

# 120-73 FLATLANDS AVENUE

BROOKLYN, NY 11207



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## DESCRIPTION & HIGHLIGHTS

### Brokers Protected

Prominent retail center in Starrett City, in close proximity to a 153-acre housing complex in East New York, Brooklyn and across the street from incoming 2,000-unit new housing development. Located on the North Shore of Jamaica Bay next to the Belt Parkway. Proven location for medical uses. As of right uses include schools, child nurseries, senior daycare, community centers, medical offices & healthcare facilities, not-for-profit organizations, and retail.

### + 1,000 - 5,000 SF Full Building Available

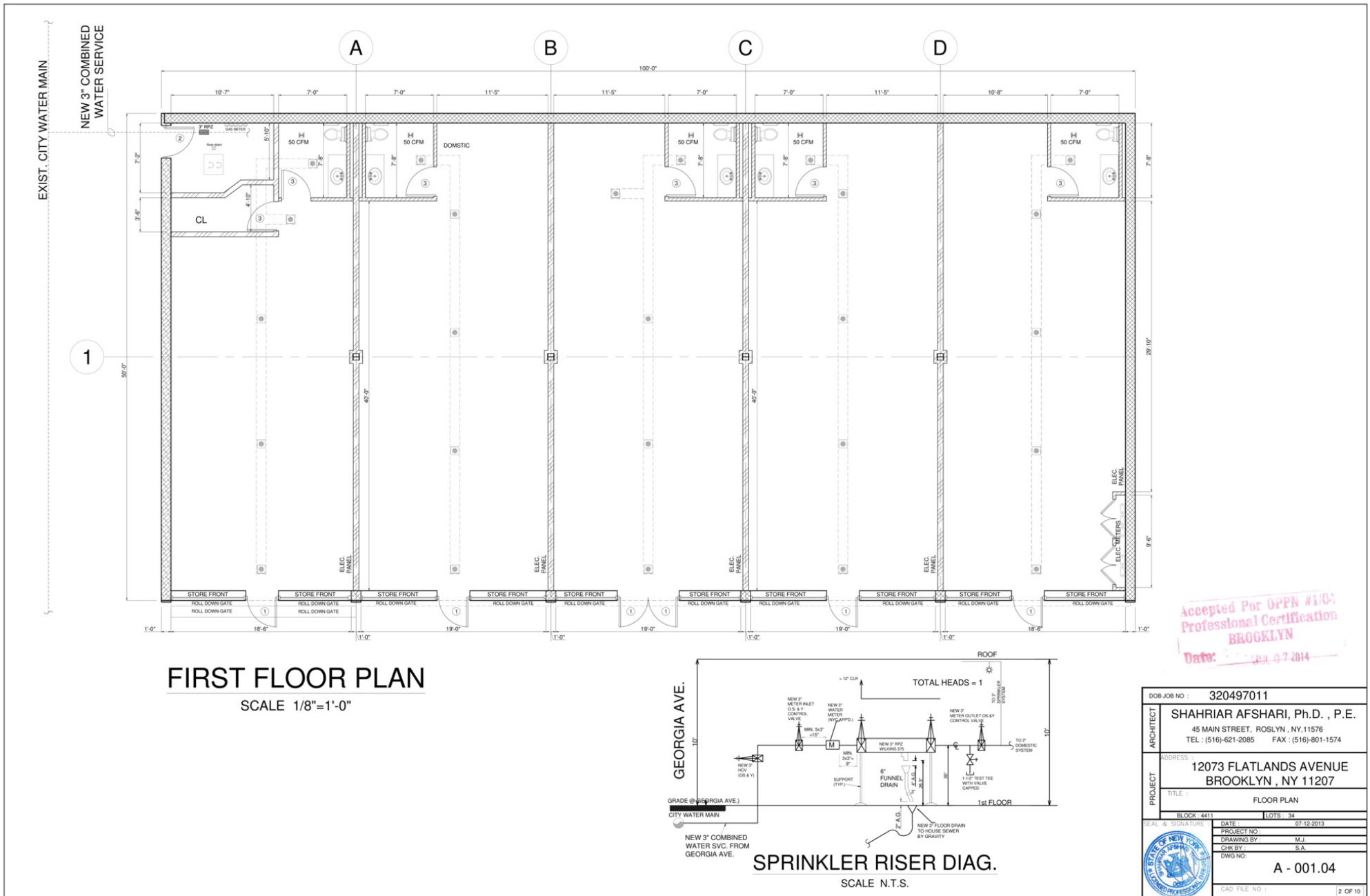
- + Shared parking lot for customers
- + Across from new housing development of 3,700 apartments
- + Steps to mass transit: BM2, BM5, B82, B82-SBS, B83
- + Approximate 200,000 residents in a 1.5 square mile radius
- + 1 mile to Gateway Center
- + Over 19,000 vehicles pass the property per day

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## SUMMARY

<b>Lease Rate:</b>	<b>Upon Request</b>
<b>Store 1:</b>	<b>1,000 SF Available Feb 1, 2026</b>
<b>Store 2 &amp; 3:</b>	<b>2,000 SF Available December 1, 2025</b>
<b>Store 4 &amp; 5:</b>	<b>2,000 SF VACANT</b>
<b>Flatlands Ave Frontage:</b>	<b>100 FT</b>

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
<b>Total Households</b>	1,852	8,895	32,707
<b>Total Population</b>	3,584	20,642	86,866
<b>Average HH Income</b>	\$61,723	\$63,101	\$75,201



# RETAILER MAP

