

# 2301 Flatbush Avenue

## Marine Park, Brooklyn

21,000 SF of Retail Space Available for Lease  
Located Between Utica and Fillmore Avenues



### SIZE

21,000 SF - Lot Size  
Up to 9,000 SF - Building Size

### ASKING RENT

Upon Request

### TAXES/CAM

\$70,861 per annum

### POSSESSION

End 2017

### CURRENTLY

Floridian Diner

### FRONTAGE

141' on Flatbush Avenue

### NEIGHBORS

Walgreens, Food Universe, Rite Aid, Kings Plaza (Macy's, Sear's, H&M), Petco, Burger King, CVS, Jeep/Chrysler, McDonalds, FedEx, DXL

### COMMENTS

- 3 blocks from the Kings Plaza Regional Mall
- Flatbush Avenue is the main vehicular and shopping street in Marine Park, Brooklyn

### MASS TRANSPORTATION 2015 Ridership Report

<b>B9</b>		
Annual	4,139,614	
Weekday	12,785	
Weekend	N/A	
<b>B2</b>		
Annual	770,130	
Weekday	2,579	
Weekend	N/A	
<b>B41</b>		
Annual	9,389,497	
Weekday	28,690	
Weekend	N/A	
<b>B46</b>		
Annual	14,471,998	
Weekday	44,431	
Weekend	N/A	

Contact Our Exclusive Agents:

#### Richard Senior

rsenior@ripcony.com  
212.750.6565

#### David Goldschmidt

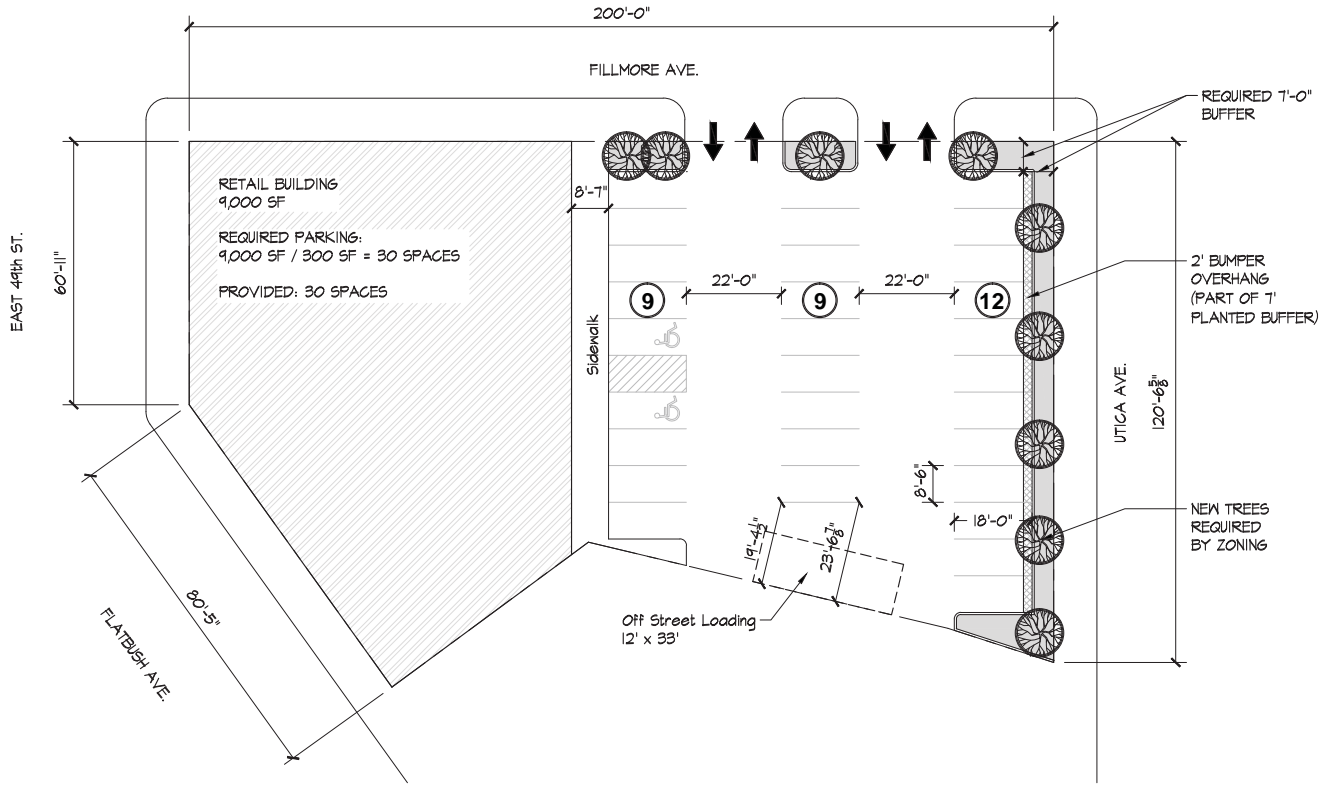
dgoldschmidt@ripcony.com  
212.750.6565



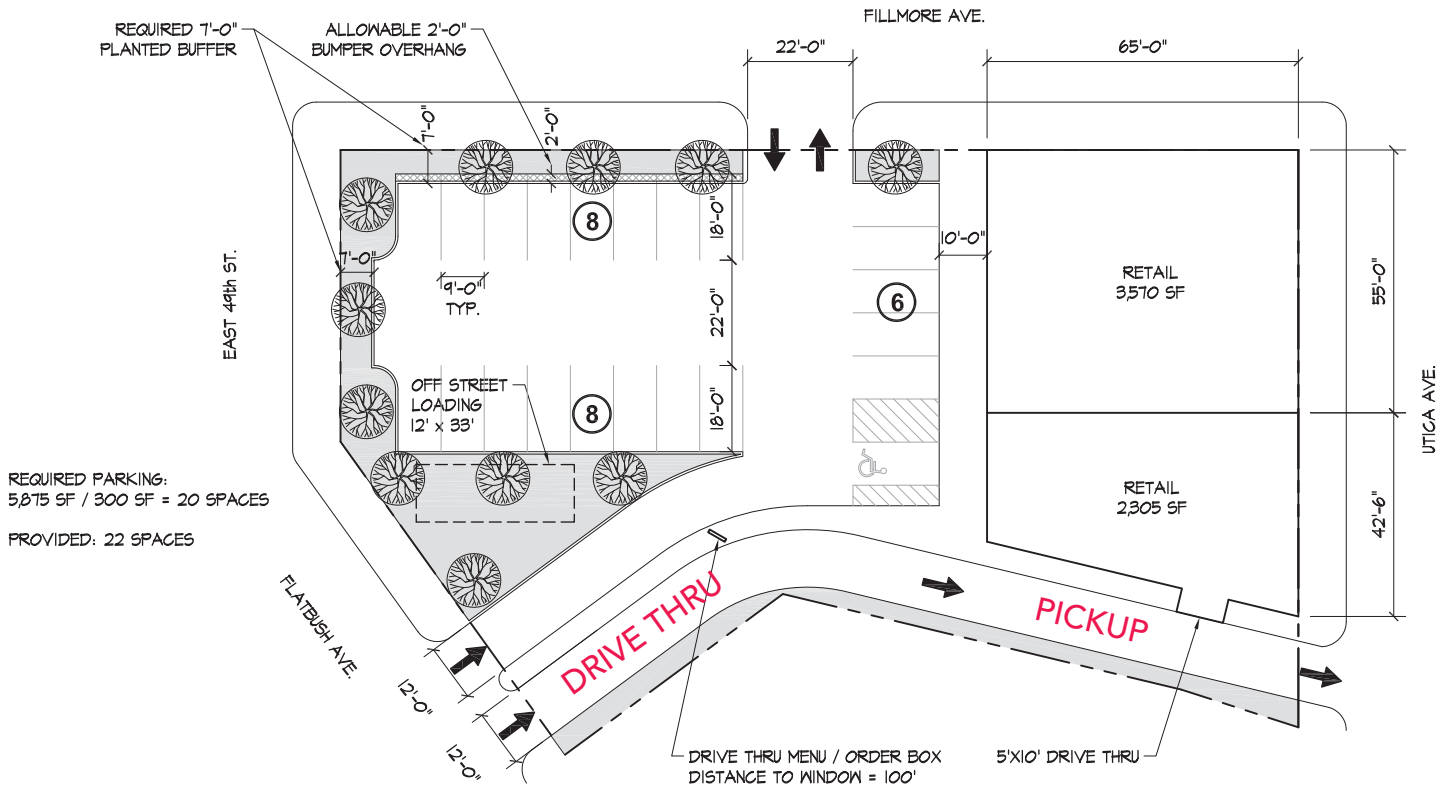


# FLOOR PLANS

## PLAN A: SITE PLAN



## PLAN B: FLOOR PLAN



**MANHATTAN**  
150 East 58<sup>th</sup> Street  
15<sup>th</sup> Floor  
New York, NY 10155

**LONG ISLAND**  
100 Jericho Quadrangle  
Suite 120  
Jericho, NY 11753

**NEW JERSEY**  
125 Chubb Avenue  
Suite B  
Lyndhurst, NJ 07071

**Proudly Serving:**  
Long Island  
New Jersey  
New York City  
Westchester  
Rockland  
Connecticut

[www.ripcony.com](http://www.ripcony.com)

T. 212.750.6565  
F. 212.750.6767

T. 516.933.8880  
F. 516.933.2514

T. 201.777.2300  
F. 201.777.2314

\*All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, rental prior sale and withdrawal notices.