

# 782 NEW YORK AVENUE

EAST FLATBUSH, BROOKLYN



**COMMUNITY USE  
SPACE FOR LEASE**



# EAST FLATBUSH BROOKLYN

# 782 NEW YORK AVENUE

## SPACE HIGHLIGHTS

### LOCATION

Corner of New York Avenue and Lenox Road

### SPACE

**Ground floor** 2817.12 SF  
**Lower Level** 1282.82 SF

### CEILING HEIGHT

14+ FT

### FRONTAGE

124 FT

### DIMENSIONS

Variable

### ZONING

R6A / C2-4

### OCCUPANCY

Immediate

### ASKING RENT

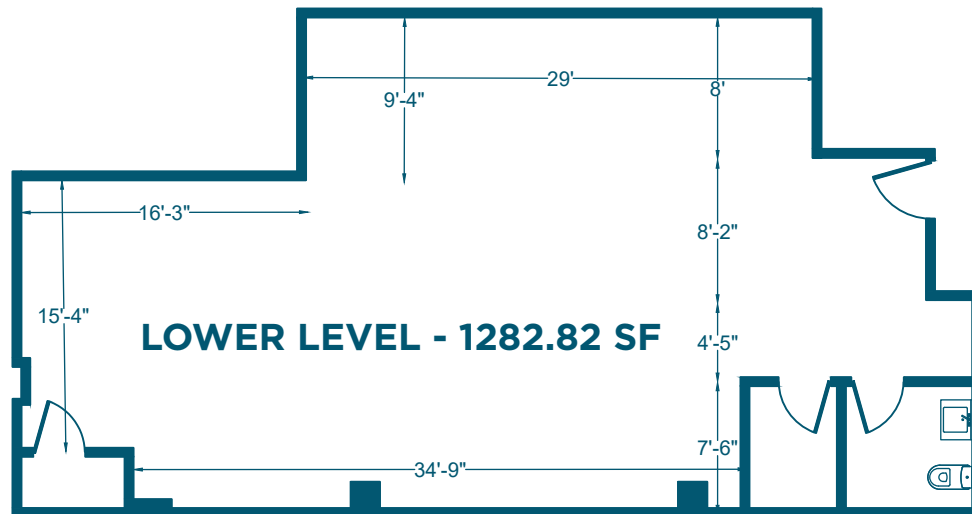
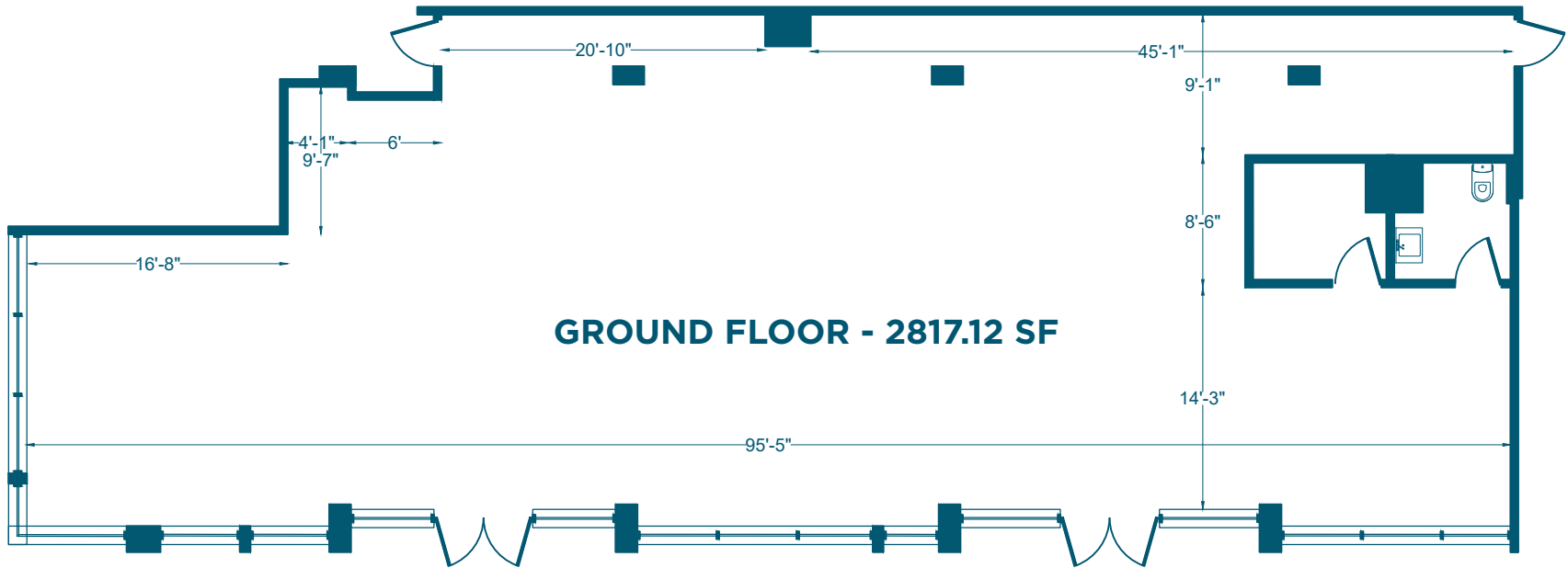
Upon Request

## HIGHLIGHTS

- Corner Space
- Directly across from SUNY Downstate / Kingsbrook Medical Center
- Parking Available
- New Development
- High Ceilings



FLOORPLANS & DETAILS



# EAST FLATBUSH BROOKLYN

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## EXISTING CONDITION

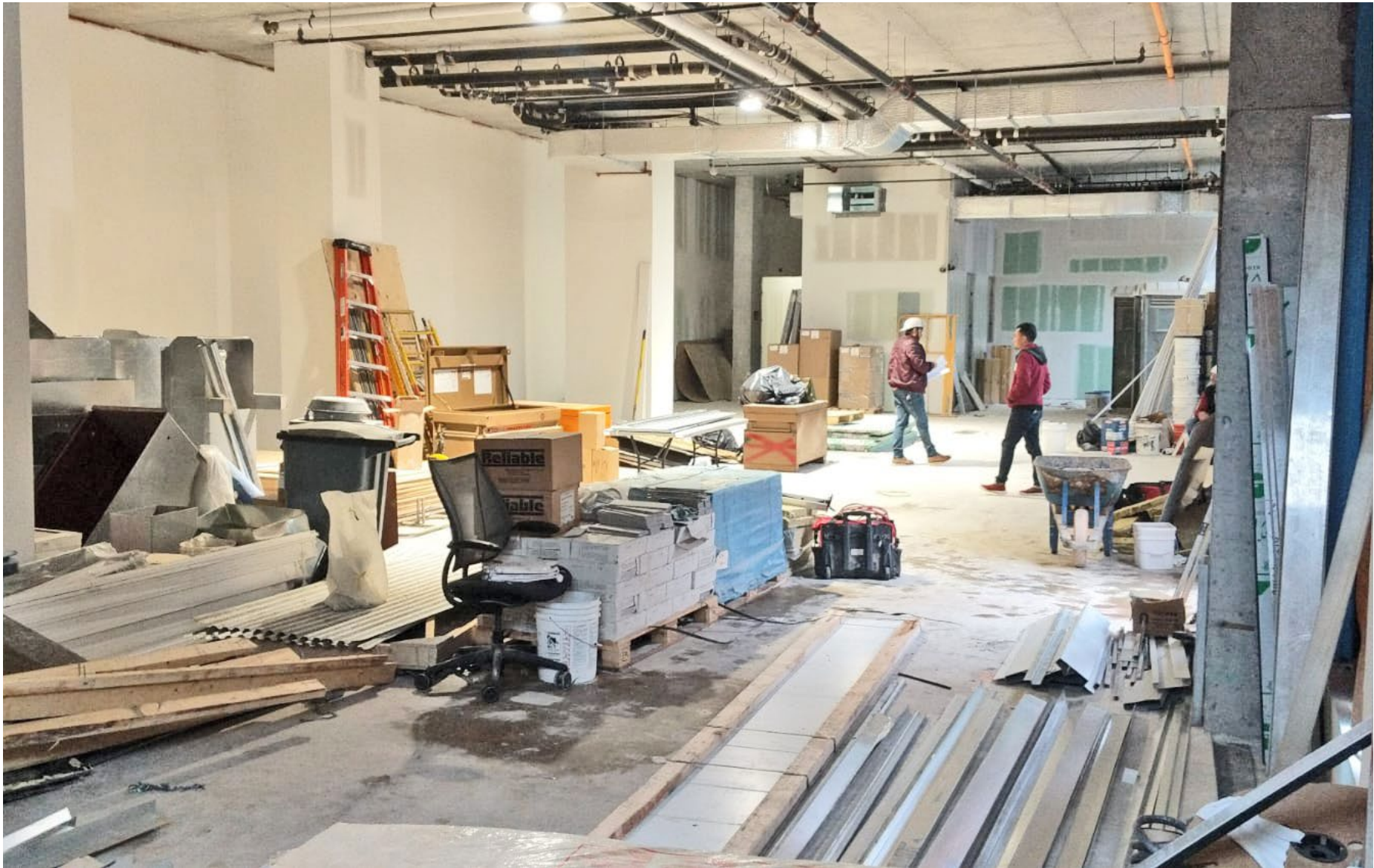




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## EXISTING CONDITION



NEIGHBORHOOD DEMOGRAPHICS



199,740

POPULATION  
WITHIN 1-MILE  
RADIUS



38 Years

AVERAGE  
POPULATION  
AGE



10.10%

POPULATION  
GROWTH  
SINCE 2010



\$65,751

AVERAGE HHI  
WITHIN 1-MILE  
RADIUS



4,928

TOTAL BUSINESSES  
WITHIN 1-MILE  
RADIUS



\$1.4 bn

ANNUAL SPENDING  
WITHIN 1-MILE  
RADIUS

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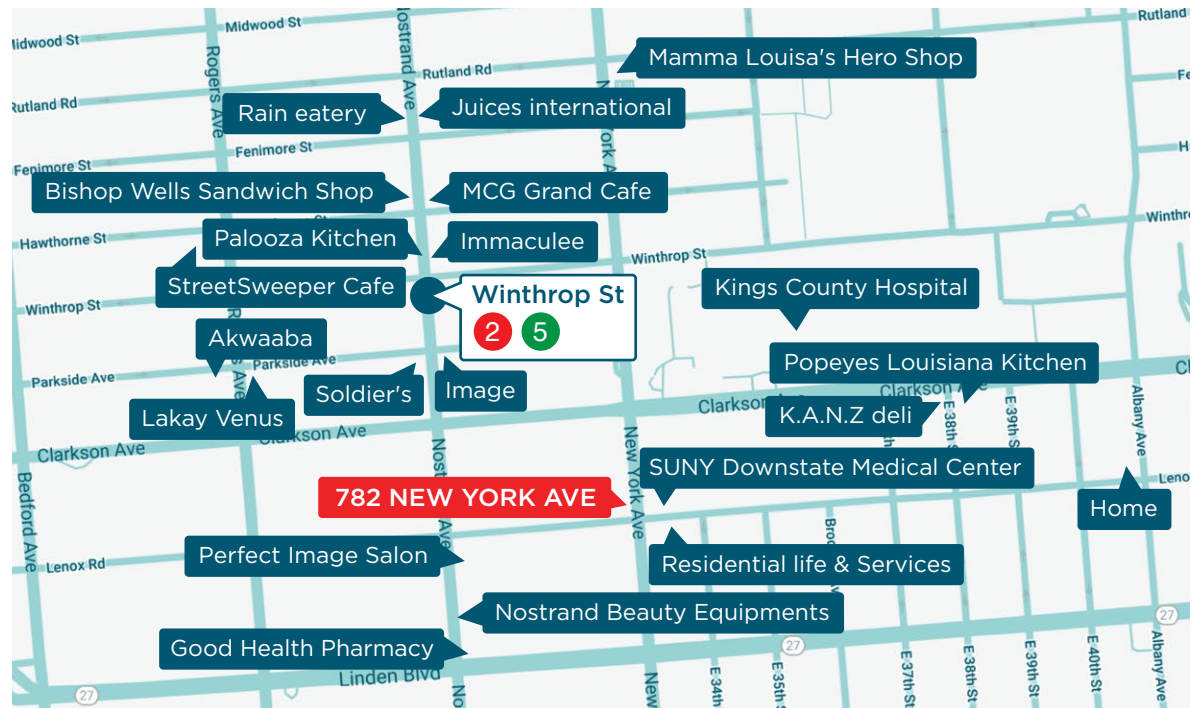
## NEIGHBORHOOD & TRANSPORTATION

### NEIGHBORHOOD TENANTS

- Kings County Hospital
- SUNY Downstate Medical Center
- Popeyes Louisiana Kitchen
- Home
- Soldier's
- Image
- Immaculee
- Palooza Kitchen
- Perfect Image Salon
- Nostrand Beauty Equipments
- Good Health Pharmacy
- K.A.N.Z deli
- Residential life & Services
- Lakay Venus
- Akwaaba
- StreetSweeper Cafe & Lounge
- MCG Grand Cafe
- Bishop Wells Sandwich Shop
- Mamma Louisa's Hero Shop
- Rain eatery and juice bar
- Juices international

### TRANSPORTATION

- 6 Min Walk at Winthrop Street (0.3 mi)
- 9 Min Walk at Church Avenue (0.4 mi)
- 15 Min Walk at Sterling Street (0.7 mi)
- 16 Min Walk at Beverly Road (0.8 mi)
- 17 Min Walk at Parkside Avenue (0.9 mi)





**EAST FLATBUSH BROOKLYN**

**782 NEW YORK AVENUE**

**CONTACT**



**DAVID DUBINSKY**  
**718.308.7111**  
**DAVID.D@EXRNY.COM**

**ARCHIBALD ROWAN**  
**415.717.8611**  
**AROWAN@EXRNY.COM**

