

# 2441 FLATBUSH AVENUE

RETAIL SPACE FOR LEASE | SOUTH BROOKLYN  
BETWEEN AVENUE T & KINGS PLAZA



**ARYEH VILINSKY**

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**BH** REALTY



# 2441 FLATBUSH AVENUE | BROOKLYN, NY 11234



<b>ADDRESS</b>	2441 Flatbush Ave, Brooklyn, NY 11234
<b>SUBMARKET</b>	South Brooklyn
<b>TOTAL SIZE</b>	2,800 SF
<b>FRONTAGE</b>	55 FT along Flatbush Ave
<b>TERM</b>	Negotiable
<b>POSSESSION</b>	Immediate
<b>ASKING</b>	Please Inquire

### OFFERING SUMMARY

Prime retail space available for lease at 55 Flatbush Avenue, offering 2,800 SF of flexible space. This rectangular unit measures 55 ft x 37 ft and can be divided to suit your needs. The space features floor-to-ceiling windows, providing excellent visibility and natural light. With central heating and air conditioning in place, the interior is comfortable year-round. Located in a high foot traffic area, right in front of a bus stop and just down the block from Kings Plaza, this location guarantees significant exposure. Additionally, there is an opportunity for large signage to maximize visibility and attract customers.

### HIGHLIGHTS

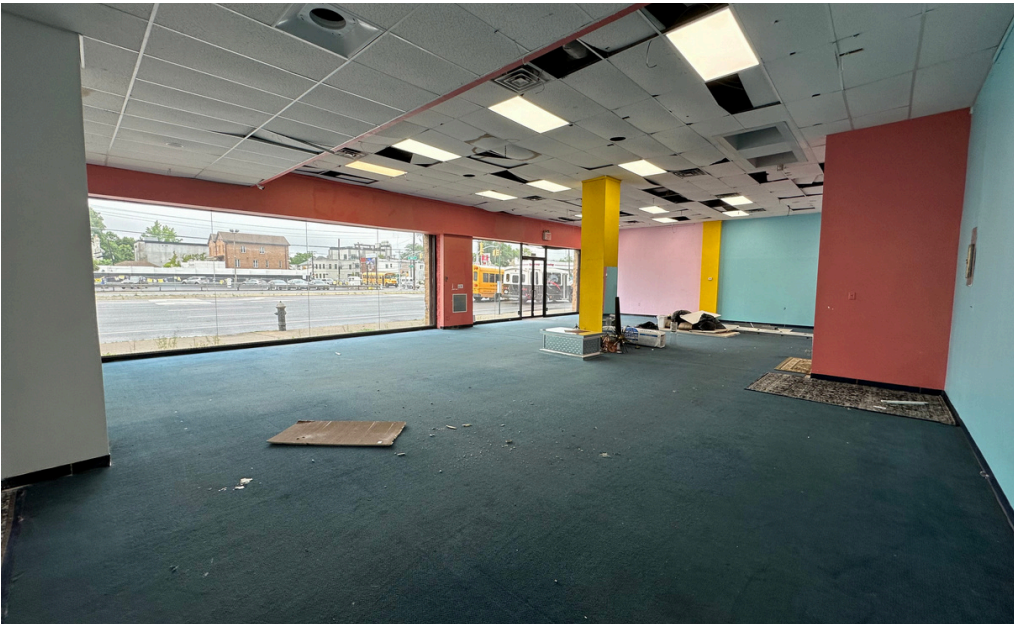
- Divisible space
- Big rectangle (55ft x 37ft)
- Central heating and AC in place
- Floor to ceiling windows
- High foot traffic, in front of bus stop
- Down the block from Kings Plaza
- opportunity for large signage

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## TRANSPORTATION

<b>Commuter Rail</b>	<b>Drive</b>	<b>Distance</b>
East New York Station Commuter Rail	10 min	5.2 mi
Nostrand Avenue Station Commuter Rail	15 min	6.0 mi
<b>Airport</b>	<b>Drive</b>	<b>Distance</b>
La Guardia Airport	19 min	12.9 mi
Newark Liberty International Airport	29 min	13.6 mi
John F. Kennedy International Airport	41 min	23.3 mi

## DEMOGRAPHICS

	<b>1 mile</b>	<b>3 miles</b>
<b>POPULATION</b>	47,848	605,525
<b>HOUSEHOLDS</b>	16,860	215,958
<b>MEDIAN AGE</b>	41.50	38.90
<b>MEDIAN HH INCOME</b>	\$102,625	\$71,931
<b>DAYTIME EMPLOYEES</b>	14,459	148,845



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# B/H REALTY

FOR MORE INFORMATION PLEASE CONTACT:



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