



2171 NOSTRAND AVENUE

BROOKLYN, NY 11210

Timothy King

O: 718.687.4210

tim.king@svn.com

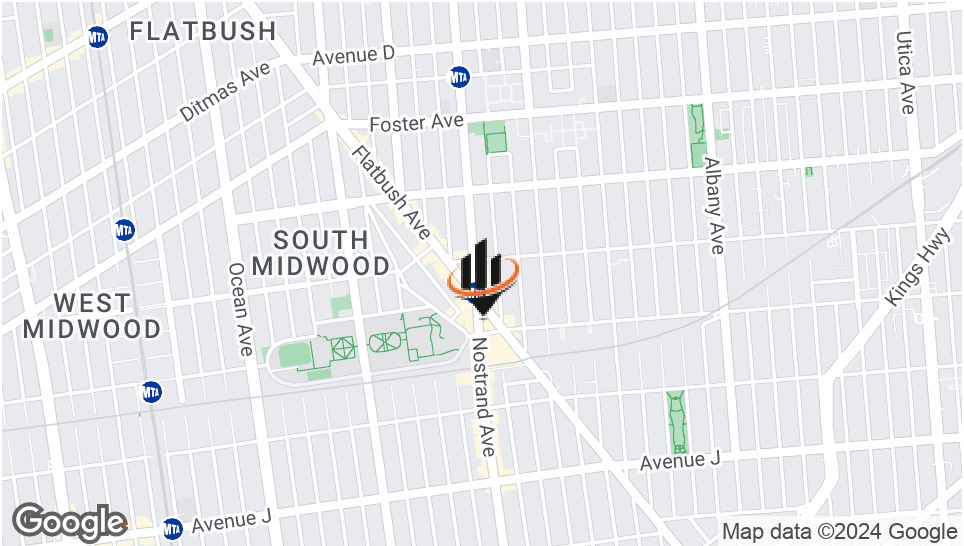
Dominic Mascara

O: 718.935.0534

dominic.mascara@svn.com



Property Summary



OFFERING SUMMARY

Lease Rate:	\$45.00 SF/yr (MG)
Building Size:	12,200 SF
Available SF:	7,100 SF
Lot Size:	6,100 SF
Zoning:	C4-4A
Market:	Brooklyn
Submarket:	Flatbush

PROPERTY OVERVIEW

SVN CPEX Real Estate has been exclusively retained to lease 7,100 SF of office space at 2171 Nostrand Avenue (aka 1580 Flatbush Avenue), Brooklyn, NY 11210. Located at "The Junction", the crossroads of two of Brooklyn's major thoroughfares, Flatbush & Nostrand Avenues, the space features: enormous signage opportunity on Flatbush & Nostrand Avenues; 133 feet of frontage on both avenues; 83 feet of frontage on Flatbush Ave & 50 feet on Nostrand Ave; 500 car Target Parking Lot located one block away.

FULLY BUILT OUT MEDICAL SPACE boasts 13 Exam Rooms, 4 Private Offices, 2 Conference Rooms, 4 ADA Restrooms, 2 Waiting Areas, Pantry/Break Room, File Room, and 2 Reception Areas.

TRANSPORTATION*2 & 5 MTA Trains at Flatbush Ave / Brooklyn College Subway Stop
*B11, B41, B44, B103, BM2 MTA Bus lines Service the Area

NEARBY TENANTS: Target, Bank of America, Brooklyn College, UPS Store, HomeGoods, AT&T, Foot Locker, Applebee's, Subway, GNC, The Waffle Box

Reception Area Photo



Photos



Photo



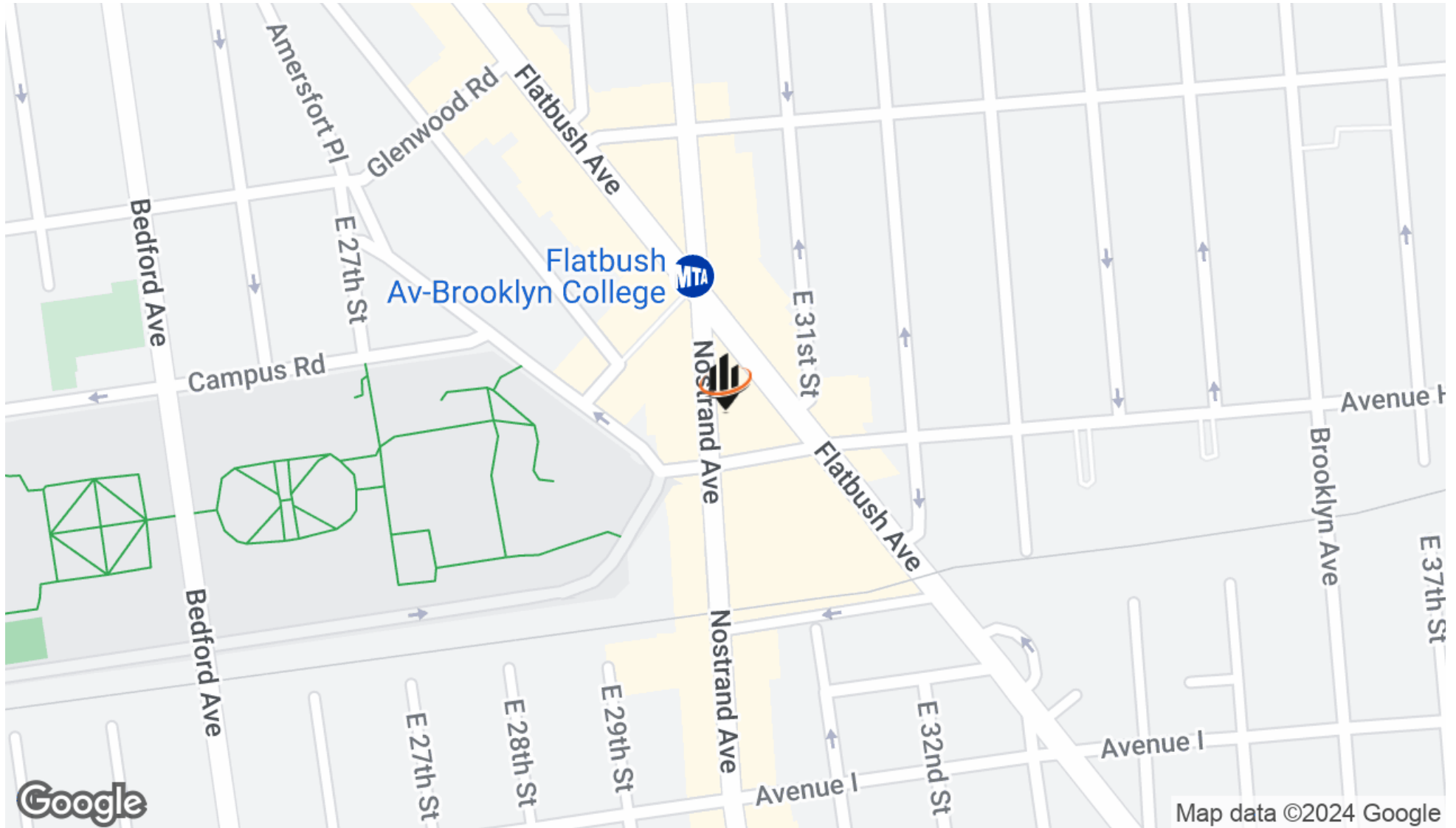
Reception Area Photo



FLOOR PLAN - 2nd Floor



Location Map



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Demographics Map & Report

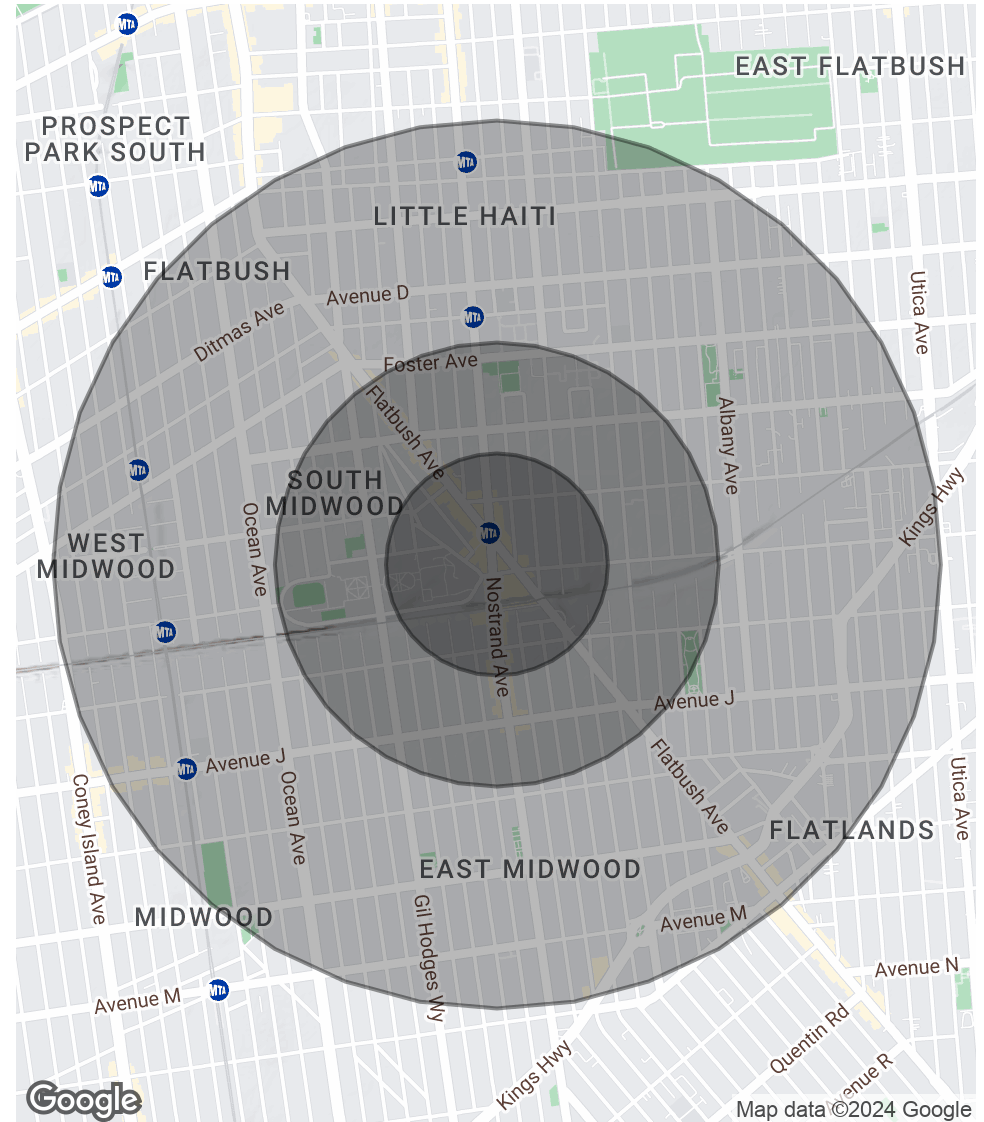
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	10,207	36,535	138,935
Average Age	38.7	37.5	37.2
Average Age (Male)	38.2	34.6	35.2
Average Age (Female)	39.0	38.9	38.9

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	4,498	14,488	54,504
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$76,546	\$81,749	\$82,587
Average House Value	\$648,081	\$642,661	\$629,827

* Demographic data derived from 2020 ACS - US Census





9920 4th Avenue
Brooklyn, NY 11209
718.687.4210
<https://www.svn.com>