

New Storefront with Basement and Backyard Available in Flatbush!

1760 Nostrand Ave, Brooklyn, NY 11226



**TRI STATE
COMMERCIAL**
REAL ESTATE EXPERTS

Executive Summary



OFFERING SUMMARY

Available SF:	1,500 SF
Lease Rate:	Upon Request
Lot Size:	1,600 SF
Building Size:	3,120 SF
Zoning:	R6, C2-3
Market:	Flatbush

PROPERTY OVERVIEW

New Storefront with Basement and Backyard Available in Flatbush!
Property Type: Retail
Total Space Available: 1,500 Sf
Building Size: 3,120 Sf

LOCATION OVERVIEW

Located in the busy and retail friendly neighborhood of Flatbush, two blocks away from the 2,5 trains on Beverly Rd. Join neighboring tenants:

- Citibank
- Luxottica Retail
- Golden Krust
- Merchants
- Chase Bank
- People's United Bank
- IHOP

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

Shlomi Bagdadi
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Tri State Commercial® Realty Inc // 482 Coney Island Ave // Brooklyn, 11218 // <http://tristatecr.com/>



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Location Maps



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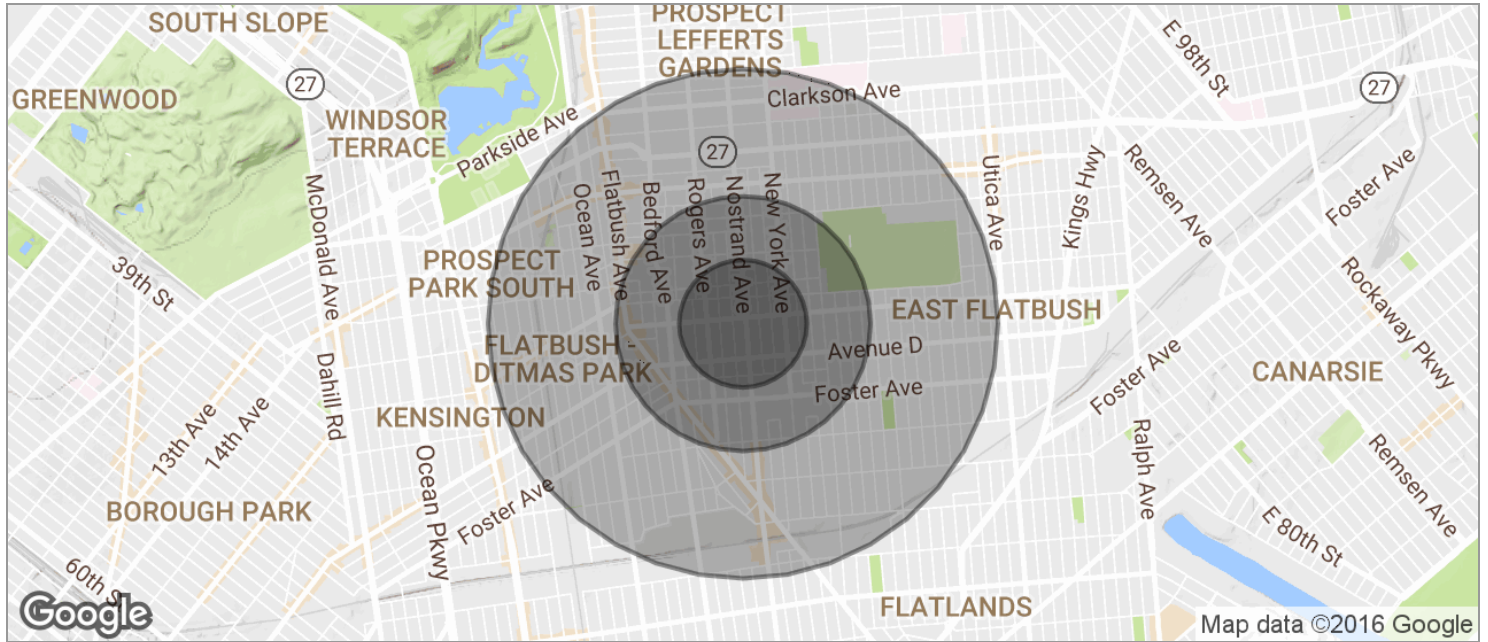
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Demographics Map



	0.25 MILES	0.5 MILES	1 MILE
POPULATION			
TOTAL POPULATION	13,959	48,241	180,995
MEDIAN AGE	34.1	34.7	34.7
MEDIAN AGE (MALE)	31.3	32.3	32.4
MEDIAN AGE (FEMALE)	36.9	36.9	36.6
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	4,787	17,157	65,094
# OF PERSONS PER HH	2.9	2.8	2.8
AVERAGE HH INCOME	\$54,586	\$53,453	\$54,348
AVERAGE HOUSE VALUE	\$454,699	\$450,523	\$469,495

* Demographic data derived from 2010 US Census

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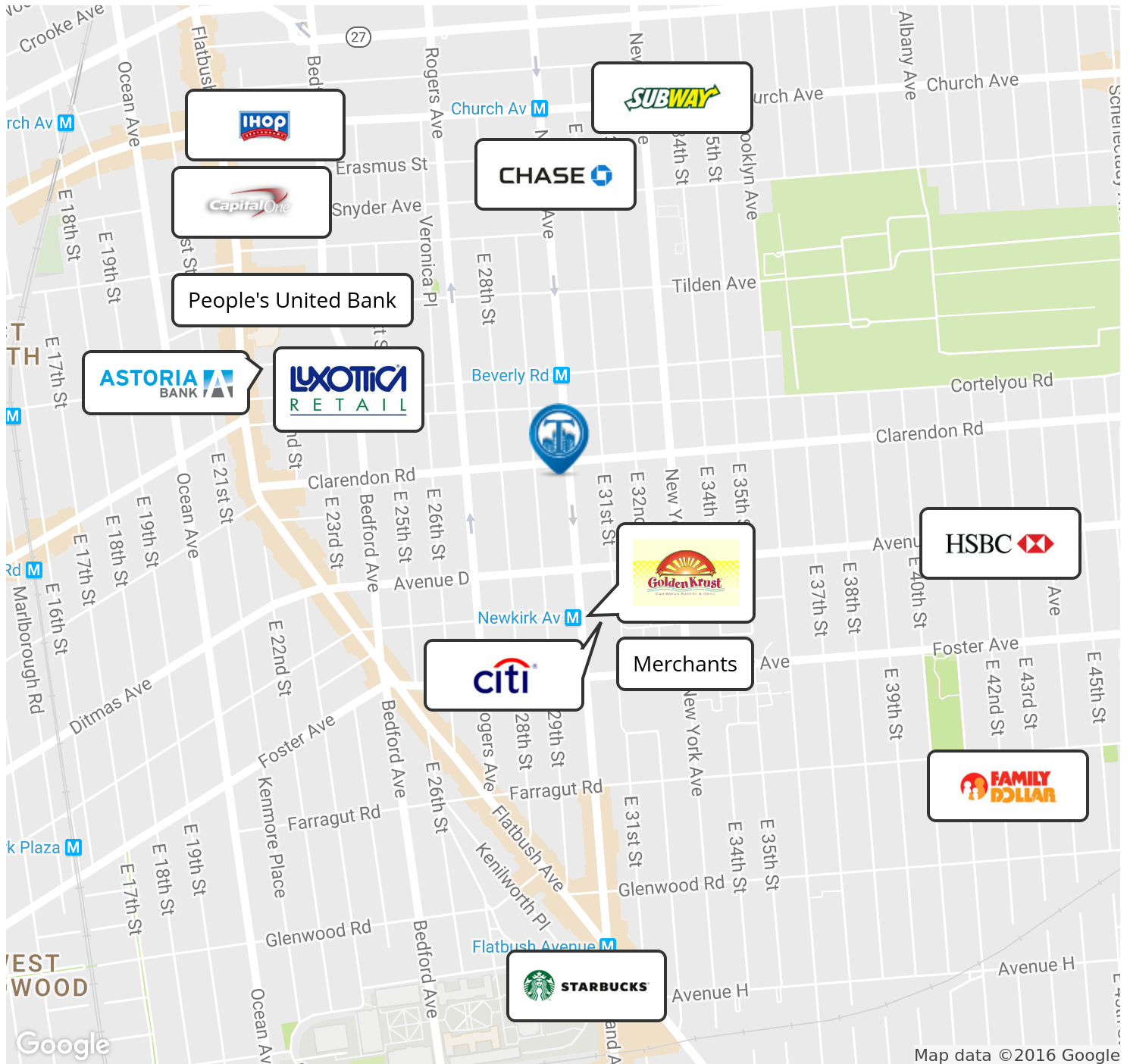
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Retailer Map



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Available Spaces

Lease Rate: UPON REQUEST **Total Space:** 1,500 SF
Lease Type: Upon Request **Lease Term:**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Storefront	Office Building	UPON REQUEST	Upon Request	1,500 SF	Negotiable	New storefront with basement and small backyard for storage!

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