



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



White Box Retail Space for Lease

700 SF

838 Flatbush Ave • Brooklyn • NY

For Pricing Call: 718-437-6100

Shlomi Bagdadi
📞 718.437.6100
sb@tristatecr.com

Michael Elkharrat
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michael.e@tristatecr.com



Location Overview

Located in the Flatbush neighborhood of Brooklyn between Caton Ave & Church Ave near the Church Ave subway station.

Nearest Transit: B & Q trains at Church Ave and the B41 & B16 bus lines.

Nearby tenants include Blink Fitness, Target, Chase Bank, Dunkin', Planet Fitness, Natural Blend, Subway, Foot Locker, Jimmy Jazz, Santander Bank, Portabella, Five Below, Checker's, McDonald's, BROOKLYN PERK, and more!

Main Highlights

- ▶ Basement
- ▶ Prime block with tons of national tenants
- ▶ White box condition



8,760 SF

Total Building Size



3,248 SF

Lot Size

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Retailer Map

838 Flatbush Ave, Brooklyn, NY 11226



Map data
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Google

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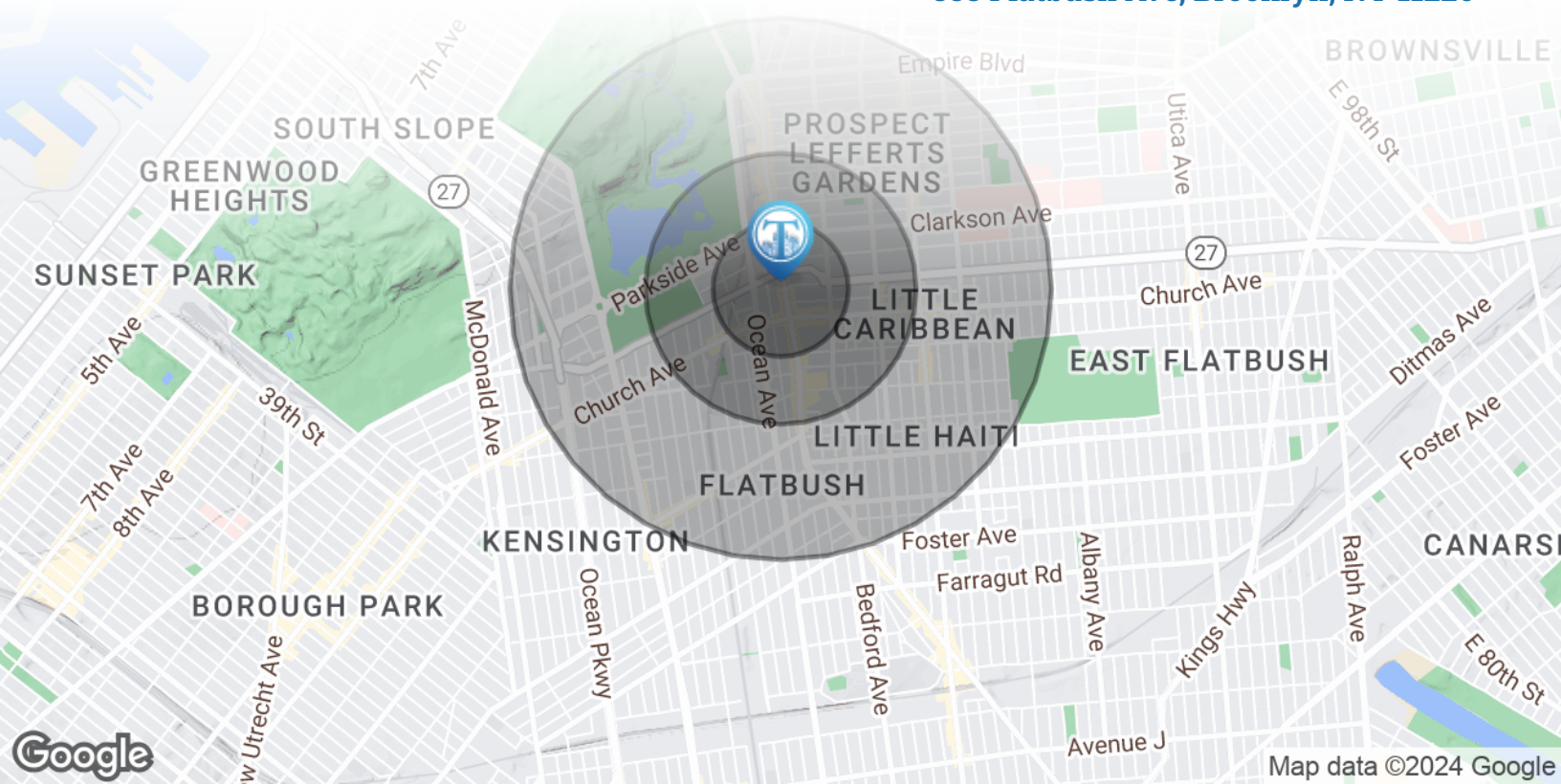
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Area Demographics

838 Flatbush Ave, Brooklyn, NY 11226



POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	19,890	57,975	166,301
Average Age	34.1	34.4	36.6
Average Age (Male)	33.1	33.4	35.0
Average Age (Female)	36.1	37.5	39.0



166,301

People within 1 Mile

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	8,573	25,006	71,799
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$75,587	\$76,371	\$83,471
Average House Value	\$259,168	\$284,735	\$483,586



\$83,471

Avg Household Income

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