

# 1640 FLATBUSH AVENUE

BETWEEN AVENUE H & AURELIA CT | MIDWOOD



FROM 2,136 SF TO 26,130 SF AVAILABLE FOR LEASE



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## PROPERTY DETAILS

SIZE:	2,136 SF - 13,775 SF Ground 12,355 SF Lower Level
FRONTAGE:	160'
CEILING HEIGHT:	14' Ground Floor 16' Lower Level
POSSESSION:	Immediate
ASKING RENT:	Upon Request
TRANSPORTATION:	

## HIGHLIGHTS

- Division options available:  
from 2,136 SF to 26,130 SF
- 1200 amps electrical
- At the base of a 174 unit residential building
- Situated in the Brooklyn Junction
- Major retail corridor
- ADA compliant
- 33' x 12' loading dock



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Ground Floor - 13,775 SF

□ Main Area

□ Loading Dock

 Commercial Entrance

■ Commercial Elevator

Escalator



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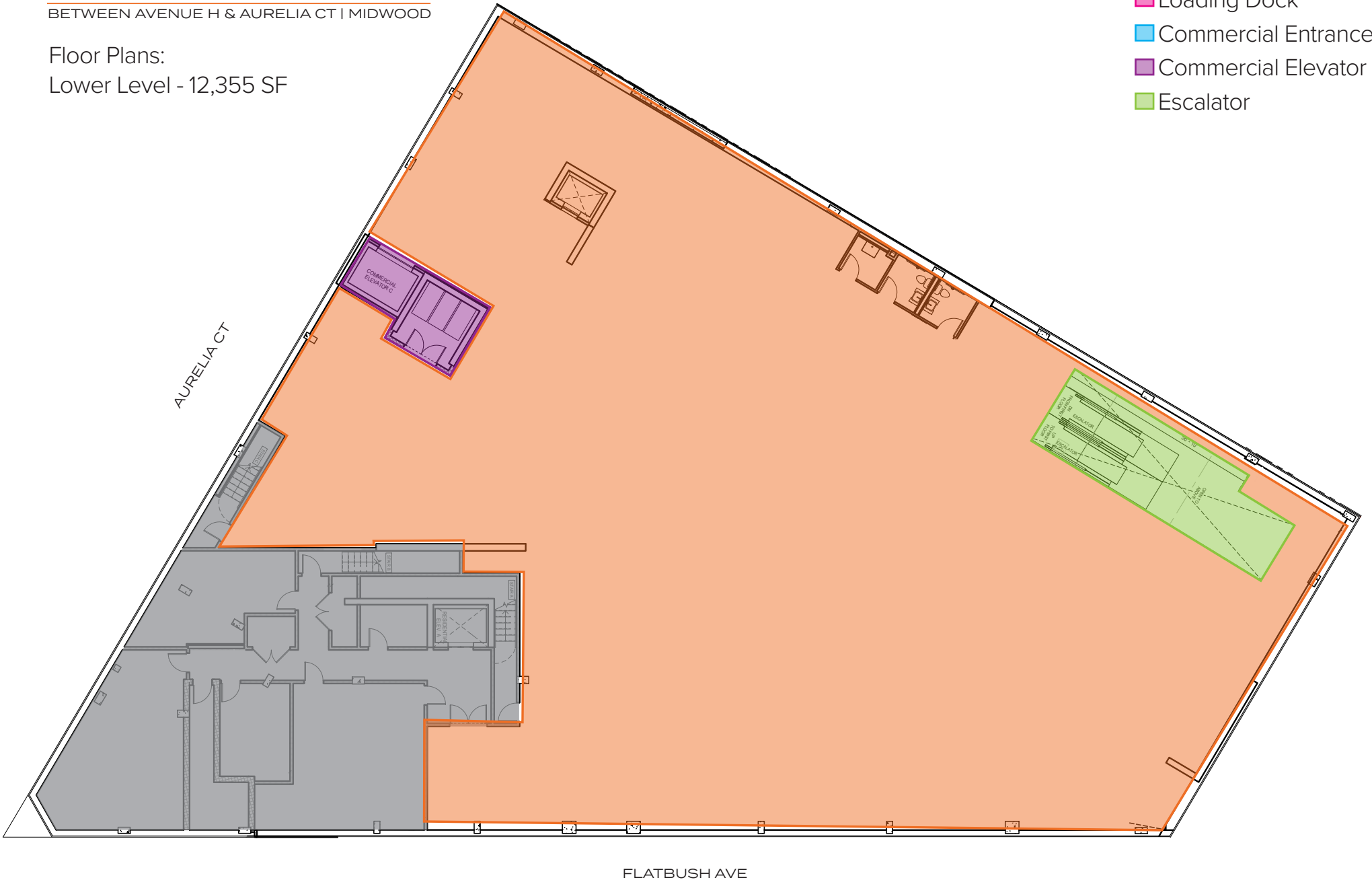
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Floor Plans:

Lower Level - 12,355 SF

Key:

- Main Area
- Loading Dock
- Commercial Entrance
- Commercial Elevator
- Escalator



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Floor Plans:  
Division Option 1

## Space B:

Ground Floor - 1,000 SF  
Lower Level - 12,355 SF

AURELIA CT

140'

Space A:  
Ground Floor - 12,775 SF

LOWER LEVEL

160'

FLATBUSH AVE



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Floor Plans:  
Division Option 2

## Space C:

Ground Floor - 1,000 SF  
Lower Level - 12,355 SF

AURELIA CT

140'

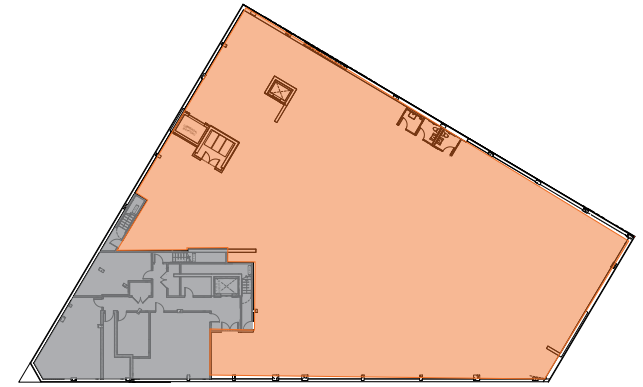
## Space A:

Ground Floor - 10,640 SF

## Space B:

Ground Floor - 2,136 SF

160'  
FLATBUSH AVE



LOWER LEVEL



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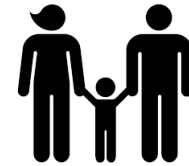


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AREA DEMOGRAPHICS (1 MILE RADIUS)



POPULATION:  
**94,496**



NUMBER OF  
HOUSEHOLDS:  
**21,273**



AVG. HOUSEHOLD  
INCOME:  
**\$116,476**



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FOR MORE INFORMATION,  
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