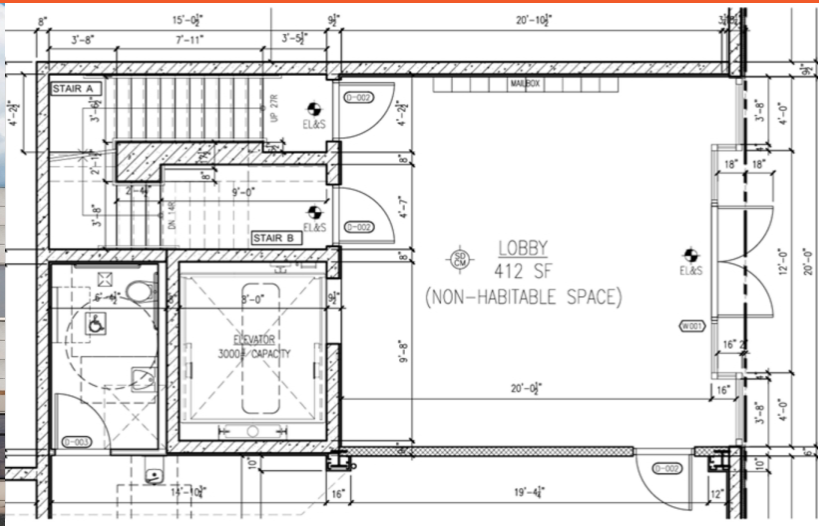


**FOR LEASE**

12645 Flatlands Avenue  
Brooklyn, NY 11208



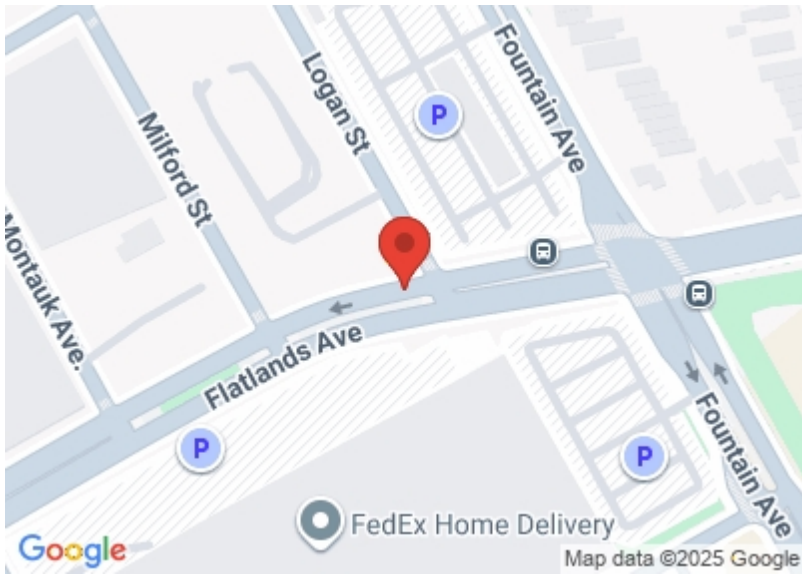
## PROPERTY SUMMARY

CPEX Real Estate has been exclusively hired to introduce, market, and lease a Premier New Construction Office and Retail Building at 12645 Flatlands Avenue, Brooklyn, NY 11208.

This new building offers easy access to the Belt Parkway, Gateway Center Shops, the 2,3,4 Subway & the B83, B84, Q8 Bus Lines.

- New Construction
- Available Summer of 2026
- Build to Suit Available
- High Visibility and Traffic
- Ample On-Site Parking & Parking in Area
- Thousands of New Housing Units in Area

New Construction	Opening Summer '26
County	Kings
Total Available SqFt	15,675 SF
Office SF Available	14,500 SF
Retail SF Available	1,175 SF
Lease Rate	CALL for Details



**DOMINIC MASCARA**  
 Director – Investment Sales & Leasing  
 Mobile: 917 816-4089  
 dmascara@cpexre.com

**TIMOTHY D. KING**  
 Managing Partner  
 Direct: 908 338-5464  
 tking@cpexre.com



CPEX Real Estate  
 9920 4th Avenue, Suite 315  
 Brooklyn, NY 11209  
 Office: 718 935-1800  
 www.cpexre.com

12645 Flatlands Avenue  
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**FOR LEASE**



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	62,429	587,926	1,768,313
2010 Population	66,894	599,158	1,771,979
2025 Population	75,506	638,982	1,875,503
2030 Population	75,193	629,263	1,861,349
2025-2030 Growth Rate	-0.08 %	-0.31 %	-0.15 %
2025 Daytime Population	63,566	510,311	1,530,817

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	5,461	33,153	83,322
\$15000-24999	2,364	15,392	43,871
\$25000-34999	2,348	15,119	43,106
\$35000-49999	3,470	23,137	65,395
\$50000-74999	4,389	32,584	96,388
\$75000-99999	3,095	25,240	81,694
\$100000-149999	3,692	33,437	115,965
\$150000-199999	1,863	19,036	68,788
\$200000 or greater	1,714	22,584	91,446
Median HH Income	\$ 52,786	\$ 67,098	\$ 78,121
Average HH Income	\$ 75,237	\$ 93,865	\$ 107,655

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	22,115	191,700	607,864
2010 Total Households	24,230	199,335	626,787
2025 Total Households	28,396	219,705	690,041
2030 Total Households	28,663	218,976	693,955
2025 Average Household Size	2.62	2.86	2.67
2025 Owner Occupied Housing	6,763	71,281	211,533
2030 Owner Occupied Housing	7,032	71,978	214,051
2025 Renter Occupied Housing	21,633	148,424	478,508
2030 Renter Occupied Housing	21,631	146,998	479,905
2025 Vacant Housing	1,619	13,741	49,173
2025 Total Housing	30,015	233,446	739,214

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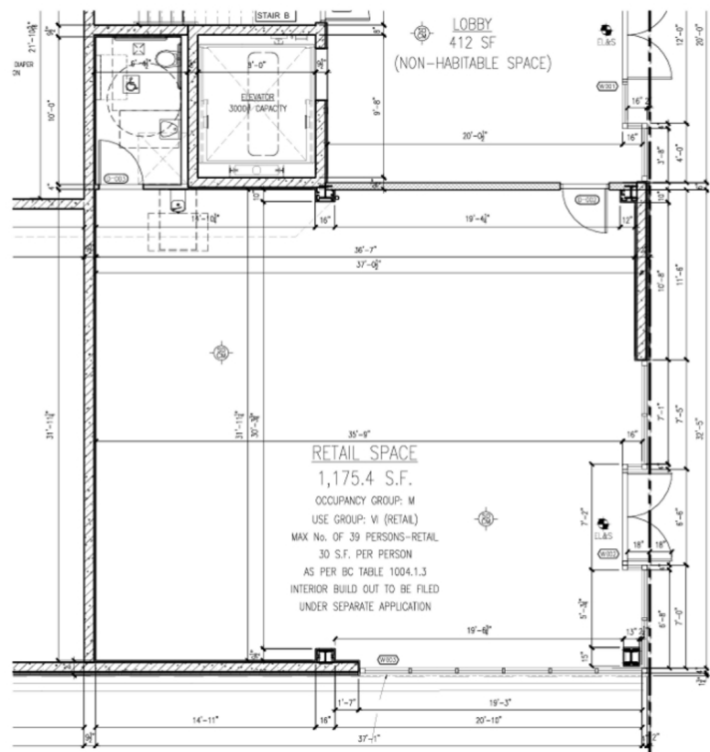
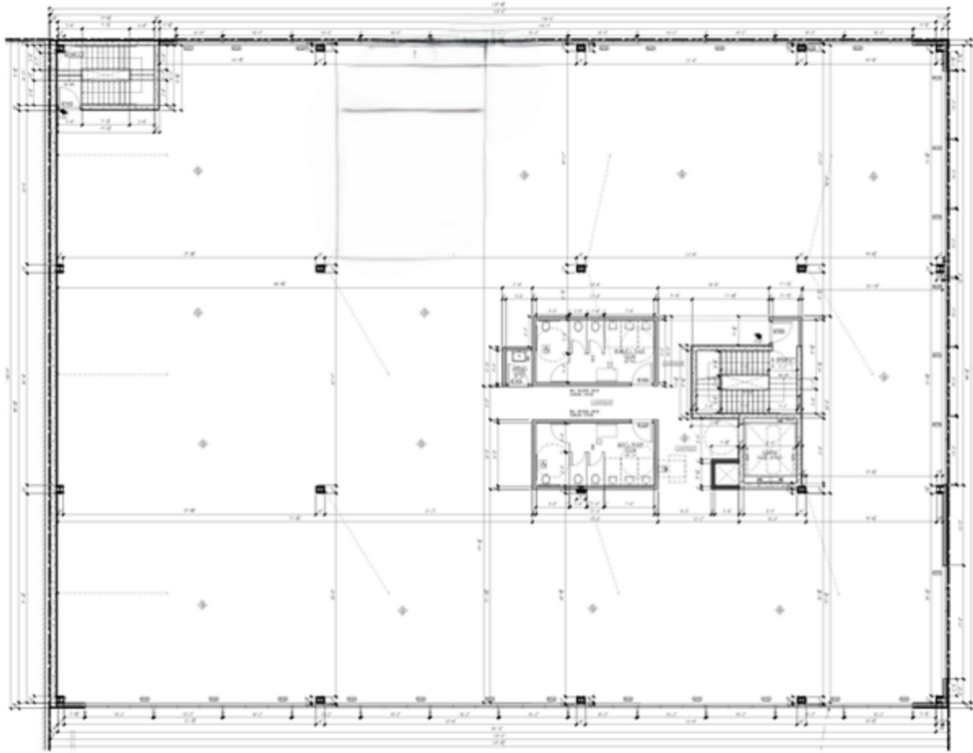
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