

VERADA

# 1 Flatbush Ave

Downtown Brooklyn

Prime Retail  
Opportunity



Discover an exceptional retail space at 1 Flatbush Avenue, located right in front of the Nevins Street subway stop, one of the busiest stations in NYC. This prime location offers three floors of fantastic retail space at the base of a brand new 19-story, 170,000 sq ft residential building. With prominent co-tenancy alongside Bank of America, and an impressive 35,000 cars passing by daily, 1 Flatbush provides unparalleled visibility and accessibility.

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Total Square Footage	15,339 SF
Ground Floor	5,257 SF
Second Level	4,778 SF
Lower Level	5,304 SF
Total Frontage	100 FT
Ceiling Height	15 FT
Features	ADA bathrooms in place
Market Concessions	Ownership will provide market concession for qualified tenant
Divisible	Yes

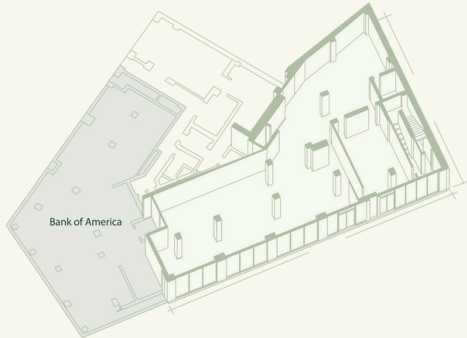
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# Available Floors

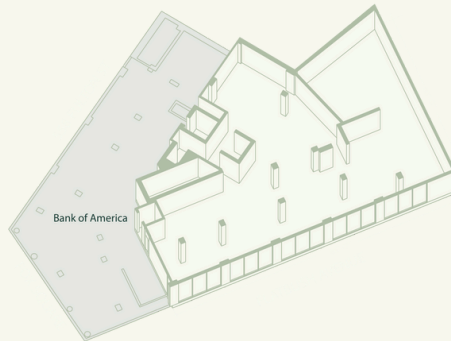
## Ground Floor

5,257 SF



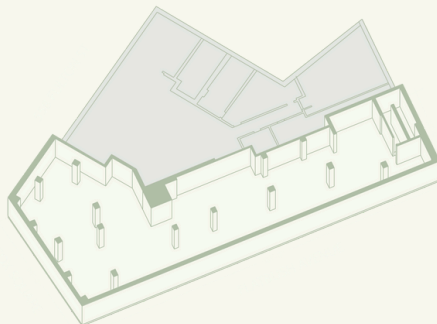
## Second Level

4,778 SF



## Lower Level

5,304 SF



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### Neighborhood Description:

- Located at the bustling intersection of Flatbush Avenue and Fulton Street
- Excellent co-tenancy with Bank of America and New York Blood Center
- Situated at the base of a brand new 19-story, 170,000 SF residential building
- 33,000 vehicles per day and a daytime population of 55,000





**V** 1 Flatbush Ave

Food & Beverage

Subway

Grocery

Entertainment

Health & Wellness

Education

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Nate Mallon

[nm@veradaretail.com](mailto:nm@veradaretail.com)

860-416-7288

David Dubinsky

[david@veradaretail.com](mailto:david@veradaretail.com)

718-308-7111

Brendan Thrapp

[bt@veradaretail.com](mailto:bt@veradaretail.com)

201-787-9679

Julia Zorain

[jz@veradaretail.com](mailto:jz@veradaretail.com)

201-312-1233

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veradaretail.com