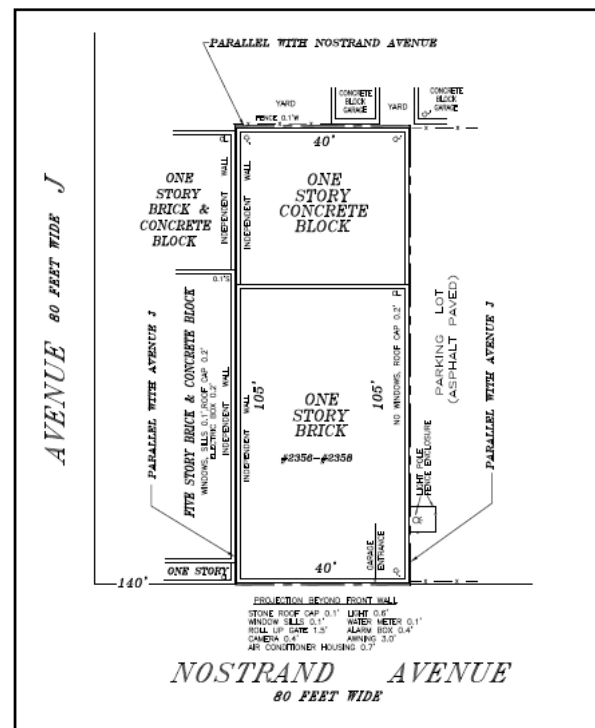
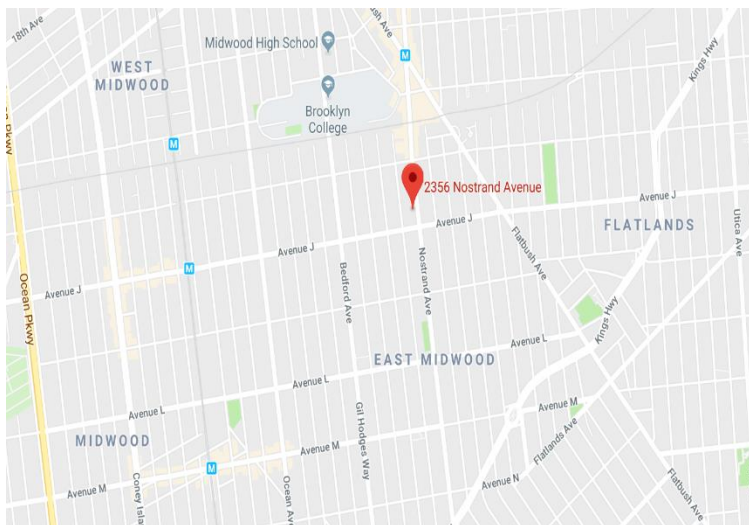




Zoning: R6/ C2-2

Property Highlights

- Flatbush - Nostrand Junction
- 4,200 SF of Ground Floor Space
- Open Floor Plan - Column Free
- South Brooklyn's Main Transit Hub (Handicap Access)
- "2" "5" "Q" and "B" Train Lines
- B41, B44, BM2, B103 and Q35 Bus Lines
- One Block from Brooklyn College: Attended by Approx. 18,000 Students
- Retail Neighbors Include: Target, HomeGoods, Nike, Walgreens, TD Bank, Starbucks, Dunkin Donuts, McDonalds, Chase Bank, Bank of America, Astoria Bank, Cross River Bank, Chipotle and T-Mobile
- Medical Neighbors Include: SUNY Downstate Eye Center, Maimonides Multi-Specialty Center, Family Medical, Welcome Pediatrics, Citywide Urgent Care, City MD Urgent Care and a 60,000 SF Occupied Medical Center (across the street)



FOR MORE INFORMATION CONTACT MICHAEL @ CITY PROPERTY ADVISORS LLC | T: 718-258-3900 | MICHAEL@APRGROUP.COM

Information contained herein is from sources deemed reliable but is subject to errors, omissions, change of price or terms without prior notice at any time.

Any square footage dimensions set forth are approximate. City Property Advisors LLC, NYS Licensed Real Estate Broker.