

MAXIMUM EXPOSURE REDEVELOPMENT OPPORTUNITY AT BARCLAYS CENTER

FLATBUSH AND PACIFIC



Accessible by subway and LIRR

SCHUCKMAN
REALTY INC.

CONTACT EXCLUSIVE BROKERS FOR DETAILS:

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LIC. RE Broker

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TRENT E. DICKEY

Vice President of Landlord Representation NYC

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P. 516.496.8888

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FLATBUSH AT PACIFIC CROSSROADS OF BROOKLYN

SIZE: Approx 6,000 SF – 45,000 SF on 3 levels

(Divisions Considered)

ASKING RENT: Upon Request

AVAILABILITY: Arranged

NEIGHBORS:



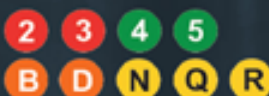
**FLAGSHIP
OPPORTUNITY**
across from



**BARCLAYS
CENTER.**
BROOKLYN

Over
15,000
residential units
planned within a half mile

Steps from Atlantic Terminal
The 3rd Largest Transit Hub in New York City



16
bus lines



Long Island
Railroad

Annual Ridership 13.8M

PROPERTY INFORMATION



**UP TO 45,000 SF
AVAILABLE**

Exceptional branding opportunity at the crossroads of Brooklyn, across from 15 buildings of mixed-use development; offering more than 6,000 affordable, rental and condominium homes, new retail stores, restaurants, office and hotel.

DEMOGRAPHICS	.25 miles	.5 miles	.75 miles
Population	8,814	36,921	83,928
Daytime Population	6,483	16,143	40,486
Households	3,943	16,957	38,535
Average HH Income	\$127,698	\$122,830	\$130,943

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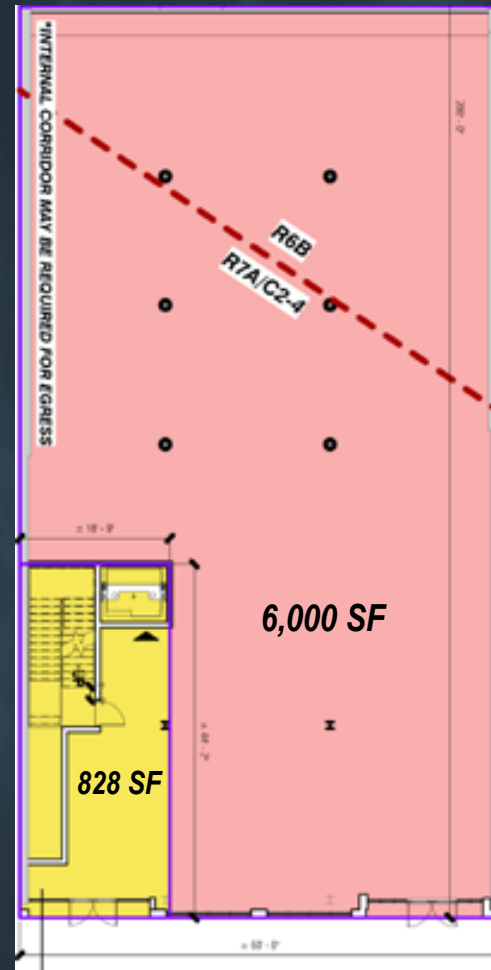
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FLATBUSH @ PACIFIC

604 PACIFIC STREET | BROOKLYN, NY 11217

OPTION 1
2 STORIES RETAIL | RESIDENTIAL 4 STORIES

FLOOR PLAN



PACIFIC ST

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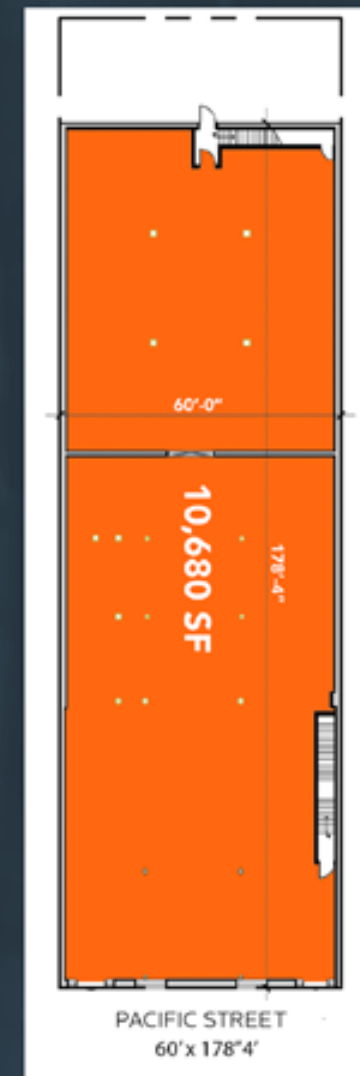
OPTION 2
RETAIL | OFFICE | MEDICAL | RESTAURANT



UP TO 30FT+ CEILINGS

NEW STOREFRONTS
SKYLIGHT POTENTIAL
UP TO 4 SIDES OF LIGHT
ADDITIONAL WINDOWS
& SIGNAGE AVAILABLE

FLOOR PLAN



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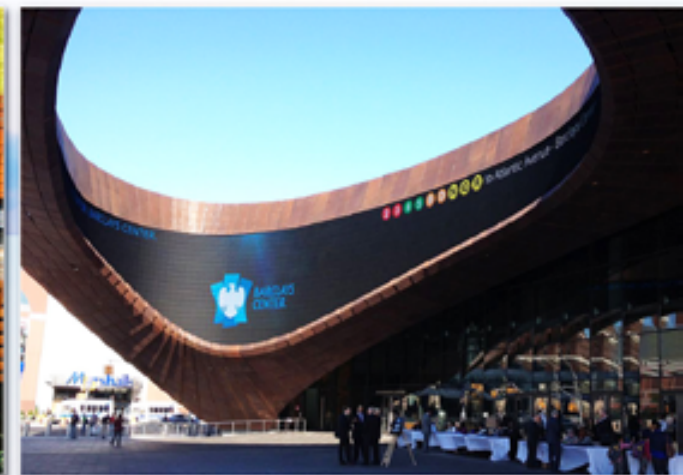
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BARCLAYS CENTER



CAPACITY:
BASKETBALL: 17,732
ICE HOCKEY: 15,795
CONCERT: 19,000



CURRENT MAJOR SPORTS:



EVENTS:



BOXING, MIXED MARTIAL ARTS

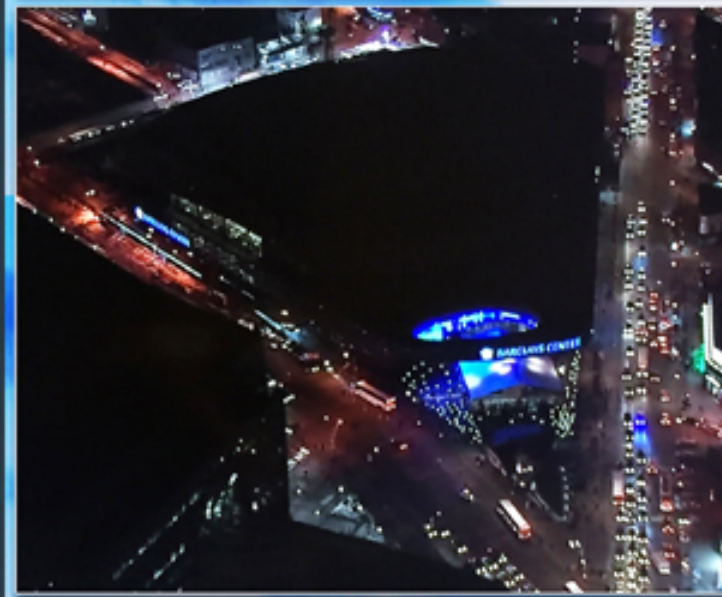
PRO WRESTLING, NBA DRAFT

CONCERTS BY ACTS SUCH AS:

JAY Z, BARBRA STREISAND,

BRUNO MARS, PAUL McCARTNEY, BEYONCE,

RIHANA, STAN SMITH, BRUCE SPRINGSTEEN



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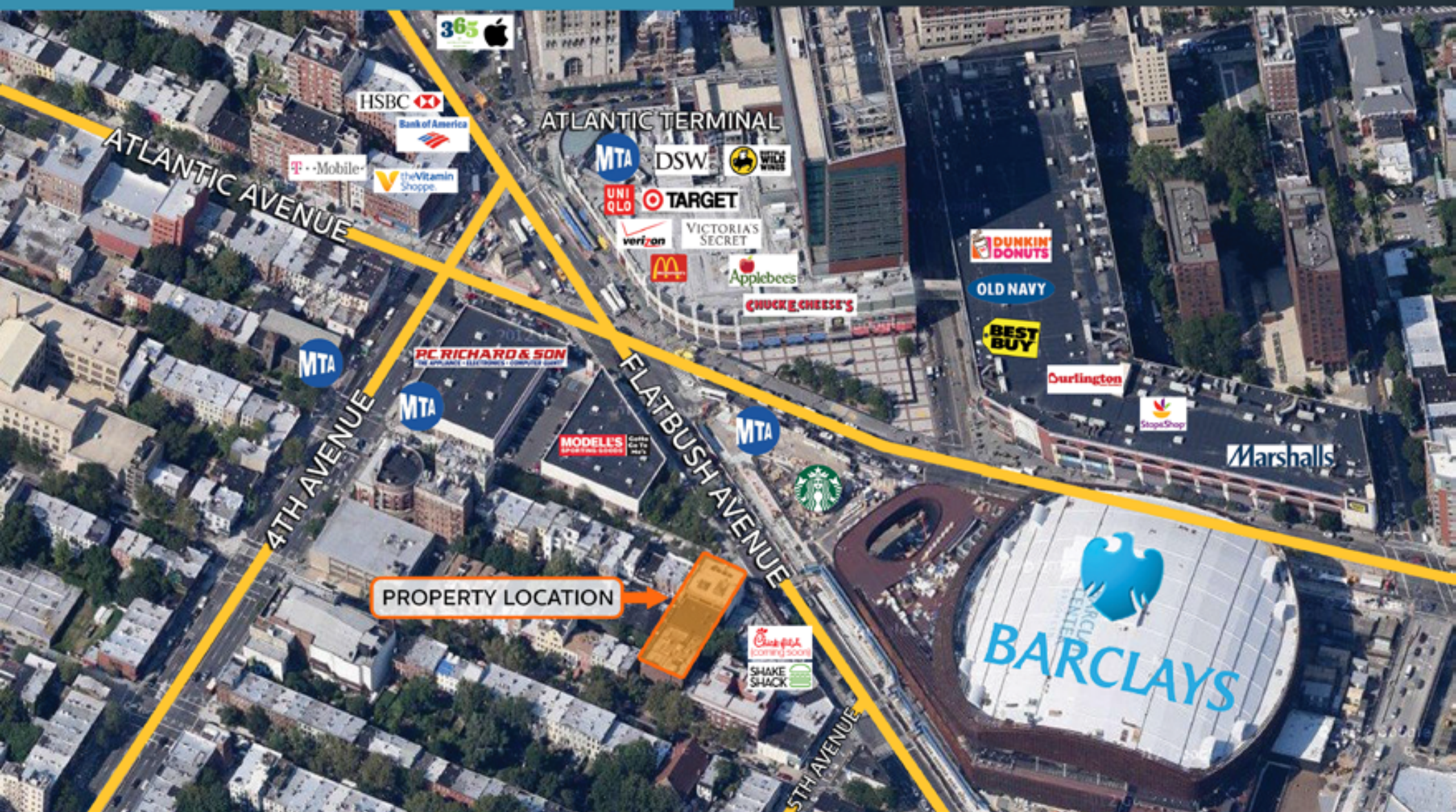
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RETAIL MAP



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