

# NEWLY RENOVATED RETAIL

670 FLUSHING AVENUE | BEDFORD-STUYVESANT | BROOKLYN, NY 11206

## PROPERTY INFORMATION

**SIZE:** 9,500 SF - FIRST FLOOR (DIVISIONS CONSIDERED)  
9,000 SF - SECOND FLOOR  
9,000 SF - THIRD FLOOR

**DIMENSIONS:** 100' x 100'

**CEILING HEIGHTS:** FIRST FLOOR = 16'  
SECOND & THIRD FLOOR = 12'


**FRONTAGE:** 72'

**ZONING:** R6A/C2-4

**POSSESSION:** ARRANGED

**RENT:** UPON REQUEST

## COMMENTS

- SPACE FEATURES 100' OF ALL NEW GLASS FRONTAGE
- DOUBLE HEIGHT CEILINGS ON THIRD FLOOR
- TURN-KEY - HIGH-END 2ND-FLOOR OFFICE SPACE
- NEW 1ST FLOOR RETAIL STOREFRONTS AVAILABLE
- CLOSE PROXIMITY TO THE 
- ADJACENT TO THE PFIZER BUILDING WITH OVER 2,000 EMPLOYEES
- CLOSE TO WOODHULL HOSPITAL
- WALKING DISTANCE TO BARTLETT PLAYGROUND
- SPACE DIVISIBLE, DEDICATED ELEVATOR

## AREA TENANTS

NYC  
HEALTH+  
HOSPITALS



Walgreens



## DEMOGRAPHICS:

	1 MILE	1.5 MILE	2 MILE
POPULATION	200,712	388,412	604,128
HOUSEHOLDS	68,477	142,908	242,235
AVERAGE HH INCOME	\$64,980	\$83,505	\$87,603

CONTACT EXCLUSIVE BROKERS FOR DETAILS:

**STEVEN HAKAKIAN**

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**TRENT E. DICKEY**

Associate Real Estate Broker  
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**516-496-8888**

[VIEW ALL PROPERTIES](#)

12 E. 49TH STREET, SUITE 10-107 / NEW YORK, NY 10017  
120 NORTH VILLAGE AVENUE / ROCKVILLE CENTRE, NY 11570

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670 FLUSHING AVENUE | BROOKLYN, NY 11206



209,897

POPULATION  
WITHIN 1-MILE  
RADIUS



33 Years

AVERAGE  
POPULATION  
AGE



16.72%

POPULATION  
GROWTH  
SINCE 2010



\$65,370

AVERAGE HHI  
WITHIN 1-MILE  
RADIUS



5,489

TOTAL BUSINESSES  
WITHIN 1-MILE  
RADIUS



\$1.4 bn

ANNUAL SPENDING  
WITHIN 1-MILE  
RADIUS



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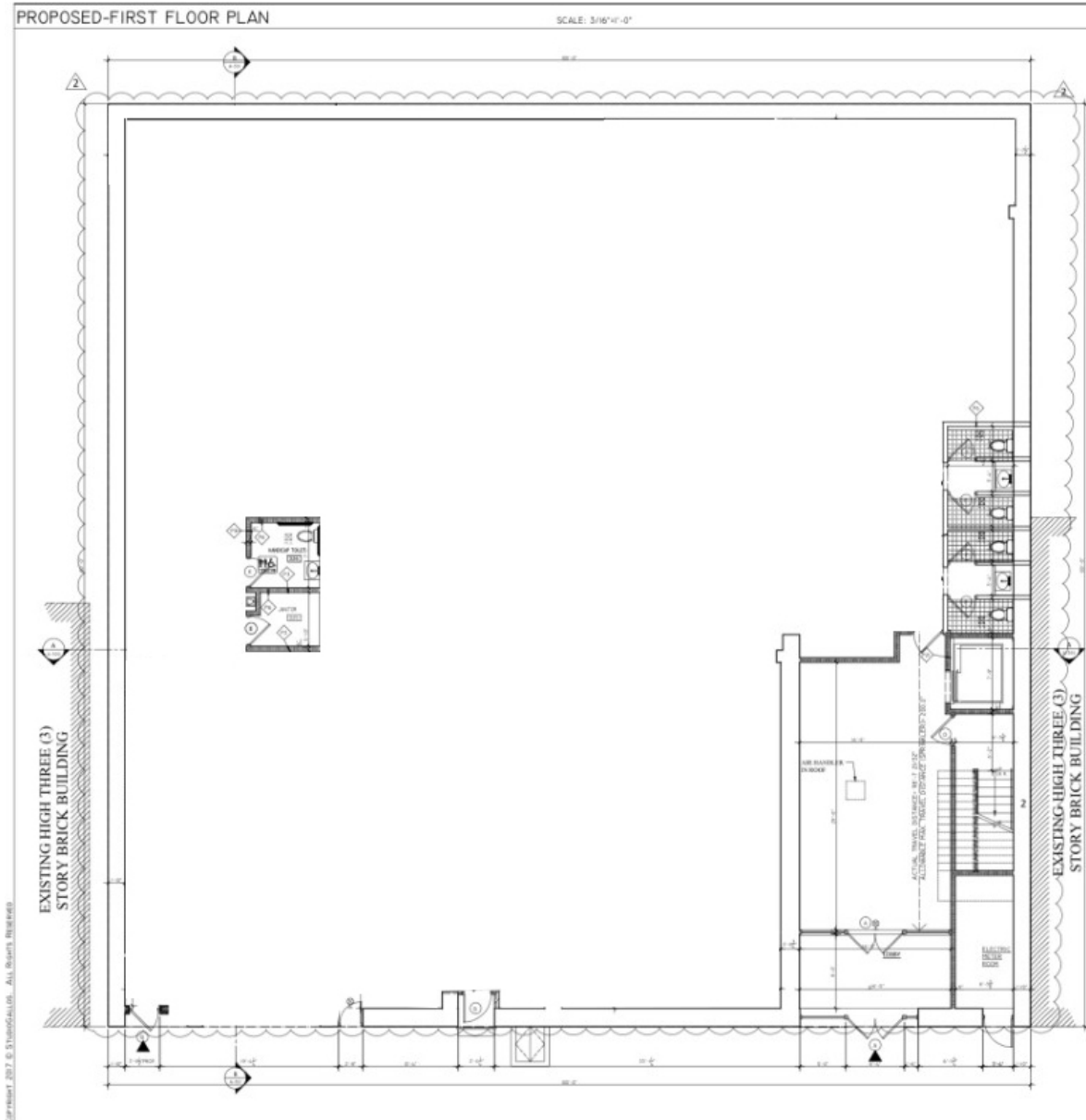
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670 FLUSHING AVENUE | BROOKLYN, NY 11206

FLOOR PLAN - FIRST FLOOR  
\*PROPOSED



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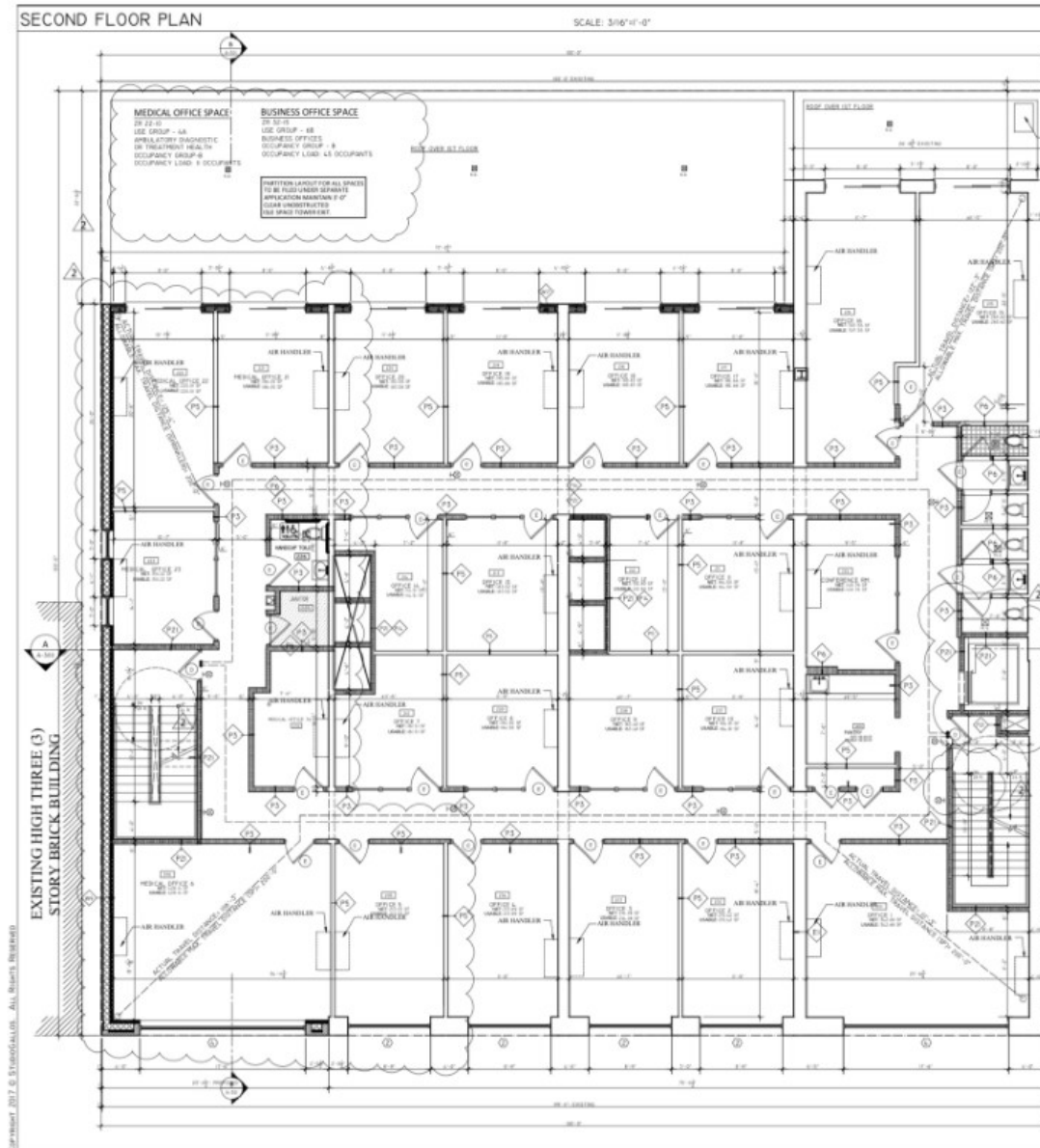
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FLOOR PLAN - SECOND FLOOR  
\*PROPOSED



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### THIRD FLOOR PLAN

SCALE: 3/16"=1'-0"



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