

# 55 Flatbush Avenue

Prime Block-through Retail Space For Lease

Fort Greene/Downtown Brooklyn, Brooklyn NY 11217



Retail Leasing



**Location:** Between Fulton St & Lafayette Ave

**Ground Floor Size:** 2,800 SF (approx)

**Mezzanine:** Potential for up to 700 SF

**Cellar:** 300 SF (approx.)

**Frontage:** 40 FT on Flatbush Avenue  
25 FT on Rockwell Place

**Dimensions:** 41' x 97' (irreg.)

**Ceiling Heights:** 18 - 19 FT

**Zoning:** C6-4/DB

**Ground Floor Rent:** \$50 PSF

## TRANSPORTATION



## NEIGHBORING TENANTS

BAM Movie Theatre, Junior's, Applebees, Sleepy's, IHOP, Crunch Fitness, McDonald's, Chase, HSBC, Vitamin Shoppe, Target, P.C. Richard's, Modell's, 57 Burger

## FEATURES

- New construction with double-height ceilings and venting suitable for a restaurant-use
- Over 21 MILLION annual subway transfers within 1/4 mi
- More than 60,000 cars pass by site per day
- Steps from Fulton Street Mall, Atlantic Terminal, & future site of Albee Square Mall and the Brooklyn Nets Arena

## For Further Information, Please Contact Exclusive Leasing Team:

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[WWW.CPEXRE.COM](http://WWW.CPEXRE.COM)

All information contained herein was provided by or obtained from the owner of the property or from sources that we deem reliable. Though we have no reason to doubt the validity of the information, we do not warrant any information disclosed. All measurements of area and dimensions, zoning and uses must be independently verified. IT IS STRONGLY URGED THAT THE PROSPECTIVE TENANT CAREFULLY VERIFY EACH ITEM OF SIZE, RE TAXES, PERMITTED LEGAL USE AND ALL OTHER INFORMATION HEREIN.

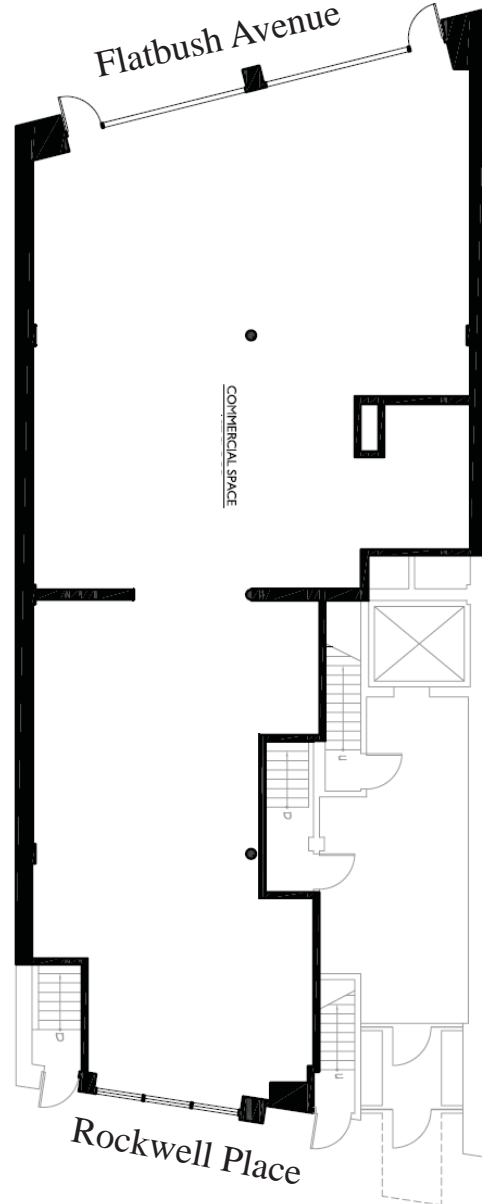
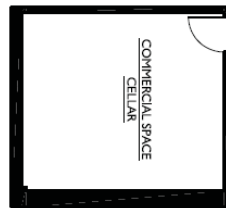
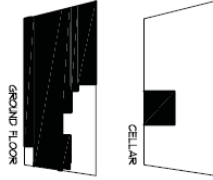
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