



# 949 FLATBUSH AVENUE

FOR LEASE | RETAIL SPACE | FLATBUSH, NY 11226

## PROPERTY DESCRIPTION

- Location:** SE corner of Flatbush & Snyder Avenues
- Ground Floor:** 2,500 SF - 25' x 100'
- 2nd Floor:** 11,500 SF - 75' x 142' (irregular)
- Zoning:** C4-4A
- Possession:** Q3 2017
- RE Taxes:** Pro Rata

## PROPERTY FEATURES

- New construction with large floor plates and highly visible signage
- Five Below coming soon on ground floor
- Located on a high volume corridor with an average daily count of over 36,000 vehicles on Flatbush Avenue and Snyder Avenue
- Surrounded by national and regional retailers in a densely populated neighborhood

## TRANSPORTATION

- 2 and 5 trains at Church Avenue and Nostrand Avenue
- B and Q trains at Church Avenue and E. 18th Street
- B41 and B49 MTA buses service the immediate area



## NEIGHBORING TENANTS



## ASKING RENT: UPON REQUEST

For Further Information, Please Contact Exclusive Leasing Team:

**Ryan Condren**  
718.687.4212  
rcondren@cpexre.com

**George Danut**  
718.687.4220  
gdanut@cpexre.com

**Keat Chew**  
718.687.4209  
kchew@cpexre.com

CPEX REAL ESTATE | 81 WILLOUGHBY STREET, 8TH FL | BROOKLYN, NY 11201 | TEL: (718) 935-1800 | FAX: (718) 935-1822 | WWW.CPEXRE.COM

All information contained herein was provided by or obtained from the owner of the property or from sources that we deem reliable. Though we have no reason to doubt the validity of the information, we do not warrant any information disclosed. IT IS STRONGLY URGED THAT THE PROSPECTIVE TENANT CAREFULLY VERIFY EACH ITEM OF SIZE, RE TAXES, PERMITTED LEGAL USE, AND ALL OTHER INFORMATION PRESENTED HEREIN.



REAL ESTATE

# 949 FLATBUSH AVENUE

FOR LEASE | RETAIL SPACE | FLATBUSH, NY 11226



## ASKING RENT: UPON REQUEST

For Further Information, Please Contact Exclusive Leasing Team:

**Ryan Condren**  
718.687.4212  
rcondren@cpexre.com

**George Danut**  
718.687.4220  
gdanut@cpexre.com

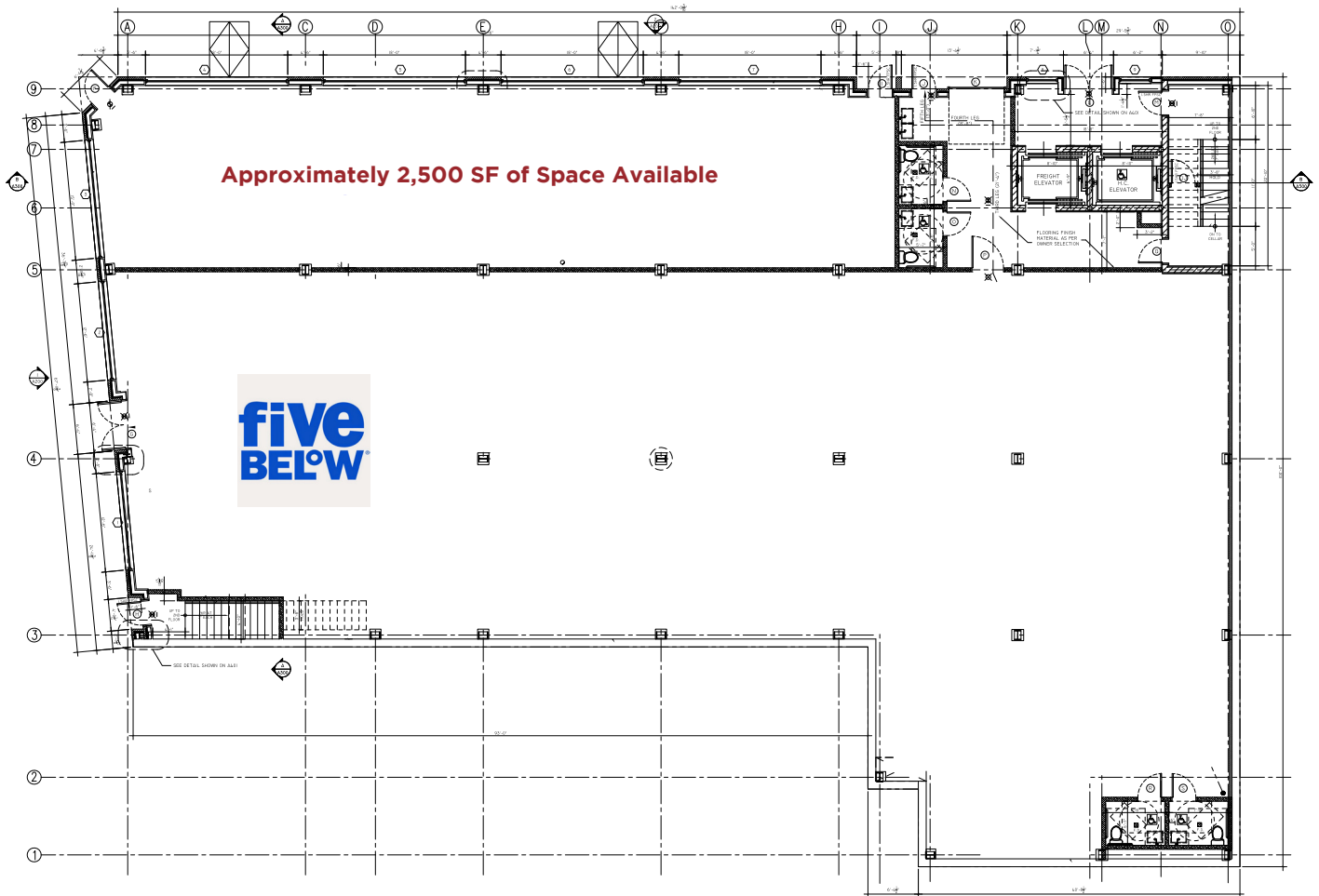
**Keat Chew**  
718.687.4209  
kchew@cpexre.com

CPEX REAL ESTATE | 81 WILLOUGHBY STREET, 8TH FL | BROOKLYN, NY 11201 | TEL: (718) 935-1800 | FAX: (718) 935-1822 | WWW.CPEXRE.COM

All information contained herein was provided by or obtained from the owner of the property or from sources that we deem reliable. Though we have no reason to doubt the validity of the information, we do not warrant any information disclosed.

IT IS STRONGLY URGED THAT THE PROSPECTIVE TENANT CAREFULLY VERIFY EACH ITEM OF SIZE, RE TAXES, PERMITTED LEGAL USE, AND ALL OTHER INFORMATION PRESENTED HEREIN.

Ground Floor



**ASKING RENT: UPON REQUEST**

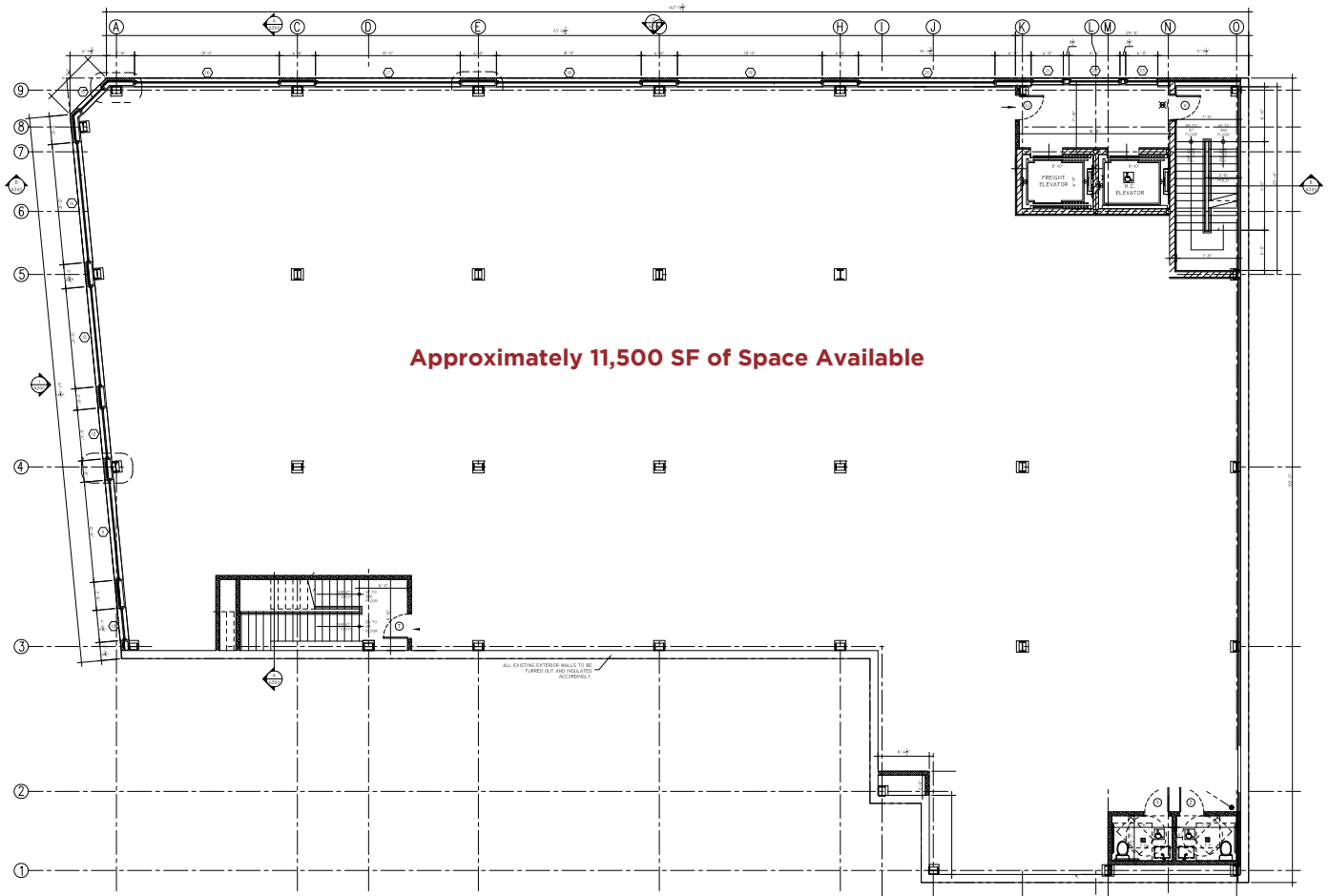
For Further Information, Please Contact Exclusive Leasing Team:

**Ryan Condren**  
718.687.4212  
rcondren@cpexre.com

**George Danut**  
718.687.4220  
gdanut@cpexre.com

**Keat Chew**  
718.687.4209  
kchew@cpexre.com

2nd Floor



**ASKING RENT: UPON REQUEST**

For Further Information, Please Contact Exclusive Leasing Team:

**Ryan Condren**  
718.687.4212  
rcondren@cpexre.com

**George Danut**  
718.687.4220  
gdanut@cpexre.com

**Keat Chew**  
718.687.4209  
kchew@cpexre.com