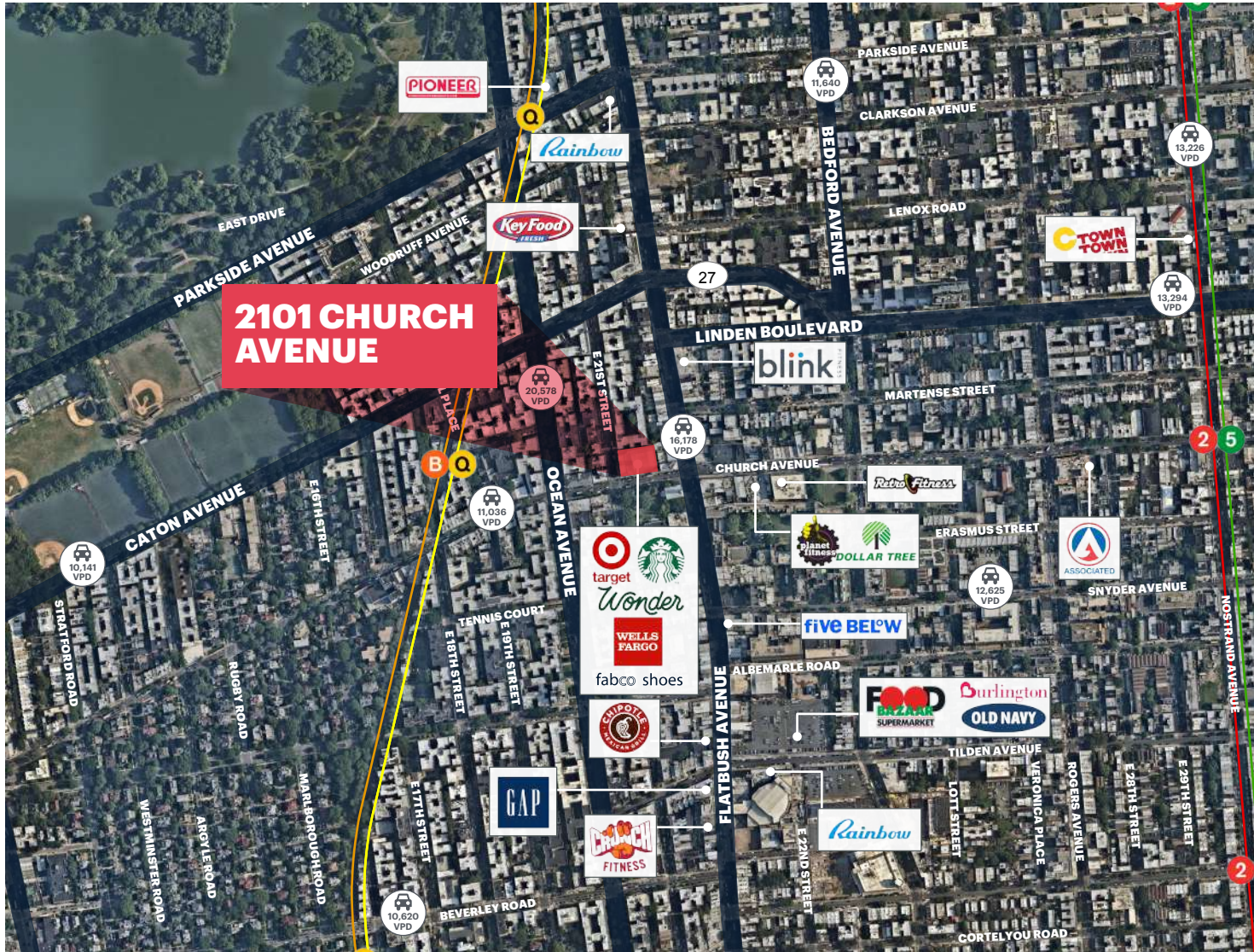


ELEVATIONS





## AREA RETAIL



## CONTACT EXCLUSIVE AGENTS

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This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.