FOR LEASE

828 FLATBUSH AVE

Prime Brooklyn Location

CENTURY 21 MIZRAHI REALTY

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Brooklyn NY 11223
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MAP

OFFERED AT- $6,500 Per Month

Demographics

PRIME FLATBUSH AVE/ CHURCH AVE

1800 SQ FT PLUS BASEMENT

FOR DETAILS- CALL SAM OR ISMAEL

www.century21retaileasing.com

Neighbors-

Carver Bank
VIM
Payless Shoes
Duane Reade
Rite Aid
PopEyes Chicken
Dunkin Donuts
Baskin Robins
Golden Krust Bakery
Jimmy Jazz
Modells
Danice Stores
Bargain Hunters
Citi Bank
Chase
T-Mobile

Member of the ICSC

828 Flatbush Ave

Location:	**Brooklyn Cluster** **South Brooklyn Submarket** **Kings County** **Brooklyn, NY 11226**	Building Type:	**Retail/Storefront Retail/Residential**
		Bldg Status:	**Built 1931**
		Building Size:	**2,044 SF**
		Typical Floor Size:	**681 SF**
		Stories:	**3**
		Land Area:	**2,178 SF**
Developer:	**-**	Total Avail:	**1,800 SF**
Management:	**-**	% Leased:	**100%**
Recorded Owner:	**Khaski Ezra**	Total Spaces Avail:	**1**
		Smallest Space:	**1,800 SF**
Parcel Number:	**05082-0017**	Bldg Vacant:	**-**
Street Frontage:	**28 feet on Flatbush Ave(with 0 curb cut)**		
Parking:	**-**		

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st	1,800	1,800	1,800	$40.00/+elec	Negotiable	Negotiable	Direct

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828 Flatbush Ave
Brooklyn, NY 11226

Building Size:	**3 Stories** **2,044 SF Total Rentable Building Size**
Building Status:	**Existing Storefront Retail/Residential Building Built in 1931**
Space Available:	**1,800 SF**
Max Contig:	**1,800 SF**
Smallest Space:	**1,800 SF**
Rental Rate:	**$40.00**
Ceiling Height:	**-**
Column Spacing:	**-**
Sprinkler:	**-**
Drive-In Bays:	**-**
Loading Docks:	**-**
Power:	**-**
Building Expense:	**-**
Utilities:	**-**
Features/Parking:	**-**

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Consumer Spending Report

828 Flatbush Ave, Brooklyn, NY 11226

Building Type: **Retail**
Secondary: **Storefront Retail/Residential**
GLA: **2,044 SF**
Year Built: **1931**
Total Available: **1,800 SF**
% Leased: **100%**
Rent/SF/Yr: **$40.00**

2009 Annual Spending (in Thousands)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	**$1,683,893**	**$14,358,367**	**$29,116,708**
Total Apparel	**$77,395**	**$611,448**	**$1,239,795**
Women's Apparel	29,581	237,985	481,265
Men's Apparel	16,860	137,585	278,985
Girl's Apparel	6,597	52,175	105,802
Boy's Apparel	5,415	41,214	83,486
Infant Apparel	5,279	42,043	85,887
Footwear (excl. Infants)	11,690	92,200	186,942
Other Apparel Prod/Services	13,662	100,446	204,370
Total Entertainment	**$153,065**	**$1,320,303**	**$2,675,727**
Sports and Recreation	5,553	51,399	103,938
TV, Radio and Sound Equipment	61,763	498,162	1,007,590
Reading Materials	7,973	67,317	136,427
Travel	75,808	686,071	1,392,575
Photographic Equipment	1,968	17,354	35,197
Total Food At Home	**$178,635**	**$1,403,799**	**$2,852,261**
Cereal Products	11,804	90,720	184,160
Bread & Bakery Products	21,976	176,102	357,115
Seafood	10,323	79,707	162,032
Meat/Poultry/Fish/Eggs	61,203	477,577	969,843
Dairy Products	27,500	219,190	445,076
Fruits and Vegetables	45,829	360,504	734,034
Total Food Away From Home	**$162,583**	**$1,324,821**	**$2,682,041**
Breakfast and Brunch	18,920	147,770	299,856
Dinner	73,521	603,507	1,220,851
Lunch	51,800	421,143	853,184
Snacks and Non Alcoholic Bev	13,346	106,816	215,958
Catered Affairs	4,996	45,584	92,193

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Consumer Spending Report

828 Flatbush Ave, Brooklyn, NY 11226			
Annual Spending (in Thousands)	**1 Mile**	**3 Mile**	**5 Mile**
Total Alcoholic Beverages	**$29,359**	**$245,308**	**$495,242**
Alcoholic Bev. at Home	15,383	131,995	267,338
Alcoholic Bev. away from Home	13,976	113,314	227,904
Total Furniture/Appliances	**$144,062**	**$1,276,482**	**$2,590,465**
Bedroom Furniture	8,112	72,253	146,871
Living Room Furniture	11,968	108,005	219,298
Other Living & Family Room Furniture	3,323	29,592	59,948
Other Furniture	1,131	10,892	22,143
Major Appliances	11,607	101,831	207,269
Small Appliances	31,030	274,133	555,699
Misc Household Equipment	76,890	679,775	1,379,238
Total Transportation/Maint.	**$755,266**	**$6,621,509**	**$13,432,305**
New Autos/Trucks/Vans	86,534	814,103	1,654,560
Used Vehicles	80,233	711,990	1,444,308
Purchase of RVs or Boats	5,461	61,703	125,072
Gasoline	112,549	952,652	1,929,830
Diesel Fuel	1,090	11,448	23,348
Automotive Maintenance/Repair	40,145	347,965	706,170
Transportation	429,255	3,721,648	7,549,017
Total Health Care	**$65,065**	**$561,919**	**$1,140,939**
Medical Services	37,236	326,999	664,411
Prescription Drugs	21,407	179,974	364,978
Medical Supplies	6,422	54,946	111,550
Total Education/Day Care	**$151,797**	**$1,247,645**	**$2,519,831**
Education	69,556	567,810	1,147,100
Room and Board	4,097	36,756	74,114
Tuition/School Supplies	63,736	519,416	1,049,305
Day Care, Nursery & Preschool	14,408	123,662	249,312

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Demographic Summary Report

828 Flatbush Ave, Brooklyn, NY 11226

Building Type:	**Retail**	Total Available:	**1,800 SF**
Secondary:	**Storefront**	% Leased:	**100%**
GLA:	**2,044 SF**	Rent/SF/Yr:	**$40.00**
Year Built:	**1931**		

Radius	1 Mile		3 Mile		5 Mile	
Population						
2014 Projection	178,682		1,321,949		2,673,561	
2009 Estimate	177,424		1,303,753		2,625,519	
2000 Census	176,869		1,267,948		2,523,910	
Growth 2009 - 2014	0.70%		1.40%		1.80%	
Growth 2000 - 2009	0.30%		2.80%		4.00%	
2009 Population by Hispanic Origin	22,593		207,702		580,074	
2009 Population By Race	177,424		1,303,753		2,625,519	
White	16,490	9.29%	376,468	28.88%	964,401	36.73%
Black or African American	135,476	76.36%	661,445	50.73%	927,096	35.31%
American Indian and Alaska Native	603	0.34%	4,815	0.37%	10,321	0.39%
Asian	6,069	3.42%	103,339	7.93%	298,067	11.35%
Native Hawaiian and Pacific Islander	78	0.04%	676	0.05%	1,601	0.06%
Other Race	9,508	5.36%	95,826	7.35%	293,651	11.18%
Two or More Races	9,200	5.19%	61,185	4.69%	130,383	4.97%
Households						
2014 Projection	62,520		463,417		946,012	
2009 Estimate	62,130		457,251		930,067	
2000 Census	61,939		447,492		901,565	
Growth 2009 - 2014	0.60%		1.30%		1.70%	
Growth 2000 - 2009	0.30%		2.20%		3.20%	
Owner Occupied	10,633	17.11%	128,900	28.19%	269,786	29.01%
Renter Occupied	51,496	82.88%	328,351	71.81%	660,280	70.99%
2009 Households by HH Income	62,129		457,236		930,023	
Income Less Than $15,000	12,165	19.58%	89,315	19.53%	188,740	20.29%
Income: $15,000 - $24,999	7,079	11.39%	50,253	10.99%	107,486	11.56%
Income: $25,000 - $34,999	7,538	12.13%	45,499	9.95%	91,578	9.85%
Income: $35,000 - $49,999	9,542	15.36%	61,636	13.48%	122,672	13.19%
Income: $50,000 - $74,999	12,492	20.11%	88,157	19.28%	171,752	18.47%
Income: $75,000 - $99,999	7,157	11.52%	56,749	12.41%	114,154	12.27%
Income: $100,000 - $149,999	3,933	6.33%	38,437	8.41%	78,201	8.41%
Income: $150,000 - $249,999	1,786	2.87%	20,901	4.57%	41,894	4.50%
Income: $250,000 - $499,999	347	0.56%	5,062	1.11%	10,593	1.14%
Income: $500,000 or more	90	0.14%	1,227	0.27%	2,953	0.32%
2009 Avg Household Income	$52,828		$60,423		$60,204	
2009 Med Household Income	$41,356		$45,490		$44,231	
2009 Per Capita Income	$18,625		$21,435		$21,561	

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Traffic Count Report

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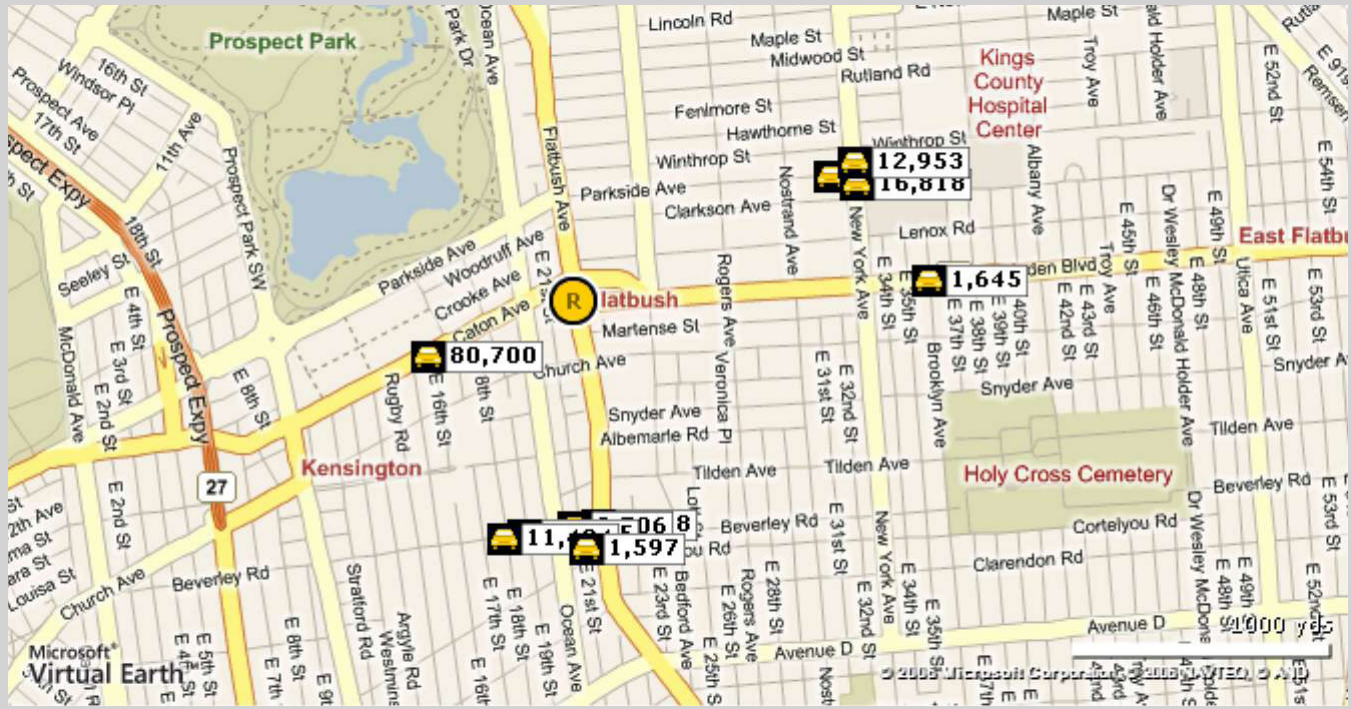

	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Caton Ave	E 16th St	0.02 NE	2003	80,700	Vendor	.35
2	Beverly Rd	Flatbush Ave	0.02 E	2003	7,518	Converte	.51
3	Beverly Rd	E 21st St	0.02 E	2003	8,706	Converte	.51
4	Beverly Rd	E 19th St	0.01 E	2004	11,455	Converte	.54
5	Beverly Rd	E 18th St	0.01 E	2004	11,484	Converte	.56
6	E 21st St	Cortelyou Rd	0.03 S	2003	1,597	ADT	.56
7	Parkside Ave	New York Ave	0.06 E	2004	3,500	ADT	.64
8	New York Ave	Parkside Ave	0.02 N	2004	16,818	Converte	.69
9	New York Ave	Parkside Ave	0.03 S	2004	12,953	Converte	.71
10	Linden Blvd	Brooklyn Ave	0.01 E	2004	1,645	ADT	.80

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