

CPEX  
Real  
Estate

# 1580 FLATBUSH AVENUE

BROOKLYN, NY 11210

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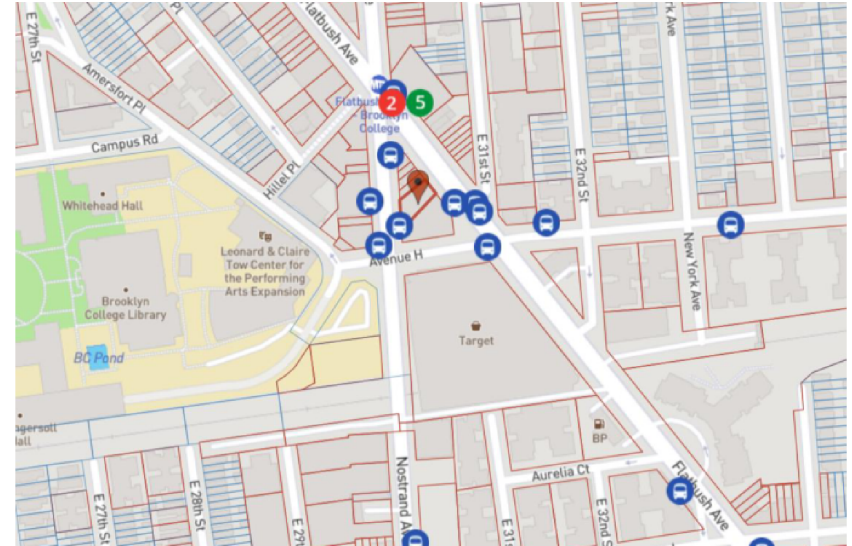
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# Property Overview & Highlights



**LEASE RATE:**

**\$45.00 SF**

**AVAILABLE SF:**

**7,100 SF**

Building Size:

12,200 SF

Lot Size:

6,100 SF

Zoning:

C4-4A

## OWNERSHIP WILL DIVIDE SPACE

### PROPERTY DESCRIPTION

CPEX Real Estate has been exclusively retained to lease 7,100 SF of office space at 1580 Flatbush Avenue (aka 2171 Nostrand Avenue), Brooklyn, NY 11210. Located at "The Junction", the crossroads of two of Brooklyn's major thoroughfares, Flatbush & Nostrand Avenue, the space features:

- \*Fully Built Out Medical Space
- \*Enormous Signage Opportunity on Flatbush & Nostrand Avenues
- \*Property Boasts 133 Feet of Frontage on Both Avenues
- \*83' of Frontage on Flatbush Ave Side / 50' of Frontage on Nostrand Ave Side
- \*500 Car Target Parking Lot Located One Block Away

### TRANSPORTATION

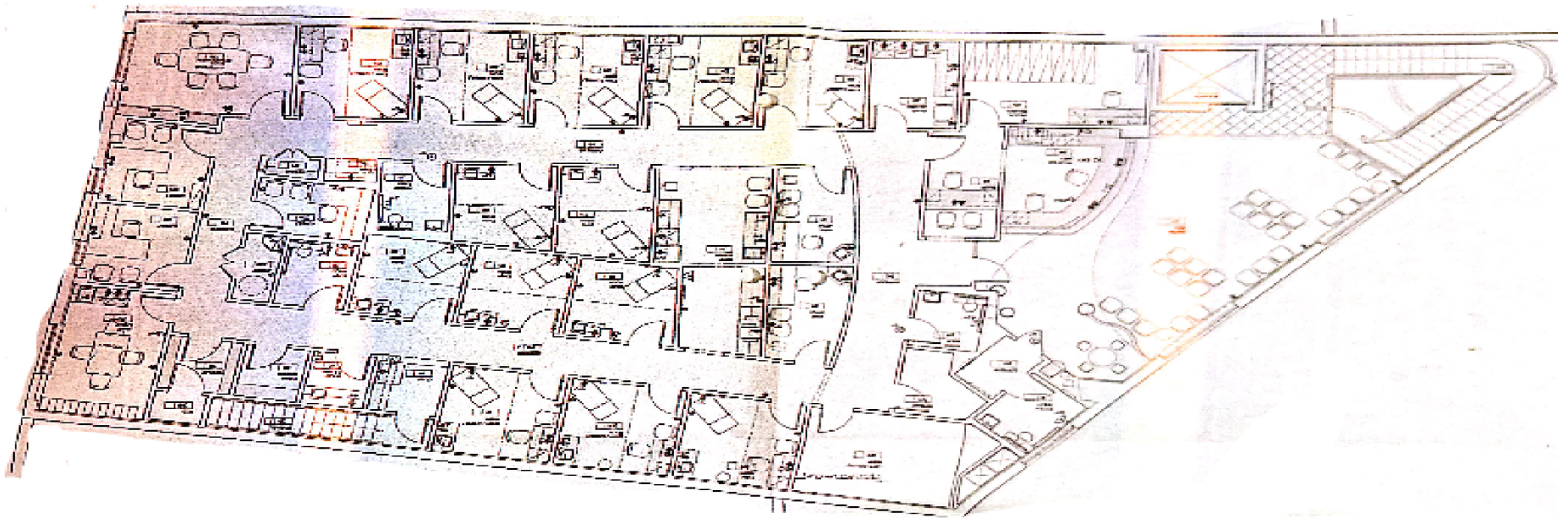
- \*2 & 5 MTA Trains at Flatbush Ave / Brooklyn College Subway Stop
- \*B11, B41, B44, B103, BM2 MTA Bus lines Service the Area

NEARBY TENANTS: Target, Bank of America, Brooklyn College, UPS Store, HomeGoods, AT&T, Foot Locker, Applebee's, Subway, GNC, The Waffle Box

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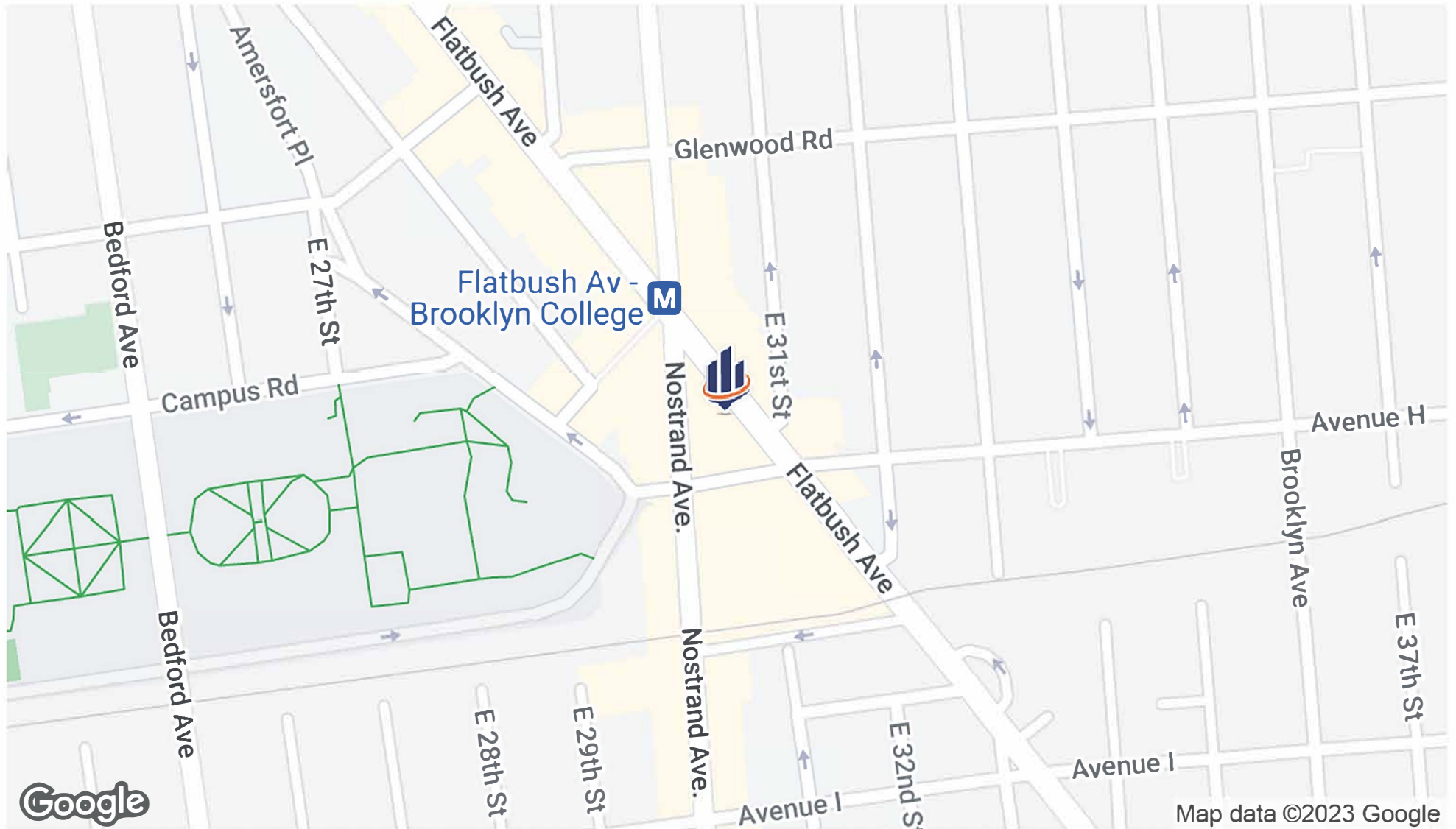
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# Current Layout Of 2nd Floor





# Location Map



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# Demographics Map & Report

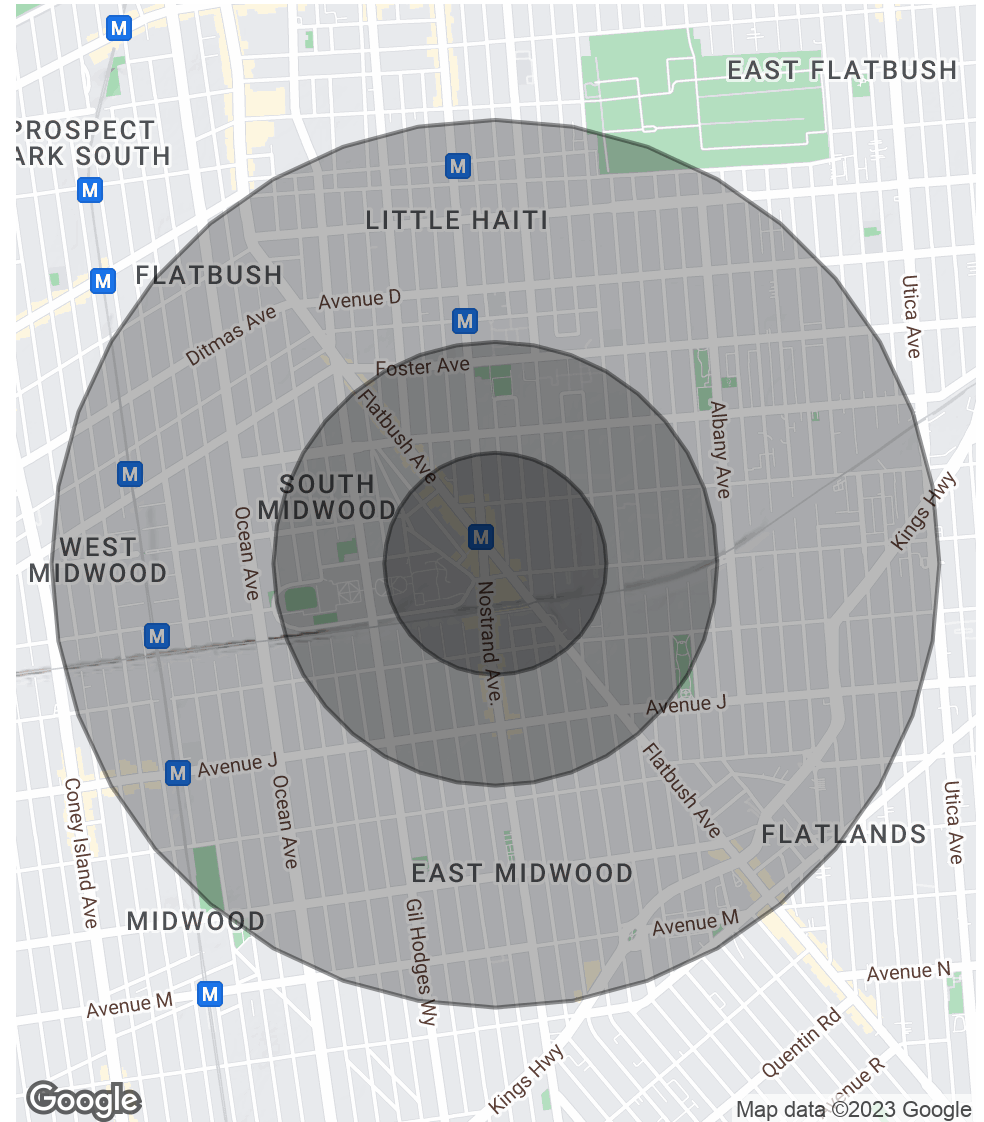
## POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	10,363	36,990	138,170
Average Age	38.9	37.5	37.3
Average Age (Male)	38.4	34.6	35.3
Average Age (Female)	39.3	39.0	39.0

## HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	4,583	14,669	54,273
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$76,343	\$81,303	\$82,433
Average House Value	\$644,846	\$631,756	\$627,833

\* Demographic data derived from 2020 ACS - US Census



# CPEX REAL ESTATE

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