



TRI STATE
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REAL ESTATE EXPERTS



FOR LEASE | RETAIL SPACE

Up to 40,000 SF Vanilla box Retail space for lease in Prospect Lefferts Garden!

495 Flatbush Avenue, Brooklyn, NY 11225

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

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Executive Summary



OFFERING SUMMARY

Available SF: 15,000 - 40,000 SF

Lease Rate: Upon Request

Lot Size: 44,413 SF

Building Size: 74,800 SF

Zoning: C8-2

PROPERTY OVERVIEW

Up to 40,000 SF Vanilla box Retail space for lease in Prospect Lefferts Garden!

Two Spaces
Space A: 25,000 SF
Space B: 15,000 SF

Highlights:
-Busy traffic block
-Vanilla box
-High Ceiling
-Loading dock

LOCATION OVERVIEW

Located at busy traffic block in Prospect Lefferts Garden nearby the Prospect Park subway station.

Public Transit: B,Q,S train at Prospect Park.

Nearby local tenants include:
- Dunkin'
- Kulushkat

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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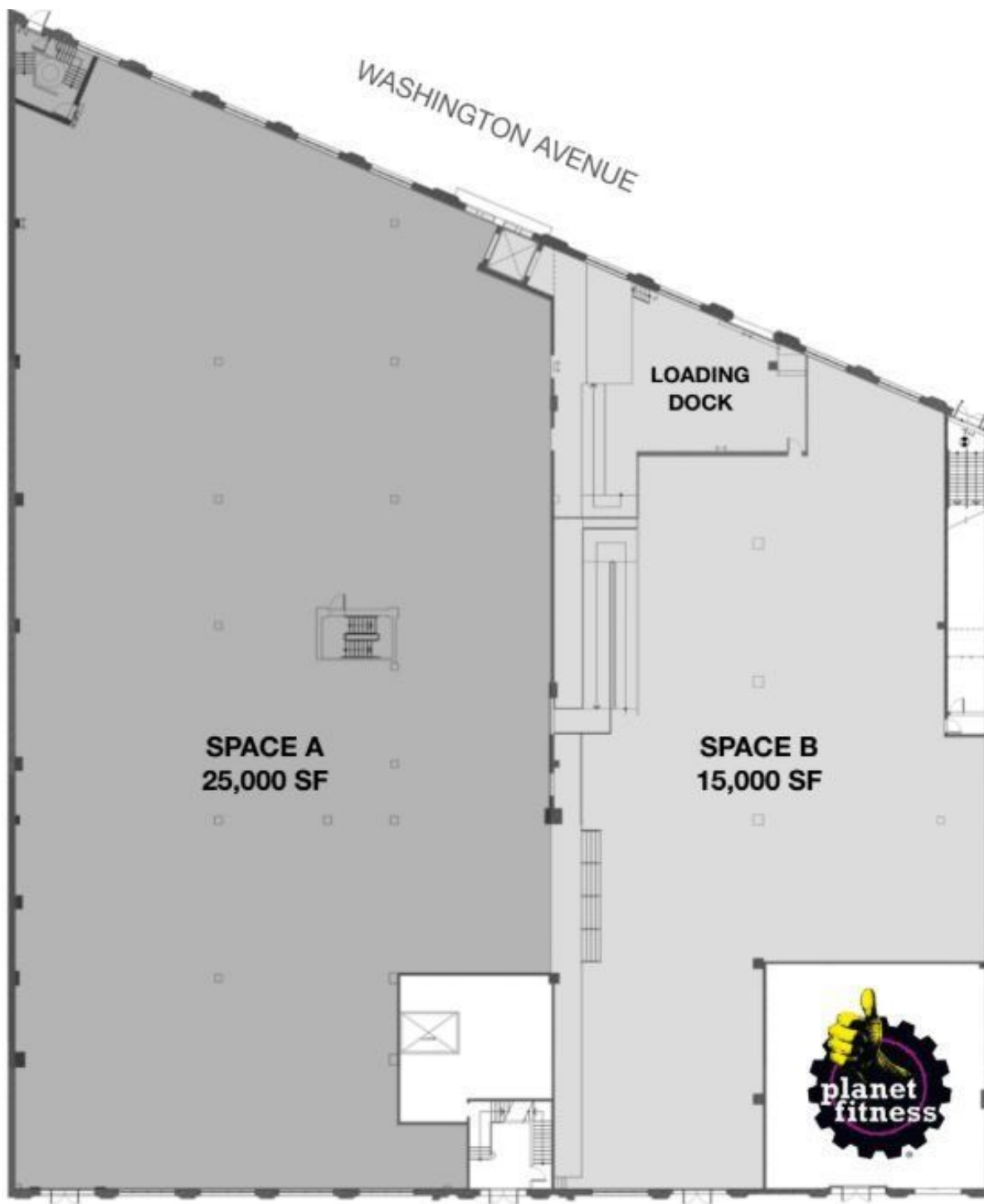
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Floor plan



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Location Maps



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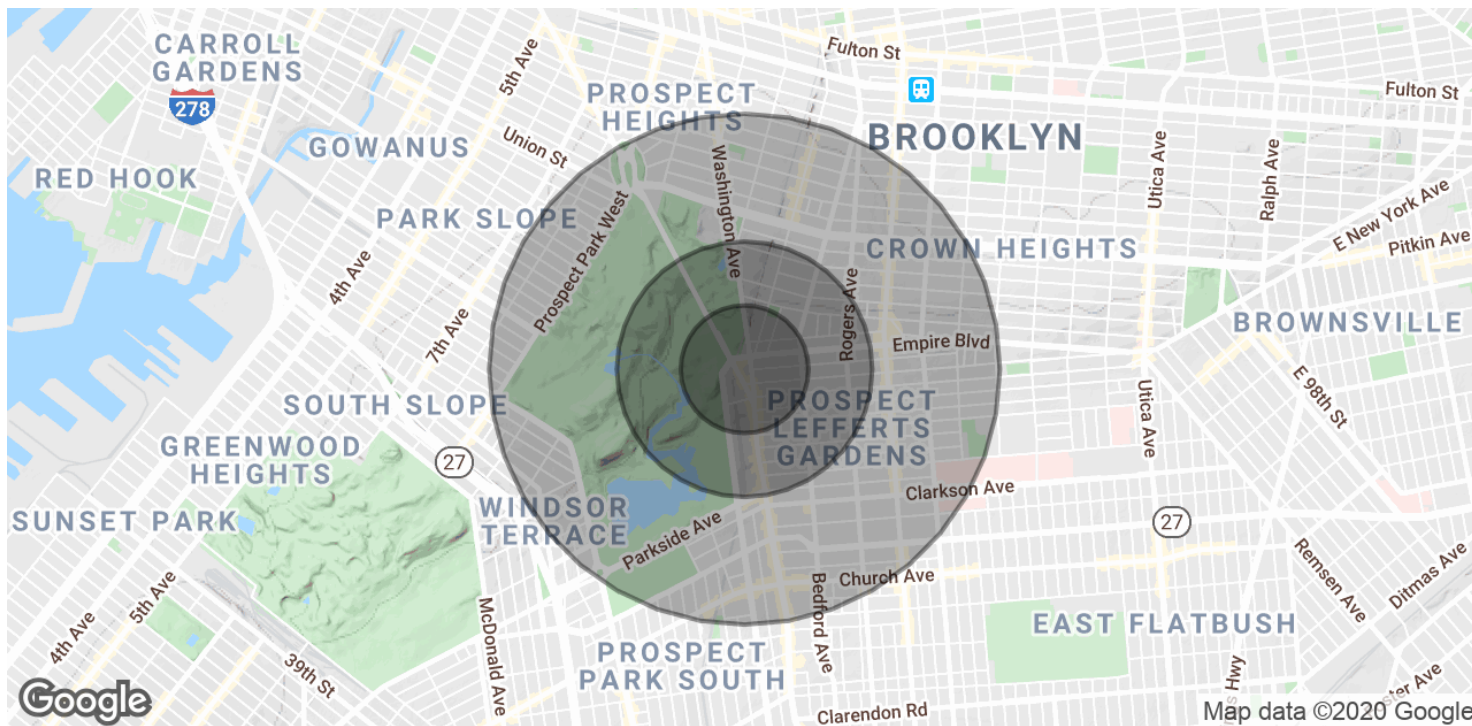
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	8,461	32,945	152,351
Average age	36.4	36.1	34.8
Average age (Male)	34.5	33.9	32.2
Average age (Female)	37.7	38.0	37.4

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total households	3,548	13,723	61,840
# of persons per HH	2.4	2.4	2.5
Average HH income	\$53,421	\$53,572	\$58,893
Average house value	\$586,409	\$721,724	\$678,058

* Demographic data derived from 2010 US Census

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Retailer Map



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Lease Spaces

LEASE INFORMATION

Lease Type: MG Lease Term: Negotiable
Total Space: 15,000 - 40,000 SF Lease Rate: Upon Request

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Space A	Available	25,000 SF	Modified Gross	Upon Request	-
Space B	Available	15,000 SF	Modified Gross	Upon Request	-

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