



2220

FLATBUSH AVENUE
Brooklyn, NY 11234

FOR LEASE

2,500 SF Prime Retail or Office with On-Site Parking



Asking Price: \$40.00 SF

Timothy D. King
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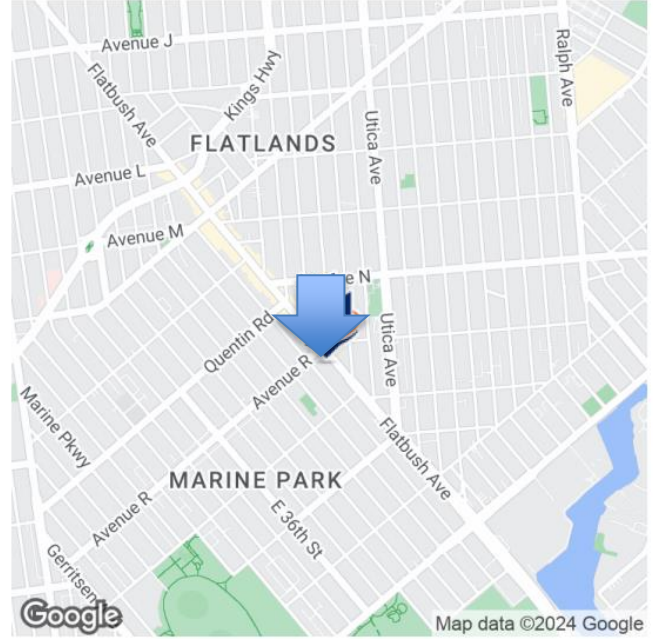
9920 4th Avenue | Suite 315 | Brooklyn, NY 11209

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LEASE RATE:	\$40.00 SF/yr (MG)
BUILDING SIZE:	7,500 SF
AVAILABLE SF:	2,500 SF
LOT SIZE:	20,000 SF
SUBMARKET:	Marine Park

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.

Currently 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. The space also has dedicated parking in front, HVAC system, alarm system and is ADA-compliant. 2220 Flatbush Avenue is close to the Belt Parkway and the area is serviced with 8 bus lines.

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, and P.C. Richard & Son.

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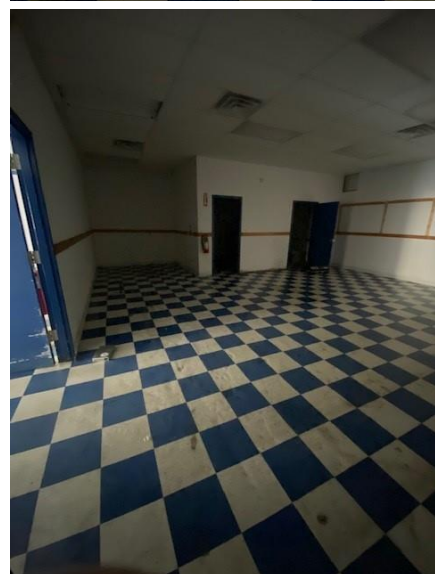
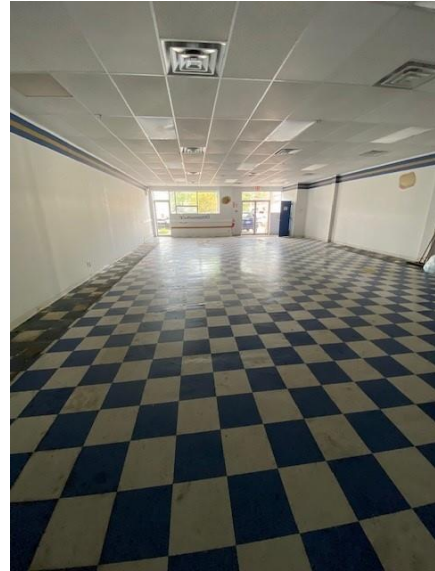
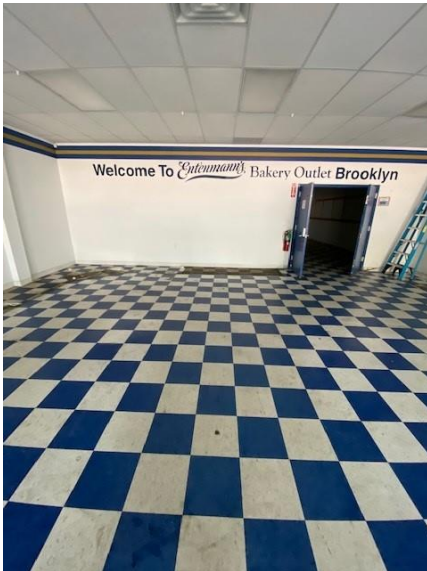
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PHOTOS



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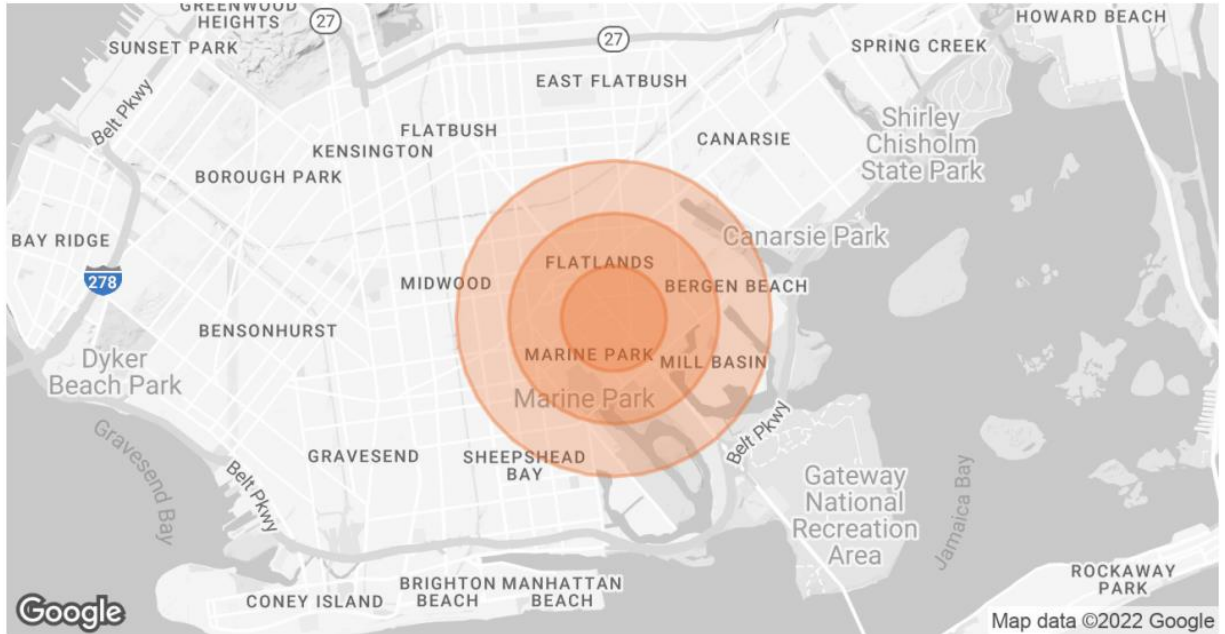
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DEMOGRAPHICS MAP & REPORT



	POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION		22,737	83,155	180,989
AVERAGE AGE		37.6	37.7	37.6
AVERAGE AGE (MALE)		35.1	34.1	34.1
AVERAGE AGE (FEMALE)		39.9	40.1	39.8
	HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS		7,180	27,557	61,725
# OF PERSONS PER HH		3.2	3.0	2.9
AVERAGE HH INCOME		\$88,424	\$81,012	\$76,743
AVERAGE HOUSE VALUE		\$522,364	\$529,606	\$553,320

* Demographic data derived from 2020 ACS - US Census

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REAL ESTATE

**To schedule a tour of 2220 Flatbush Avenue
Call Exclusive Sales Team:**

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