



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

For Lease



# Built out Restaurant for Lease

1,200 SF

21 Flatbush Ave • Brooklyn • NY

For Pricing Call: 718-437-6100

**Shlomi Bagdadi**  
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**Fredy Halabi**  
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## Location Overview

Located in the Downtown Brooklyn neighborhood between Fulton St & Lafayette Ave near the Nevins St subway station.

Nearest Transit: 2, 3, 4, & 5 at Nevins St, N, Q, R, B, & D trains at Atlantic Ave and the B67, B45, B41, & B26 bus lines.

Nearby tenants include Crunch Fitness, Apple, Trader Joe's, Whole Foods Market, Starbucks, TD Bank, McDonald's, CVS, Dunkin', Planet Fitness, Primark, Target, Tacombi, PingPod, and more!

## Main Highlights

- ▶ Prime Downtown Brooklyn
- ▶ Newly renovated retail space
- ▶ Heavy foot traffic
- ▶ Fully built-out



**45,000 SF**

Total Building Size



**7,540 SF**

Lot Size



**C6-4**

Zoning

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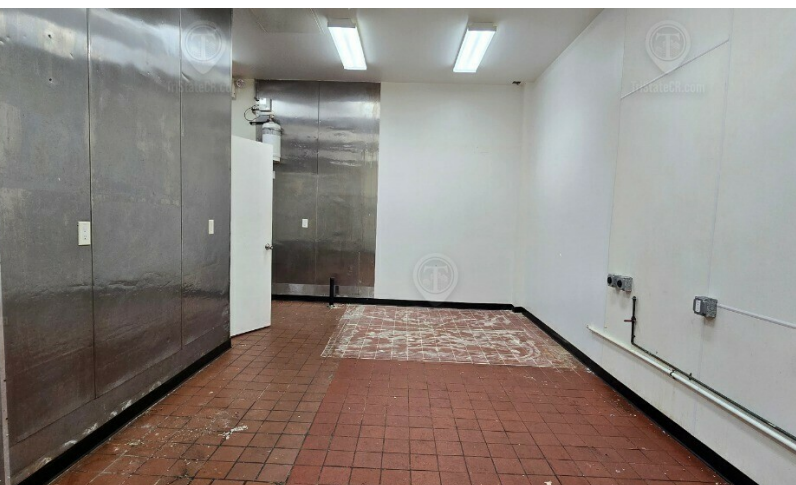
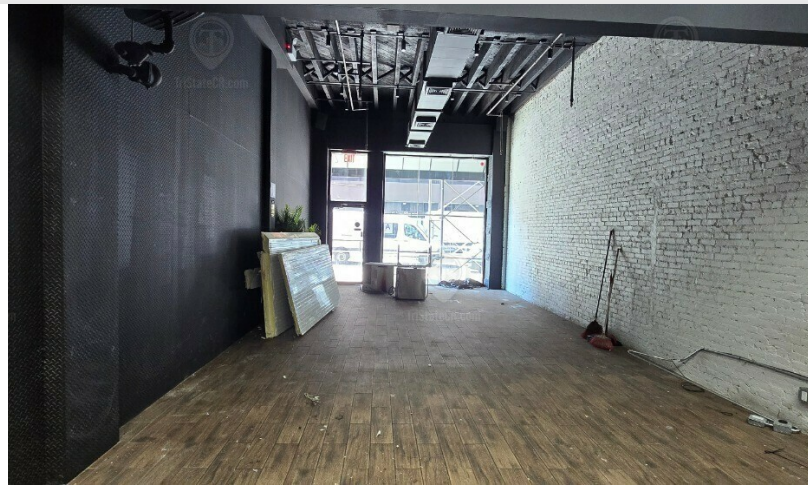
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# Additional Photos

21 Flatbush Ave, Brooklyn, NY 11217



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# Retailer Map

21 Flatbush Ave, Brooklyn, NY 11217



Map  
data  
©2024  
Google

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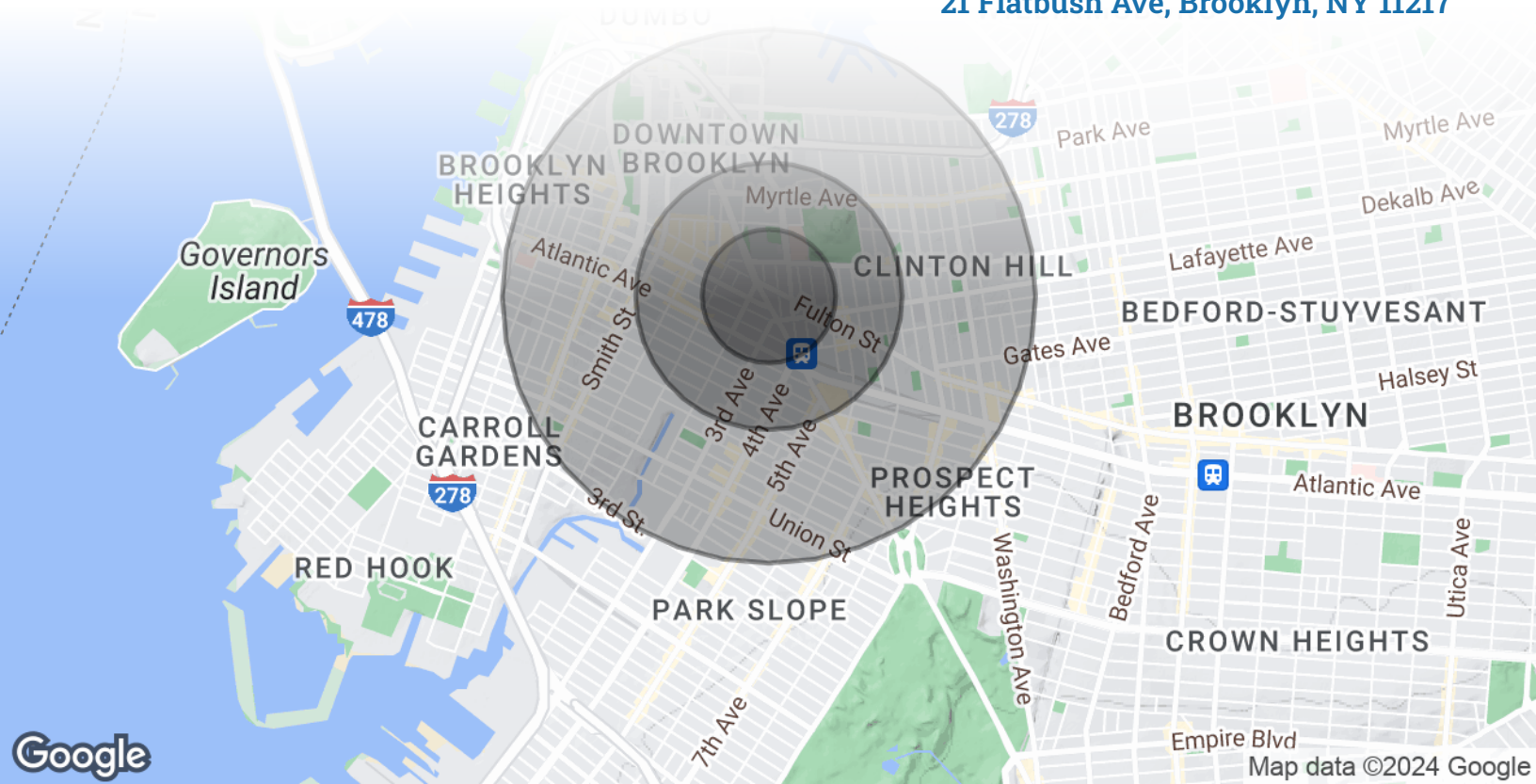
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# Area Demographics

21 Flatbush Ave, Brooklyn, NY 11217



## POPULATION

### 0.25 MILES

### 0.5 MILES

### 1 MILE

|                      |       |        |         |
|----------------------|-------|--------|---------|
| Total Population     | 9,487 | 43,462 | 157,568 |
| Average Age          | 32.1  | 34.1   | 35.8    |
| Average Age (Male)   | 31.8  | 33.2   | 35.1    |
| Average Age (Female) | 32.8  | 35.7   | 36.4    |



**157,568**

People within 1 Mile

## HOUSEHOLDS & INCOME

### 0.25 MILES

### 0.5 MILES

### 1 MILE

|                     |             |             |             |
|---------------------|-------------|-------------|-------------|
| Total Households    | 5,085       | 20,903      | 75,904      |
| # of Persons per HH | 1.9         | 2.1         | 2.1         |
| Average HH Income   | \$166,992   | \$150,573   | \$154,612   |
| Average House Value | \$1,128,802 | \$1,031,434 | \$1,096,868 |



**\$154,612**

Avg Household Income

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