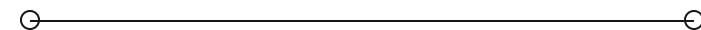


**FOR SALE OR LEASE**

**2160 Flatbush Ave**

**2160 FLATBUSH AVE**

Brooklyn, NY 11234



**PRESENTED BY:**

**TIMOTHY KING**

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**DOMINIC MASCARA**

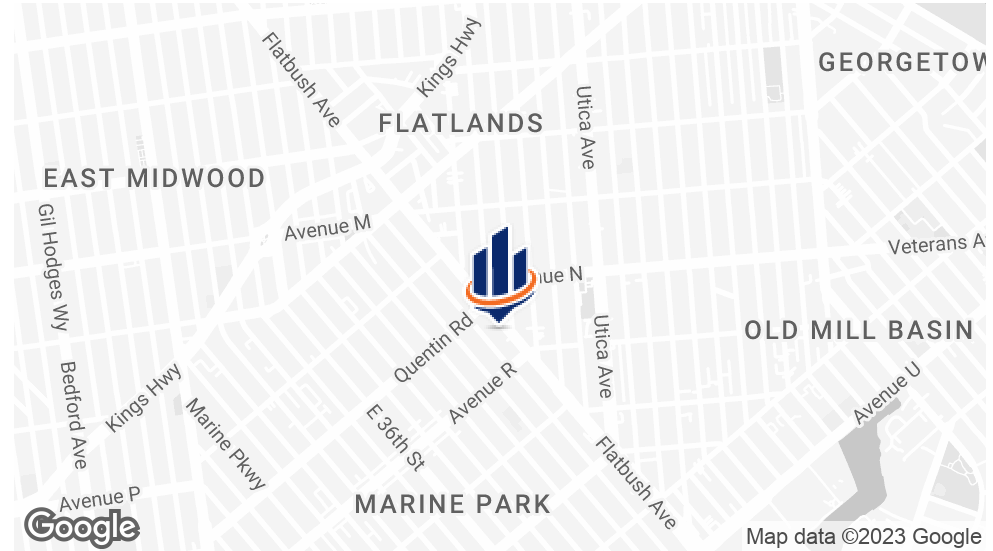
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## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE</b>	\$5,600,000
<b>LEASE PRICE:</b>	\$25,000 / month (NNN)
<b>BUILDING SIZE:</b>	2,590 SF
<b>AVAILABLE SF:</b>	2,590 SF
<b>LOT SIZE:</b>	12,000 SF
<b>YEAR BUILT:</b>	2002
<b>ZONING:</b>	C2-2

## PROPERTY OVERVIEW

SVN CPEX Real Estate has been exclusively retained to SELL or LEASE this prime retail space located at 2160 Flatbush Avenue in Brooklyn, New York's Marine Park neighborhood.

Formerly a KFC restaurant, 2160 Flatbush Avenue is ideal not only for a QSR, but also, as a medical office, bank, retail, professional office, urgent care, etc.

The space offers 2,590 SF with a drive thru with 120 feet of frontage.

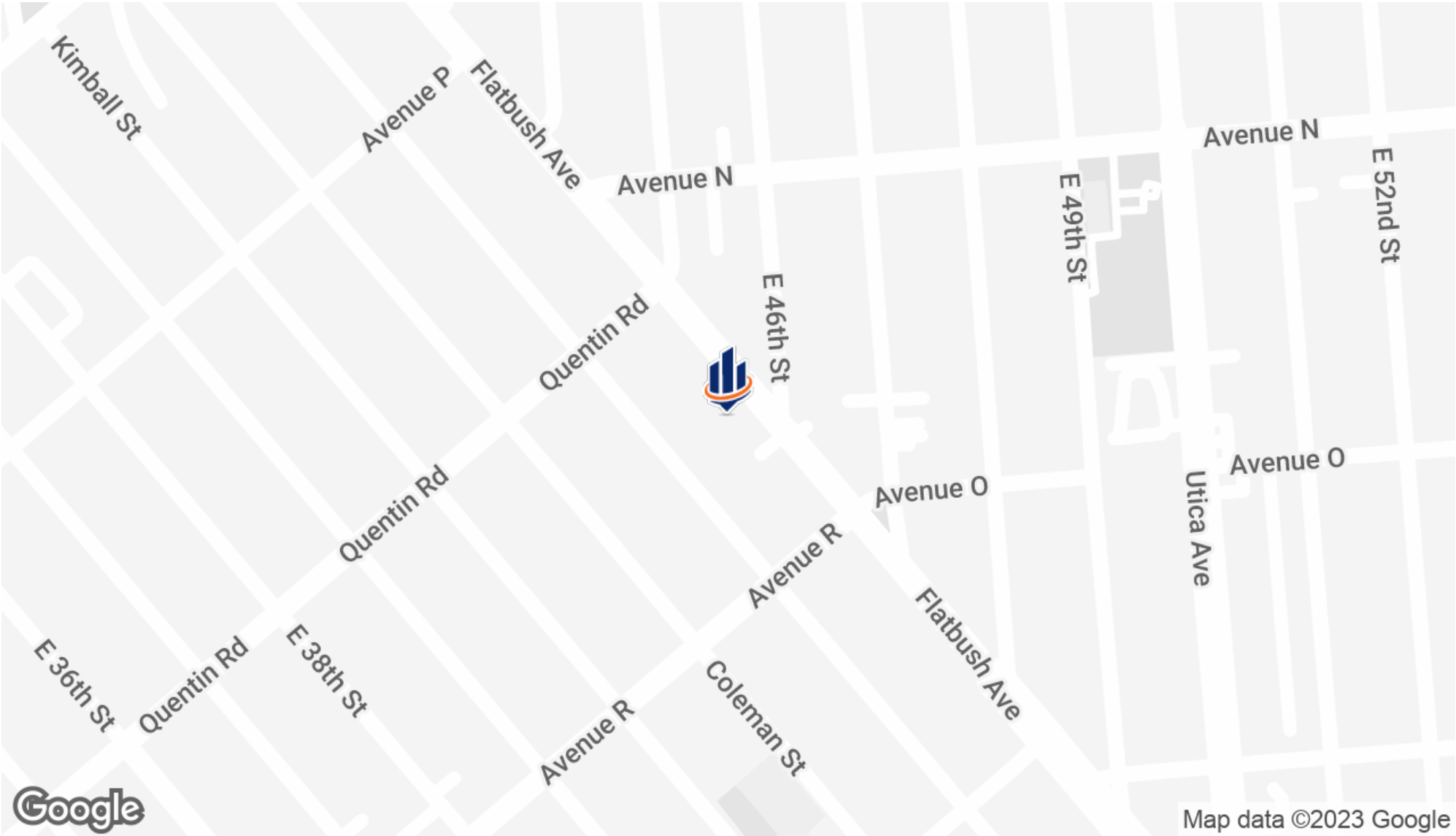
Pylon Signage opportunity is outstanding for the thousands of daily drivers on Flatbush Avenue.

High Visibility, High Traffic Location benefits from the traffic generated by nearby tenants: U.S. POSTAL SERVICE, MCDONALD'S, WALGREEN'S, TD BANK, P.C. RICHARD & SON, FLORIDIAN DINER, AND THE KINGS PLAZA SHOPPING MALL IS JUST FOUR BLOCKS AWAY.

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LOCATION MAP



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2160 FLATBUSH AVE | Brooklyn, NY 11234

# DEMOGRAPHICS MAP & REPORT

POPULATION

0.25 MILES0.5 MILES1 MILE

TOTAL POPULATION	4,556	22,886	87,513
AVERAGE AGE	42.5	41.2	40.1
AVERAGE AGE (MALE)	36.9	37.1	37.5
AVERAGE AGE (FEMALE)	47.1	45.5	42.6

HOUSEHOLDS & INCOME

0.25 MILES0.5 MILES1 MILE

TOTAL HOUSEHOLDS	1,646	8,182	31,882
# OF PERSONS PER HH	2.8	2.8	2.7
AVERAGE HH INCOME	\$107,337	\$110,067	\$102,631
AVERAGE HOUSE VALUE	\$639,564	\$632,491	\$623,987

\* Demographic data derived from 2020 ACS - US Census



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