

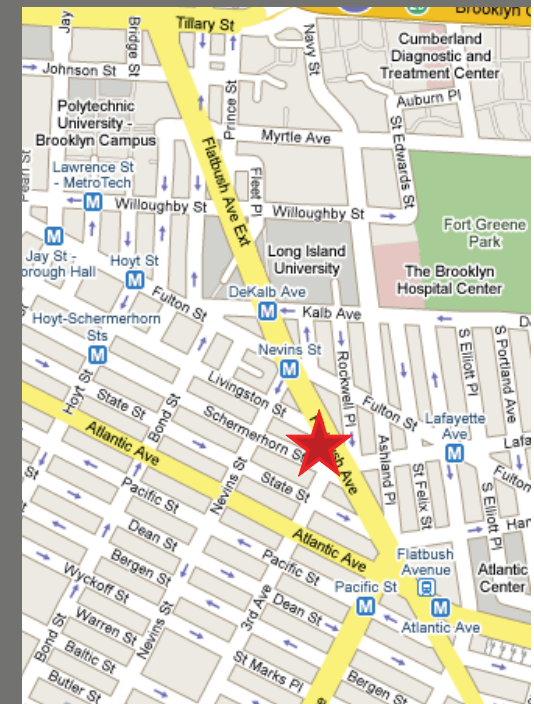
62-64 Flatbush Avenue

Retail/Office Space for Lease

Fort Greene/Downtown Brooklyn, Brooklyn NY 11217



Retail Leasing



Location: NW Corner of 3rd Avenue & Flatbush Avenue

Lot Size: 20,380 SF (approx)

Available: 20,000 - 100,000 SF

Frontage: 103 FT on Flatbush Avenue

58 FT on Third Avenue

232 FT on Schermerhorn Street

Dimensions: 231' x 77' (irreg.)

RE Taxes: \$68,131 (08/09)

Zoning: C6-4/DB

Rent: Upon Request

TRANSPORTATION

2 3 4 5 R Q N M D B A C G within 3 blocks
LIRR stop at Atlantic Terminal just 2 blocks from site

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

- Excellent build-to-suit opportunity
- 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

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