



# 885 FLATBUSH AVENUE

885 FLATBUSH AVENUE  
BROOKLYN, NY 11226

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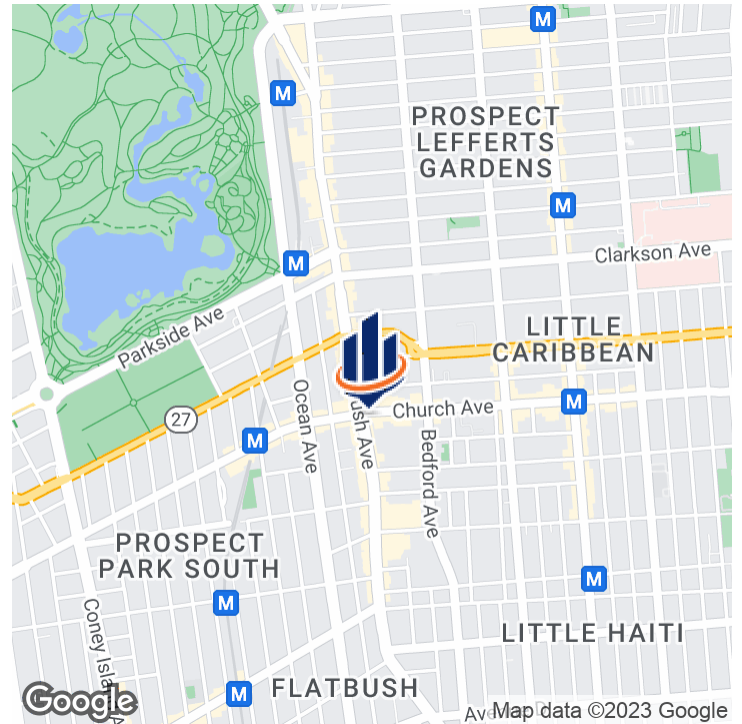
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# Property Summary



## OFFERING SUMMARY

Lease Rate:	\$35.00 SF
lease type:	Modified Gross
Available SF:	16,000 SF
LEase term:	5+ Years
2nd Floor	LEASED
3RD FLOOR AVAILABLE	8,000 SF
4th FLOOR AVAILABLE	8,000 SF
Taxes & CAM:	Pro-Rata Over Base Year
UTILITIES:	Separately Metered
ZONING:	C4-4A

## PROPERTY OVERVIEW

Located just a few blocks away from Prospect Park, this property is in the heart of one of Brooklyn's most dense and rapidly developing neighborhoods. Centrally located at the confluence of Flatbush's two main retail corridors, Flatbush Avenue and Church Avenue, the immediate area hosts a variety of shops, restaurants and leisure activities, which include Prospect, the Parade Grounds and Kings Theatre.

THE ENTIRE 2nd FLOOR HAS BEEN LEASED & ONLY THE 3rd & 4th FLOORS ARE AVAILABLE.

The 3rd and 4th floors can be taken as one, totaling 16,000 RSF, or each floor can be taken separately with floor plates of 8,000 RSF.

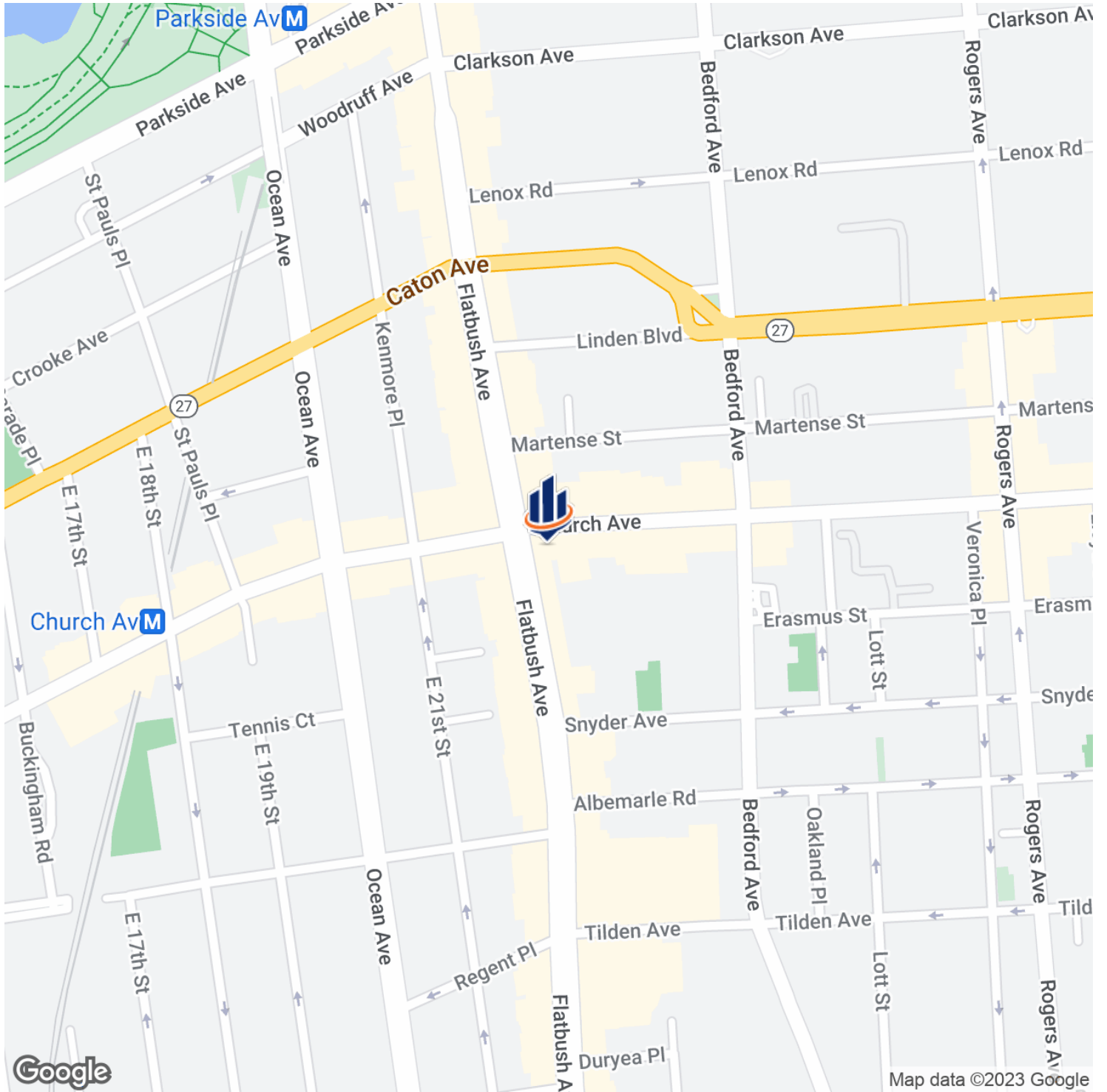
Building renovation features a new lobby and new windows.

## TRANSPORTATION

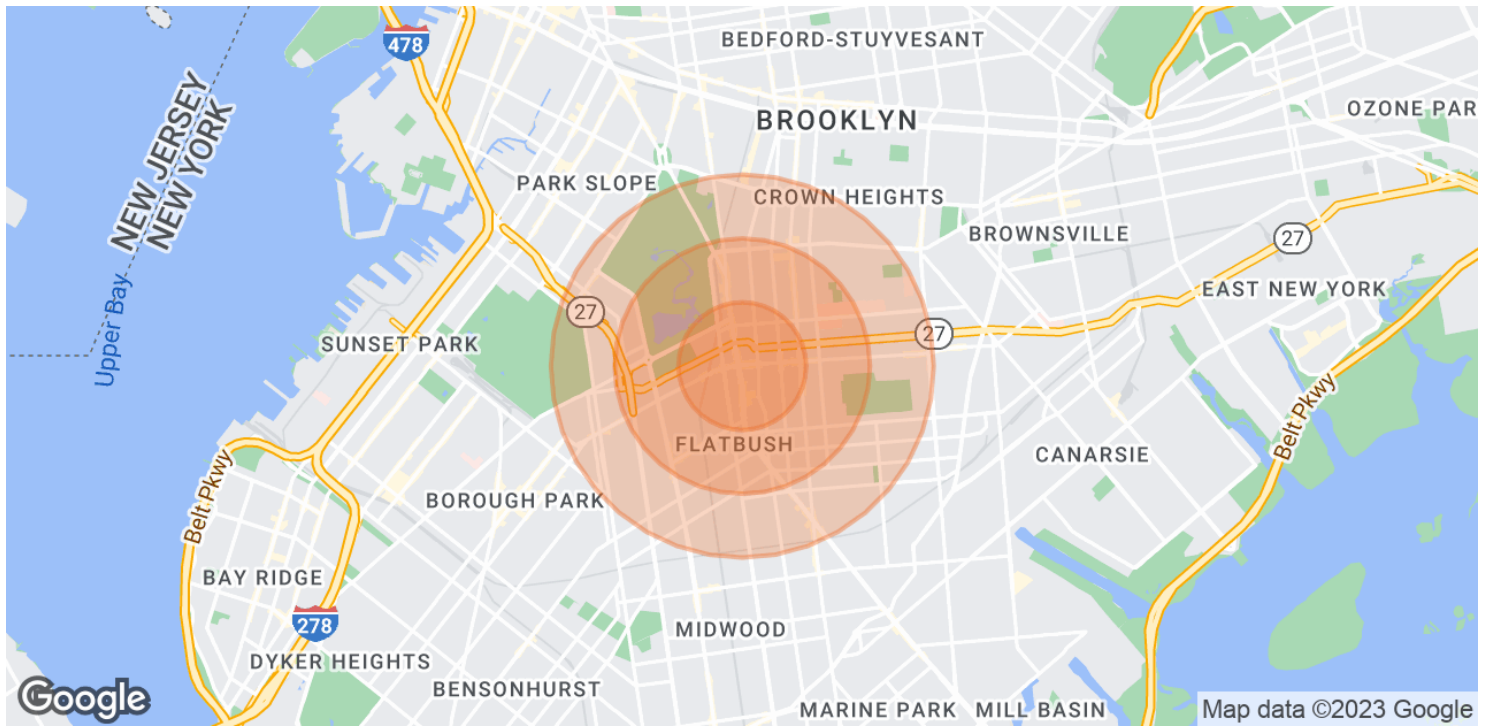
This location offers easy access for employees and customers commuting to the area. The building is four blocks away from the B and Q trains at the Church Avenue stop and walking distance to the 2 and 5 trains at the Church Avenue station.

Additionally, the B35, B41, and B49 buses service the area. Driving to points throughout the borough is an easy option with Ocean Parkway, Church Avenue and Flatbush Avenue nearby.

# Location Map



# Demographics Map & Report



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	69,213	191,609	368,083
Average Age	34.2	34.4	34.8
Average Age (Male)	31.8	32.1	32.5
Average Age (Female)	36.3	36.3	36.6
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	26,568	71,440	136,293
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$46,785	\$52,248	\$56,177
Average House Value	\$445,733	\$602,721	\$586,030

\* Demographic data derived from 2020 ACS - US Census



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