

2220 Flatbush Avenue, Brooklyn, NY 11234

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Brooklyn, NY 11234

FOR LEASE



## PROPERTY SUMMARY

CPEX Real Estate has been exclusively retained to lease this prime retail space located at 2220 Flatbush Avenue in Brooklyn, New York's Marine Park neighborhood.

A former Entenmann's bakery outlet, the space allows for many other uses such as medical office, retail, professional office and fitness facilities. The space boasts 2,500 SF of useable space with 30 feet of frontage. Signage opportunity in particular is great for the thousands of daily drivers on Flatbush Avenue.

- Prime 2,500 SF Retail / Office space is/has:
  - Dedicated Parking in front
  - HVAC & Alarm Systems
  - ADA Compliant
  - Close to the Belt Parkway
  - Area is serviced by 8 MTA bus lines
  - High Visibility & High Traffic Location

NEARBY TENANTS: King's Plaza Mall, U.S. Post Office, Ashley Home Store Outlet, KFC, Rite Aid, McDonald's, Petco, CVS, Vitamin Shoppe, Walgreen's, TD Bank, Burger King, Dunkin Donuts, Entenmann's and P.C. Richard & Son.

Building SqFt	7,500 SqFt
Available SqFt	2,500 SqFt
Rental Rate	\$35.00 SqFt / Yr
Property Type	Retail
Property Subtype	Store Retail/Office
Term	5-10 Years
Condition	Full Build-Out
Availability	Now



**DOMINIC MASCARA**  
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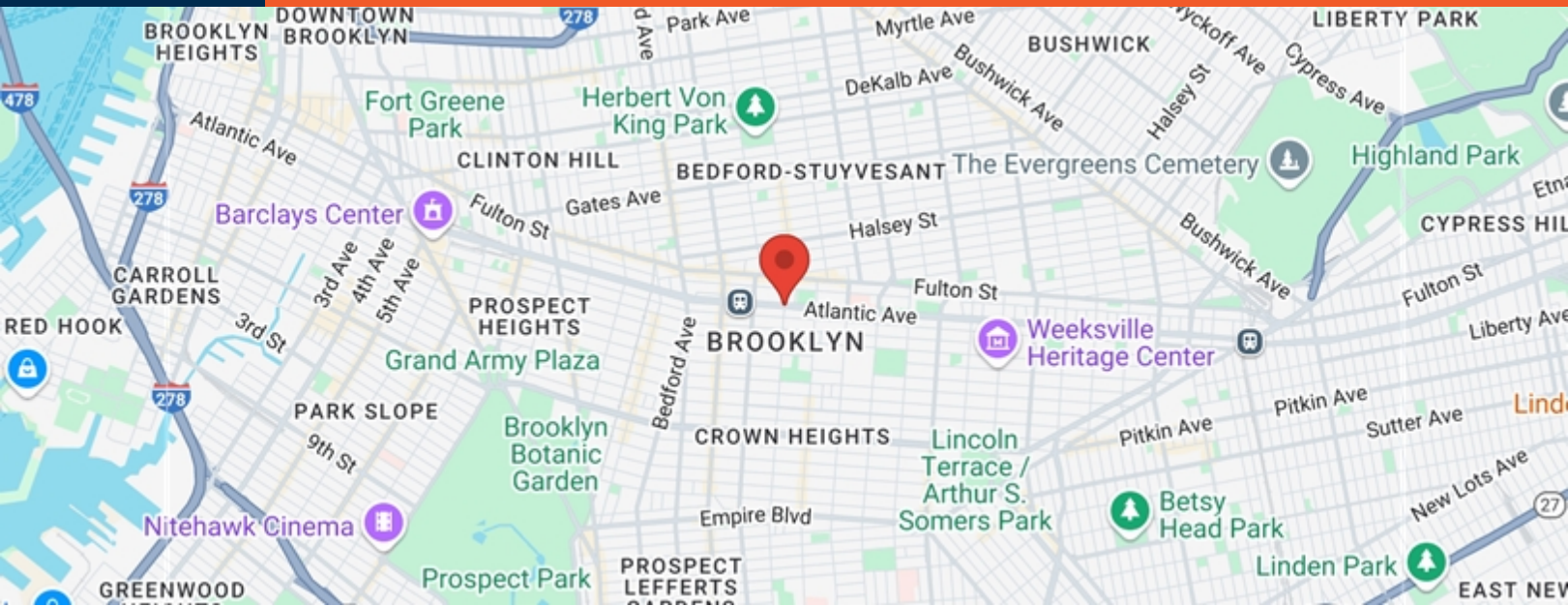


CPEX Real Estate  
9920 4th Avenue, Suite 315  
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Office: 718 935-1800  
www.cpexre.com

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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	14,792	106,056	229,372
	14,223	100,331	223,234
	15,052	108,050	243,362
	15,614	112,777	260,662
	0.61 %	0.8 %	0.94 %
	19,482	117,587	338,117

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
	8,239	51,752	104,949
	8,076	50,920	105,742
	8,462	54,366	114,653
	8,720	56,412	122,834
	1.77	1.97	2.08
	5,837	28,386	57,095
	6,081	30,004	60,463
	2,625	25,980	57,558
	2,639	26,408	62,370
	3,273	12,536	26,885
	11,735	66,902	141,538

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
	651	6,135	14,775
	595	4,547	10,276
	636	5,155	11,419
	835	6,964	15,369
	1,183	8,630	18,577
	926	6,167	12,987
	1,270	6,850	13,125
	860	3,636	6,774
	1,506		11,350
Median HH Income	\$ 82,516	\$ 60,445	\$ 55,575
Average HH Income	\$ 127,179	\$ 98,324	\$ 91,090

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