

3299 ATLANTIC AVENUE

BROOKLYN, NY



**24,766 RSF RETAIL SPACE FOR LEASE
+ POTENTIAL 20,953 RSF
OF LOWER LEVEL SELLING SPACE**

**WALK TO J, Z TRAINS, Q24 & B13 BUSES
PART OF 1,400 UNIT NEW MULTI-BUILDING DEVELOPMENT
TCO Q4 2028**

RM FRIEDLAND
COMMERCIAL REAL ESTATE SERVICES

440 Mamaroneck Ave • Harrison, NY 10528 • rmfriedland.com

CONTACT EXCLUSIVE LISTING AGENT:

Stephen Kaufman

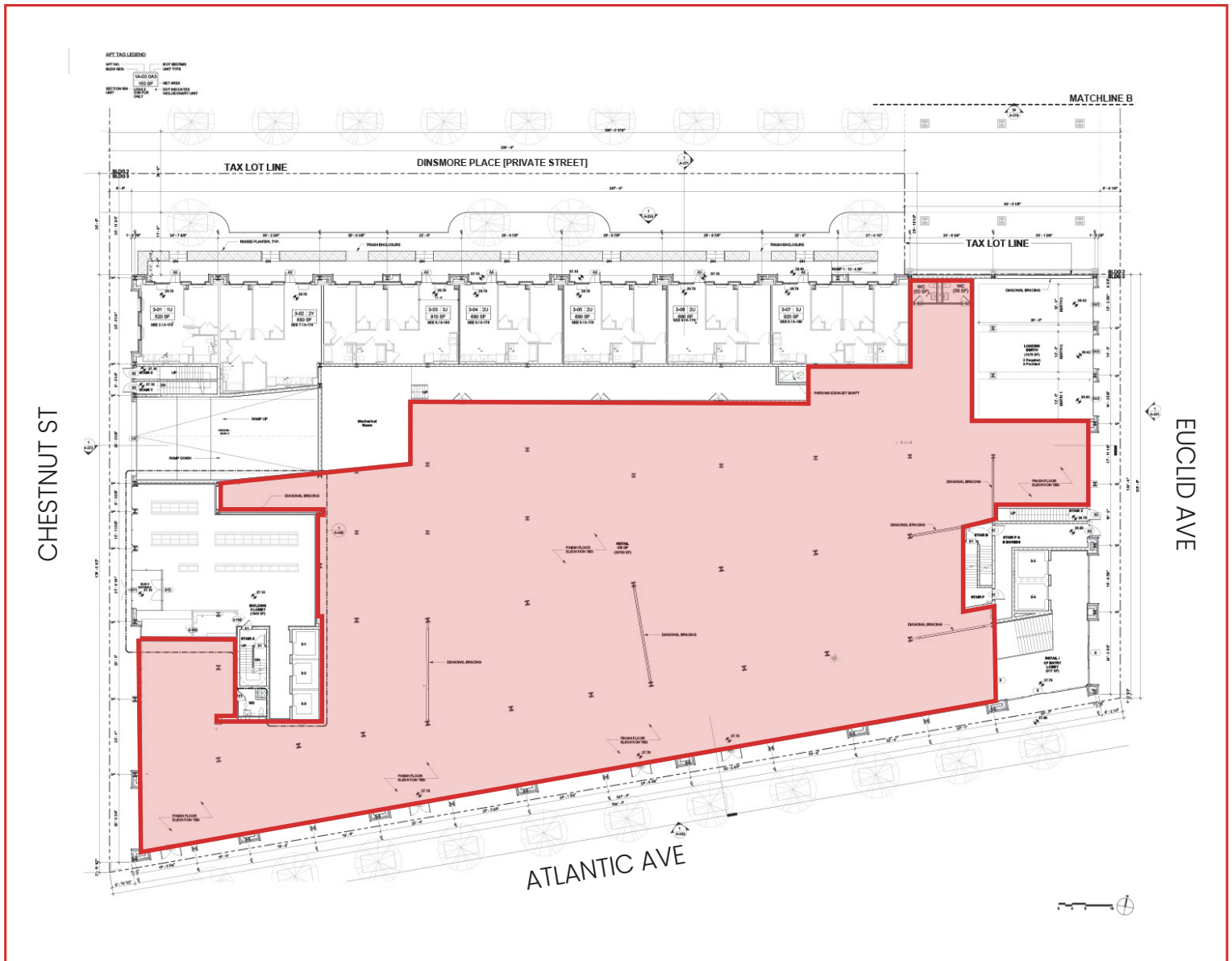
914.968.8500 x315

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3299 ATLANTIC AVENUE

24,766 RSF GROUND FLOOR RETAIL FOR LEASE



WALK TO J, Z TRAINS, Q24 & B13 BUSES

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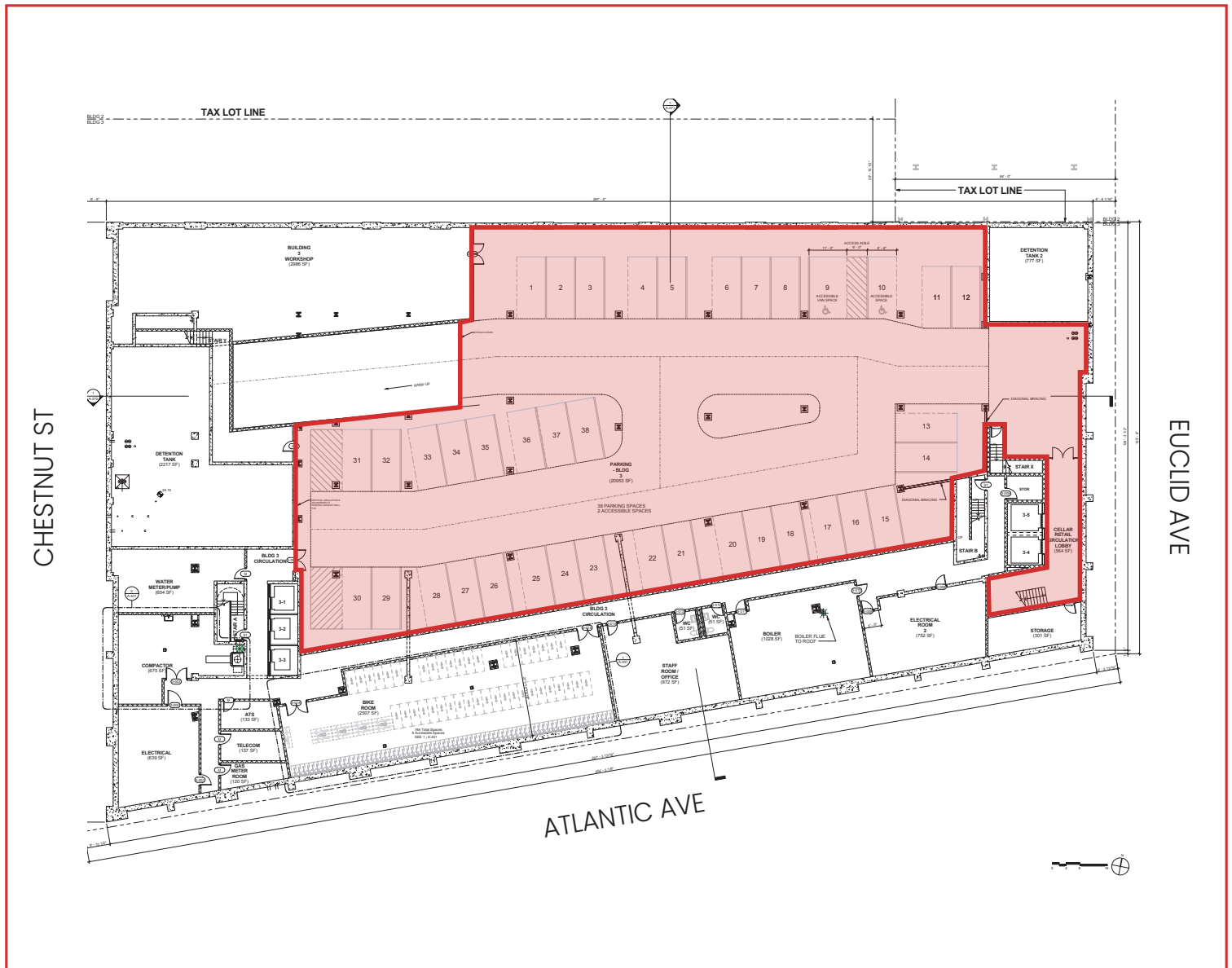
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20,953 RSF POTENTIAL LOWER LEVEL RETAIL FOR LEASE



POTENTIAL LOWER LEVEL RETAIL SPACE
OR PARKING GARAGE

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ACCESSIBILITY

EASY ACCESS TO J & Z TRAINS, Q24 & B13 BUSES



TRANSPORTATION

	Q24	1 MIN WALK (0.1 M)
	J/Z X	4 MIN WALK (0.2 M)
	B13	2 MIN WALK (0.2 M)



DEMOGRAPHICS

	0.25 MILES	0.5 MILES	0.75 MILES
Population	9,433	36,205	72,688
Number of Households	2,873	11,097	22,137
Average HH Income	\$87,693	\$91,002	\$96,306
Annual HH Expenditure	\$197.23 M	\$782.08 M	\$1.59 B
Annual Retail Expenditure	\$92.15 M	\$365.33 M	\$744.48 M
Annual Food & Beverages Expenditure	\$29.32 M	\$116.34 M	\$236.53 M
Annual Health Care Expenditure	\$16.31M	\$64.51 M	\$130.99 M

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