

FLATBUSH  
JUNCTION

BROOKLYN  
NY

# 2233 NOSTRAND AVENUE



# SPACE DETAILS

## LOCATION

East block between Avenues H and I

## APPROXIMATE SIZE

Ground Floor 4,220 SF

## TERM

Negotiable

## POSSESSION

Arranged

## RENT

\$55 PSF

## SITE STATUS

Currently Mattress Firm

## NEIGHBORS

FedEx Office, Target, Nike, HomeGoods, Applebees, Men's Wearhouse, David's Bridal, The Children's Place, Verizon Wireless, Blink Fitness, Dallas BBQ, Starbucks, Modell's Sporting Goods, AT&T and The Vitamin Shoppe

## COMMENTS

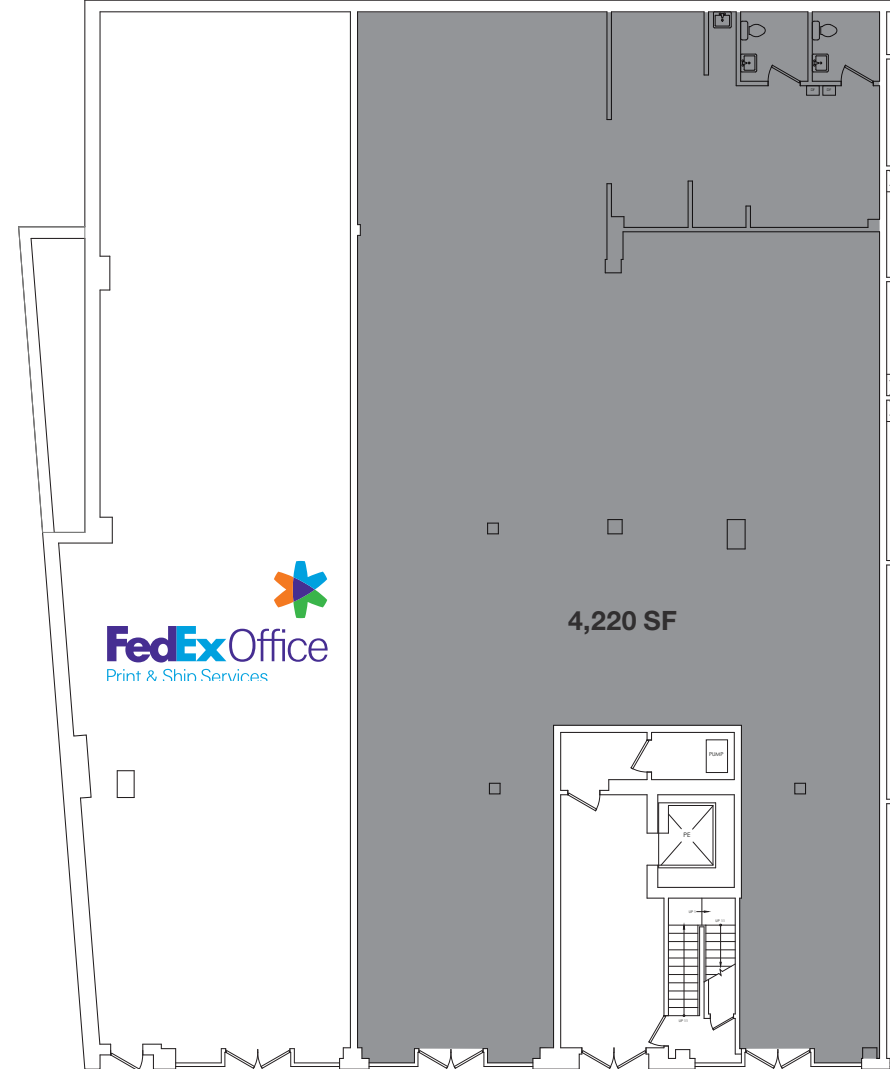
One and one-half blocks to the Flatbush Avenue-Brooklyn College subway station servicing the **2** **5** trains with an annual ridership of 6,107,780

Municipal parking next door

One block from Brooklyn College with 18,746 students and faculty

Adjacent to a proposed mixed-use development

## GROUND FLOOR



NOSTRAND AVENUE

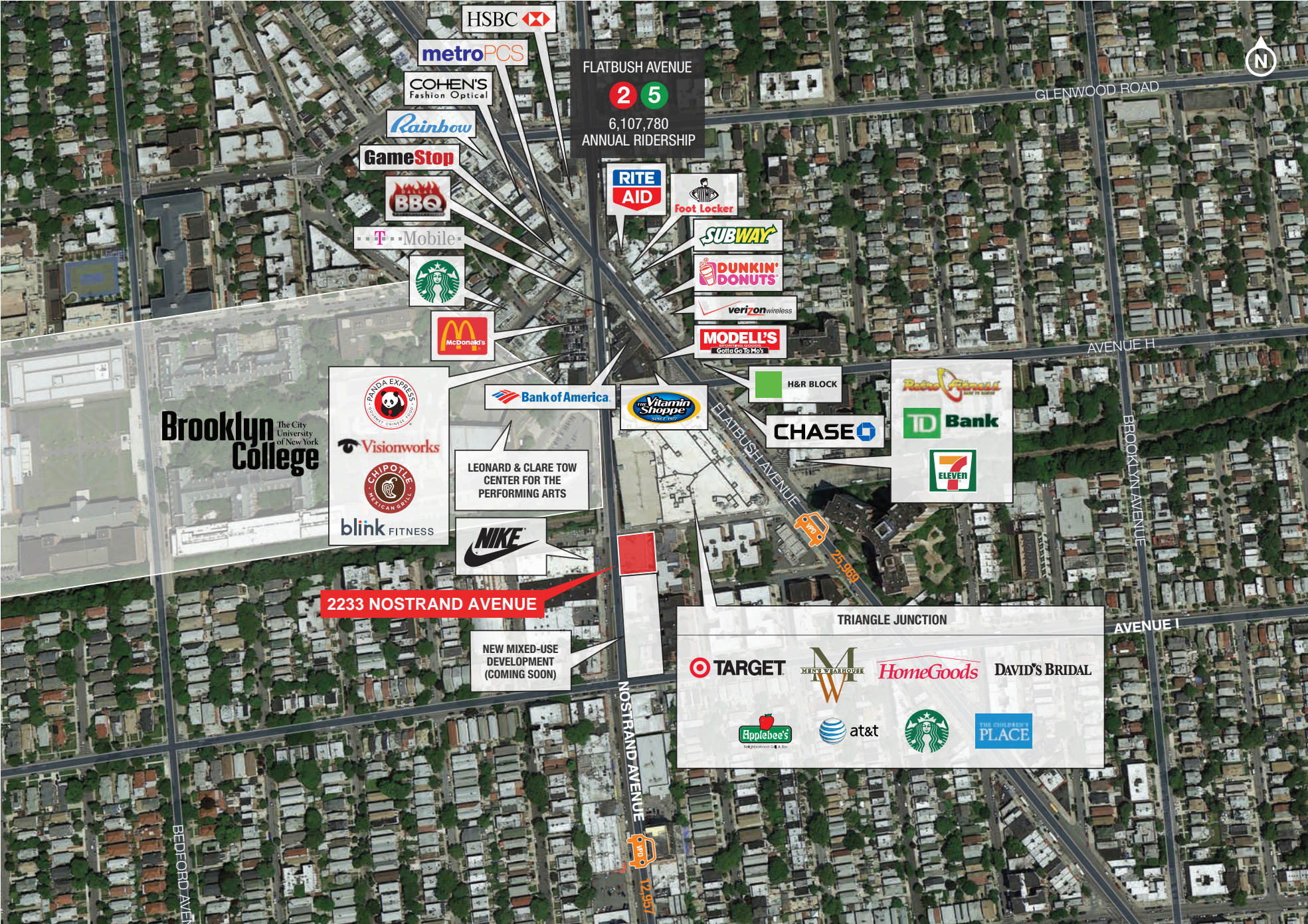


# AREA NEIGHBORS



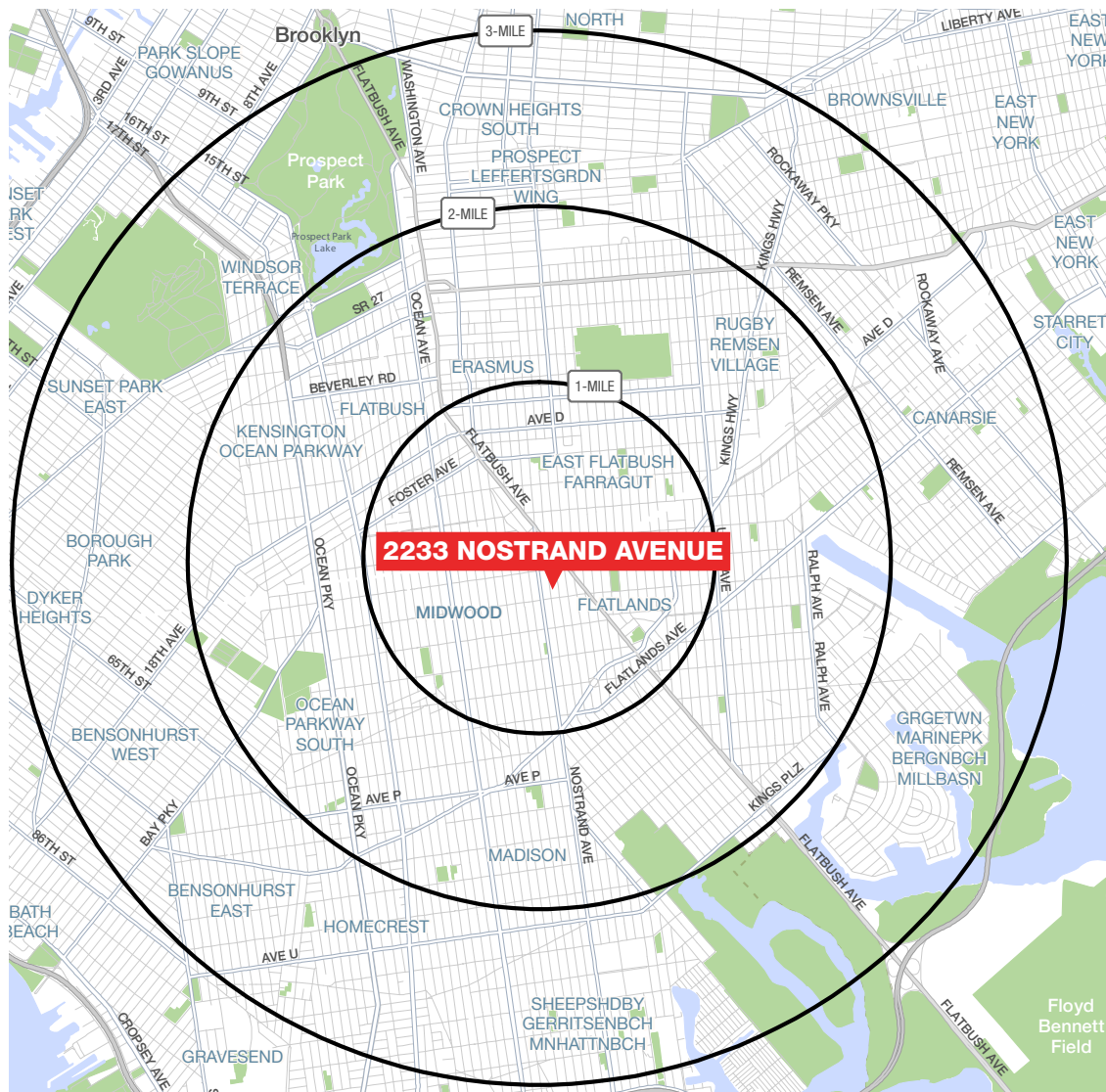


# AREA RETAIL





# AREA DEMOGRAPHICS



## TOTAL POPULATION

1 mile	141,649
2 miles	552,618
3 miles	1,164,428

## DAYTIME POPULATION

1 mile	108,042
2 miles	416,115
3 miles	876,086

## HOUSEHOLD INCOME

1 mile	\$75,934
2 miles	\$73,007
3 miles	\$71,307

2018 numbers

## CONTACT EXCLUSIVE AGENTS

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