

617 FLATBUSH AVENUE

PROSPECT LEFFERTS GARDENS, BROOKLYN



RETAIL SPACE
FOR LEASE

SPACE HIGHLIGHTS

LOCATION

Between Fenimore St
& Rutland Rd

SPACE

500 SF

CEILING HEIGHT

10 FT

FRONTAGE

14 FT

DIMENSIONS

14 FT x 30 FT

ZONING

C1 - 3

OCCUPANCY

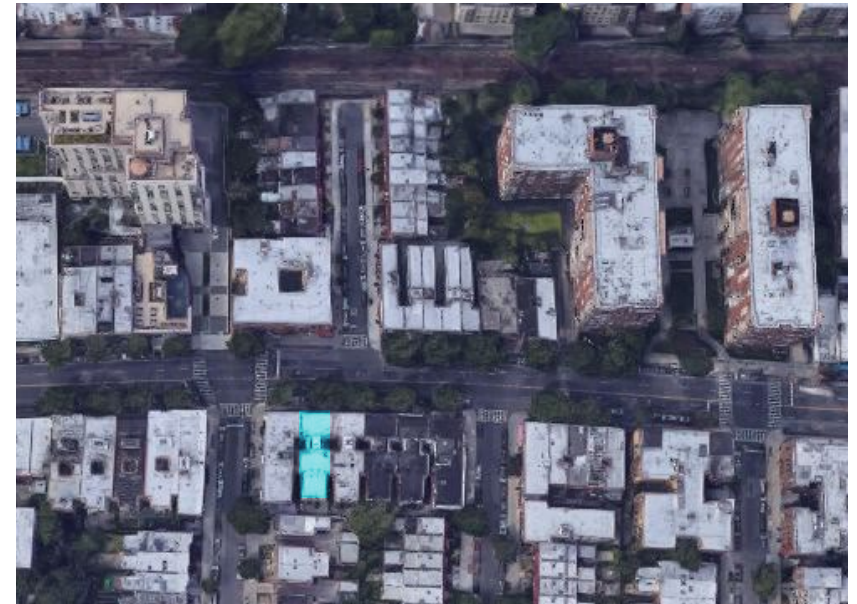
Immediate

ASKING RENT

Upon Request

HIGHLIGHTS

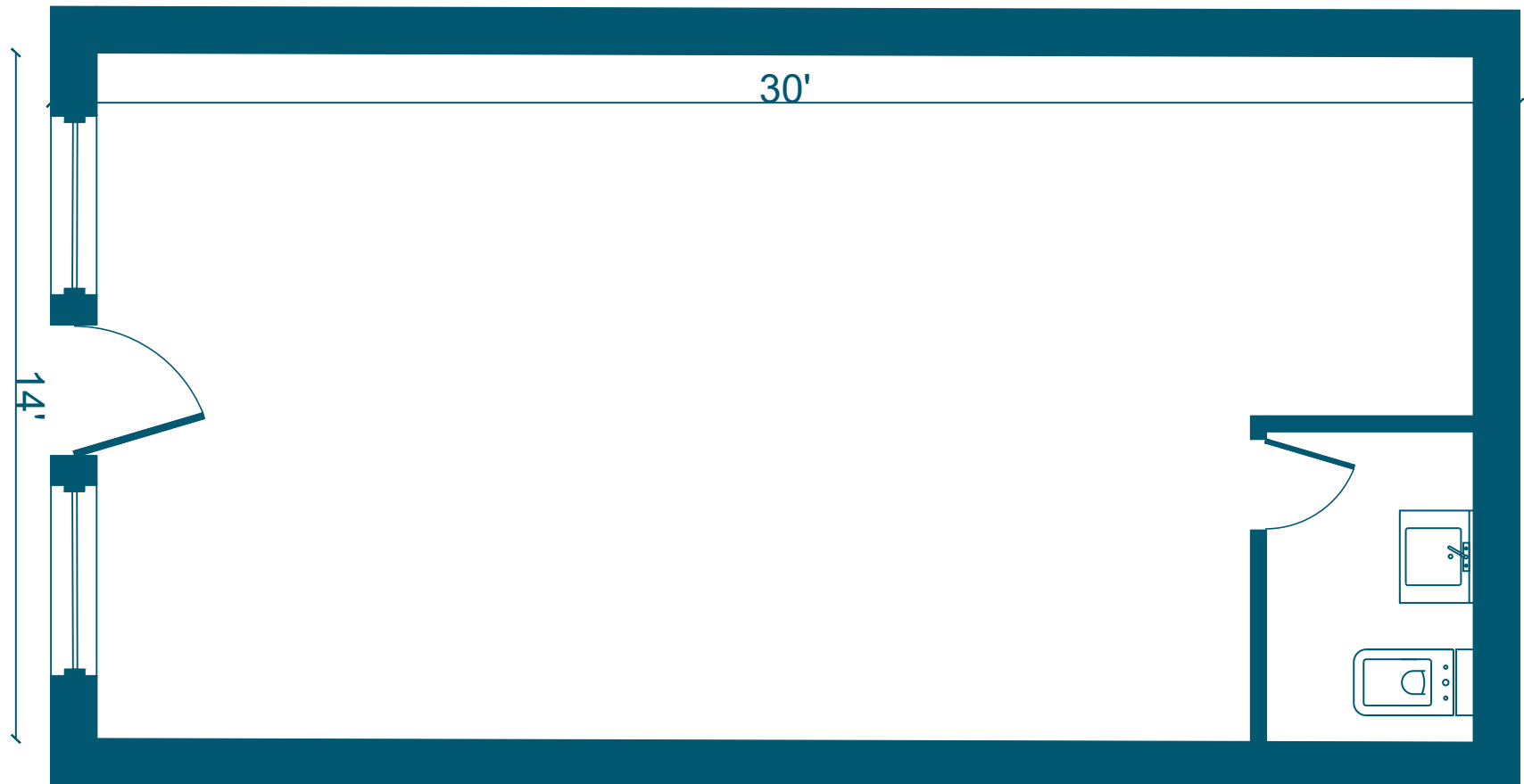
- 14 FT of frontage on busy Flatbush Ave.
- Situated in the heart of Prospect Lefferts Gardens.
- Steps to Prospect Park, Brooklyn Botanical Garden.
- Home to upwardly mobile professionals and young families.
- Perfect opportunity to establish a presence in a fast paced growing area.



FLOORPLAN & DETAILS

GROUND FLOOR

Space	500 SF
Ceiling Heights	10 FT
Frontage	14 FT
Dimensions	14 FT x 30 FT



PLG BROOKLYN

SPACE DEVELOPMENT

617 FLATBUSH AVENUE



NEIGHBORHOOD DEMOGRAPHICS



172,306

POPULATION
WITHIN 1-MILE
RADIUS



37 Years

AVERAGE
POPULATION
AGE



16.33%

POPULATION
GROWTH
SINCE 2010



\$71,519

AVERAGE HHI
WITHIN 1-MILE
RADIUS



4,013

TOTAL BUSINESSES
WITHIN 1-MILE
RADIUS



\$1.3 bn

ANNUAL SPENDING
WITHIN 1-MILE
RADIUS

NEIGHBORHOOD & TRANSPORTATION

NEIGHBORHOOD TENANTS

- Midwood Flats
- Erv's
- King of Tandoor
- Hype's Kitchen and Juice Bar
- Flatbush Patio LLC
- Blue Nile
- Scoops Ice Cream Parlor
- Edie Jo's
- Honey Badger
- Bergen Bagels
- Slowloris
- The Catrina Ink
- Prospect Pizza
- WellZen Lounge
- Gino's Trattoria & Brick Oven Pizza
- The Chameleon BK
- Habib 1 Deli
- Hai Sun
- New Golden
- Jus Fishy
- Associated Supermarkets
- Creative Impressions
- Liquor Town
- Silver Rice

TRANSPORTATION

- 7 Min Walk at Parkside Avenue (0.3 mi) Q
- 7 Min Walk at Prospect Park (0.3 mi) B Q S
- 14 Min Walk at Winthrop Street (0.7 mi) 2 5



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CONTACT

