

2146

NOSTRAND AVENUE

CORNER OF NOSTRAND AVENUE & HILLEL PLACE
SOUTH MIDWOOD | BROOKLYN

PRIME FLAGSHIP OPPORTUNITY · FLATBUSH JUNCTION

YOUR BRAND HERE

5,000 SF · GROUND FLOOR
+ 3,500 MEZZ + 5,000 SF 3RD FLOOR
80 FT FRONTAGE · MULTI-LEVEL

YOUR
BRAND
HERE

2146

NOSTRAND AVENUE



PROPERTY DETAILS:

Size: 5,000 SF Ground Floor + 3,500 SF Mezz + 5,000 SF 3rd Floor

Frontage: 80' (multi-level)

Ceiling Heights: 13' - 23'

Possession: Immediate



DIVISION OPTION:

Size:

Space A (Corner) - 3,000 SF Ground Floor + Optional 3,500 SF Mezzanine

Space B (Inline) - 2,000 SF Ground Floor + Optional 3,500 SF Mezzanine

PROPERTY HIGHLIGHTS:

- Highly visible frontage in high foot & vehicle traffic area
- 5,000 SF Basement - great for storage/food prep
- Venting, gas, electric hood in place for QSR
- Steps away from the Flatbush Avenue **2** **5** station and Brooklyn College
- Neighboring tenants include: *McDonald's, Starbucks, Pizza Hut, Northfield Bank, Citizen Bank, Foot Locker, Dunkin', Bank of America, Target, & more!*

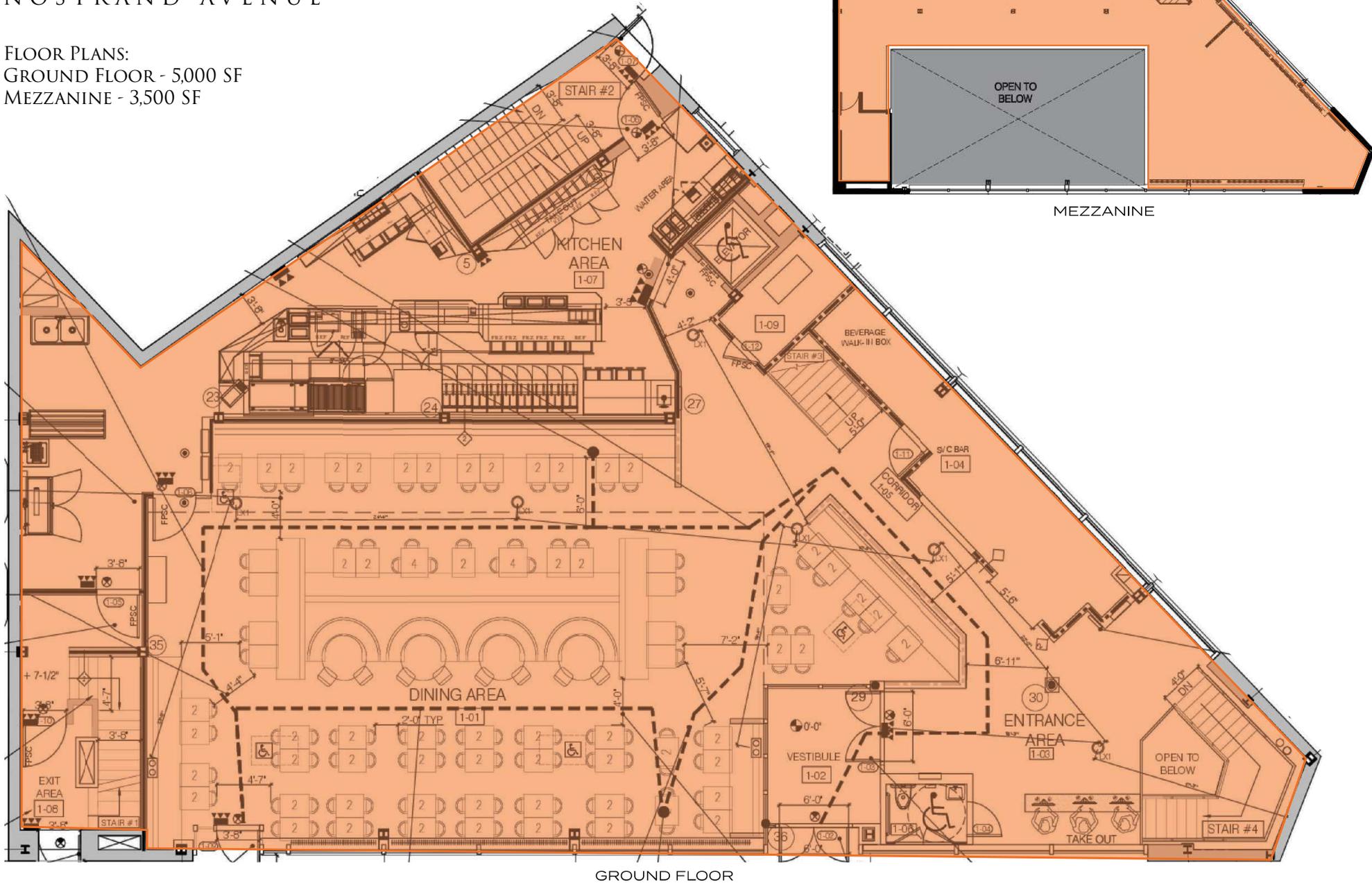


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FLOOR PLANS:
GROUND FLOOR - 5,000 SF
MEZZANINE - 3,500 SF



GROUND FLOOR

MEZZANINE

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DEMOGRAPHICS



POPULATION:
94,496



NUMBER OF HOUSEHOLDS:
21,273



AVERAGE HOUSEHOLD INCOME:
\$116,476



AVERAGE DAILY FOOT TRAFFIC:
125,000



AVERAGE ANNUAL RIDERSHIP:
3,662,300



Brooklyn College
The City University of New York

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CHIPOTLE
blink
McDonald's
POPEYES
SOUTHERN KITCHEN
metro
GameStop

TRIANGLE JUNCTION SHOPPING MALL
Starbucks
Applebee's
HomeGoods
ALDI
at&t
TARGET

GONG CHA
BANK OF AMERICA
theVitamin Shoppe
SUBWAY
FIVE GUYS
BURGERS and PIES
Portabella
Chick-fil-A
COMING SOON

TD
UPS
FedEx

CHASE

2 5

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FOR MORE INFORMATION,
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