

Raymour & Flanigan®

REAL ESTATE

OVER 13 MILLION SQUARE FEET
OF REAL ESTATE SPACE

MARINE PARK, NY

2570 FLATBUSH AVENUE, BROOKLYN, NY 11234



PROPERTY TYPE

Retail

AVAILABLE SQUARE FOOTAGE

11,130 SF

PRICE PER SQUARE FOOT

Negotiable NNN

NETS

\$1.50 CAM

\$2.25 RET

\$0.32 INS

\$4.07 Total

TRAFFIC COUNT

52,871 ADT

A rare opportunity for a retailer or restaurant with excellent access and visibility, including onsite parking and access to public transportation in one of Brooklyn's most desirable retail environments. Up to 11,130 square feet available on street level. Directly across from Brooklyn's only enclosed regional mall, King's Plaza, currently being redeveloped by Macerich. National big-box retailers surrounding the mall and trade area are Lowe's, Best Buy, Macy's, Home Depot, Forever 21, H&M, Ulta, and more.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	46,250	590,062	1,670,715
AVG HH Income	\$96,714	\$78,182	\$67,273
Total HH	17,123	215,510	602,280

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