



TRI STATE
COMMERCIAL
REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

822 Flatbush Ave

822 Flatbush Ave, Brooklyn, NY 11226

Shlomi Bagdadi
718.437.6100 x101
sb@tristatecr.com

Executive Summary



OFFERING SUMMARY

Available SF: 5,500 SF

Lease Rate: Call To: 718-437-6100

Lot Size: 8,712 SF

Year Built: 1910

Building Size: 20,156 SF

Zoning: R7A

PROPERTY OVERVIEW

Glass frontage
Perfect for a market, medical user, restaurant and more!

LOCATION OVERVIEW

Located in the Flatbush neighborhood, just steps from Prospect Park near the Church Ave and Parkside Ave train stations.

Nearby transit: B & Q trains at Church Ave, Q train at Parkside Ave, and the B41 & B16 bus lines.

Nearby tenants include Blink Fitness, McDonald's, Bank of America, Chase, IHOP, Wingstop, Five Below, Planet Fitness, Rite Aid, Santander Bank, Duane Reade, Popeyes, Key Food Supermarkets, Checker's, Boost Mobile, and more!

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.



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Additional Photos



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Location Maps



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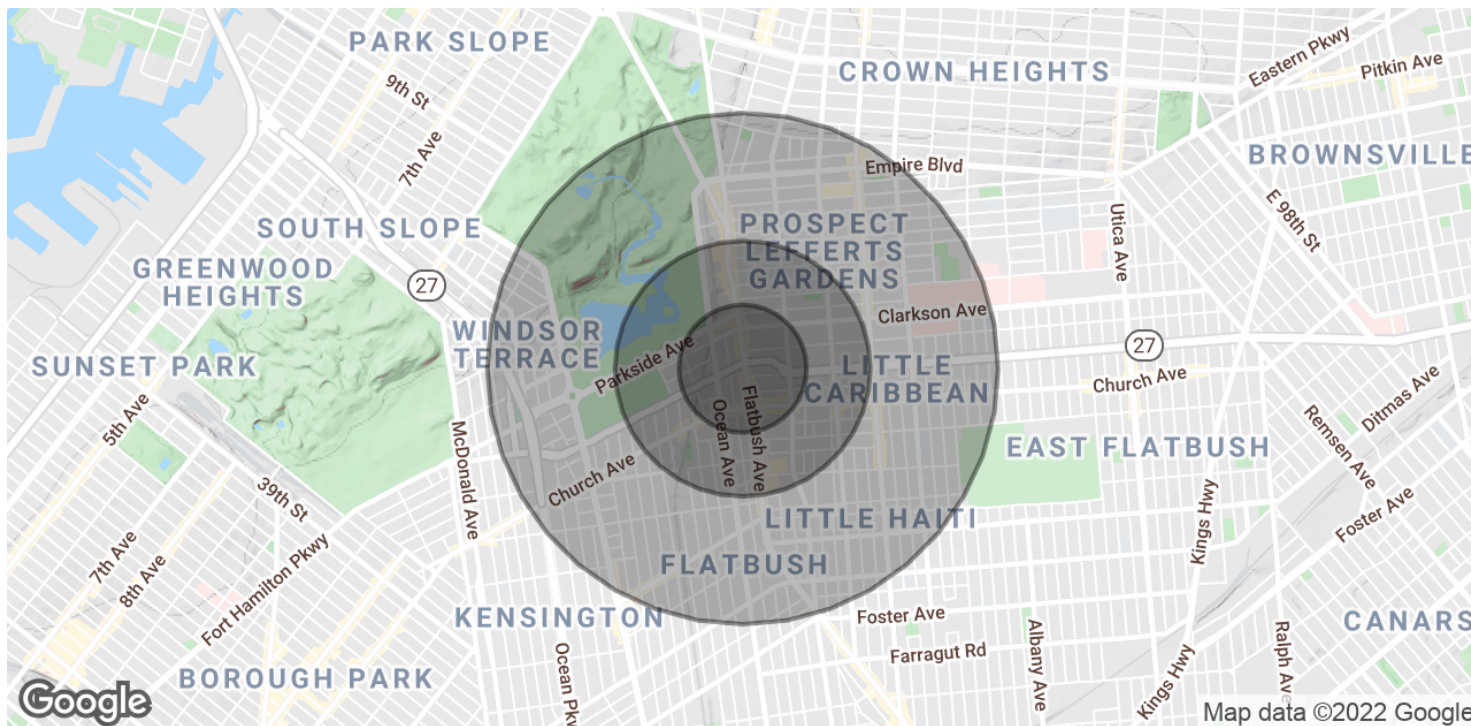
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	22,250	66,167	181,075
Average Age	32.9	34.6	34.5
Average Age (Male)	31.0	32.5	32.1
Average Age (Female)	35.8	36.5	36.7

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	8,301	26,049	68,030
# of Persons per HH	2.7	2.5	2.7
Average HH Income	\$45,353	\$47,143	\$51,986
Average House Value	\$330,248	\$459,450	\$625,847

* Demographic data derived from 2010 US Census

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Retailer Map



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