

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

### AVERAGE HOUSEHOLD INCOME

1 mile \$83,960

### TOTAL HOUSEHOLDS

1 mile 68,866

### TOTAL BUSINESSES

1 mile 4,834

### TRANSPORTATION

2023 Ridership Report

#### Church Avenue

B	Q
3,194,658	
10,537	
9,429	

#### B35

B	35
4,612,530	
14,171	
18,565	

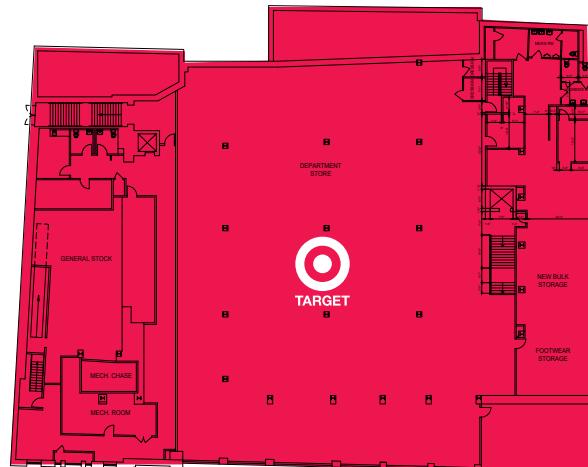
#### B41

B	41
4,759,664	
14,595	
19,453	

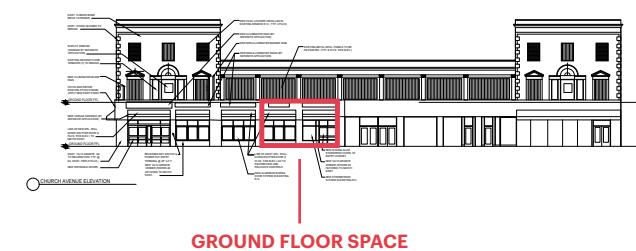
### GROUND FLOOR



### SECOND FLOOR



### ELEVATIONS



CHURCH AVENUE

## AREA RETAIL



# CONTACT EXCLUSIVE AGENTS

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