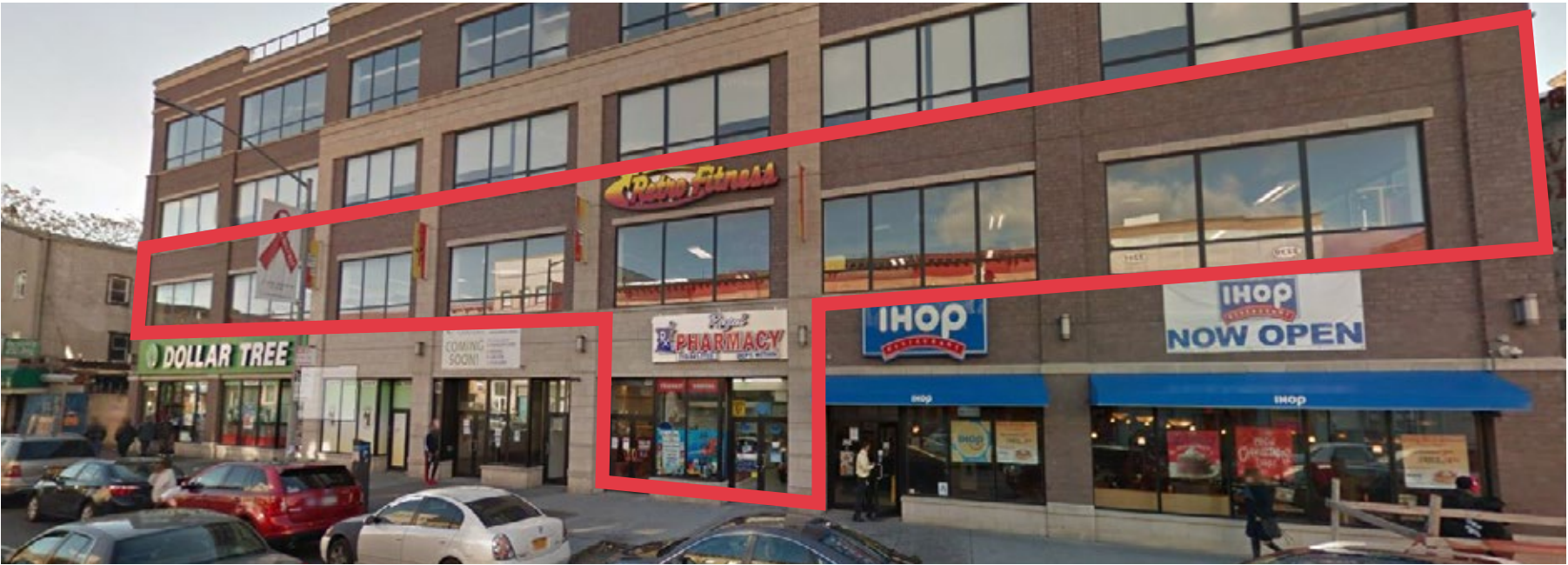




RETAIL/MEDICAL/OFFICE SPACE
ALL USES WELCOME

BROOKLYN, NY
FLATBUSH | 2244 CHURCH AVENUE

SIZE
Ground Floor 600 SF
2nd Floor 18,250 SF

ASKING RENT
\$35.00 PSF NNN
CAM & Taxes Combined - \$5.50 PSF

FRONTAGE
171 FT on Church Avenue

CEILING HEIGHTS
15 FT

CO-TENANTS
IHOP, Dollar Tree, CAMBA, The Brooklyn Hospital

NEIGHBORS
Rite Aid, Chase Bank, Planet Fitness, Citibank

COMMENTS
Located on a busy retail corridor on Church Avenue between Flatbush Avenue and Bedford Avenue

Dedicated entrance of 600 SF for the 2nd Floor; private elevator in the space and staircase servicing the second floor only

Windowed frontage on three sides of the building

Strong retail corridor with heavy foot and car traffic on both sides of the street

Newly developed in 2016

Property was awarded a 25-year ICAP abatement, roughly 19 years of the ICAP abatement remains

Multiple local and express bus stops right in front of the property and the **B** **Q** **5** and **2** train lines are four blocks away on Church Avenue within 5 minutes walking distance

Space is perfect for all uses including but not limited to Retail, Medical, Office, Daycare/School

CONTACT EXCLUSIVE AGENTS

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Please visit us at [ripcony.com](https://www.ripcony.com) for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

MARKET AERIAL

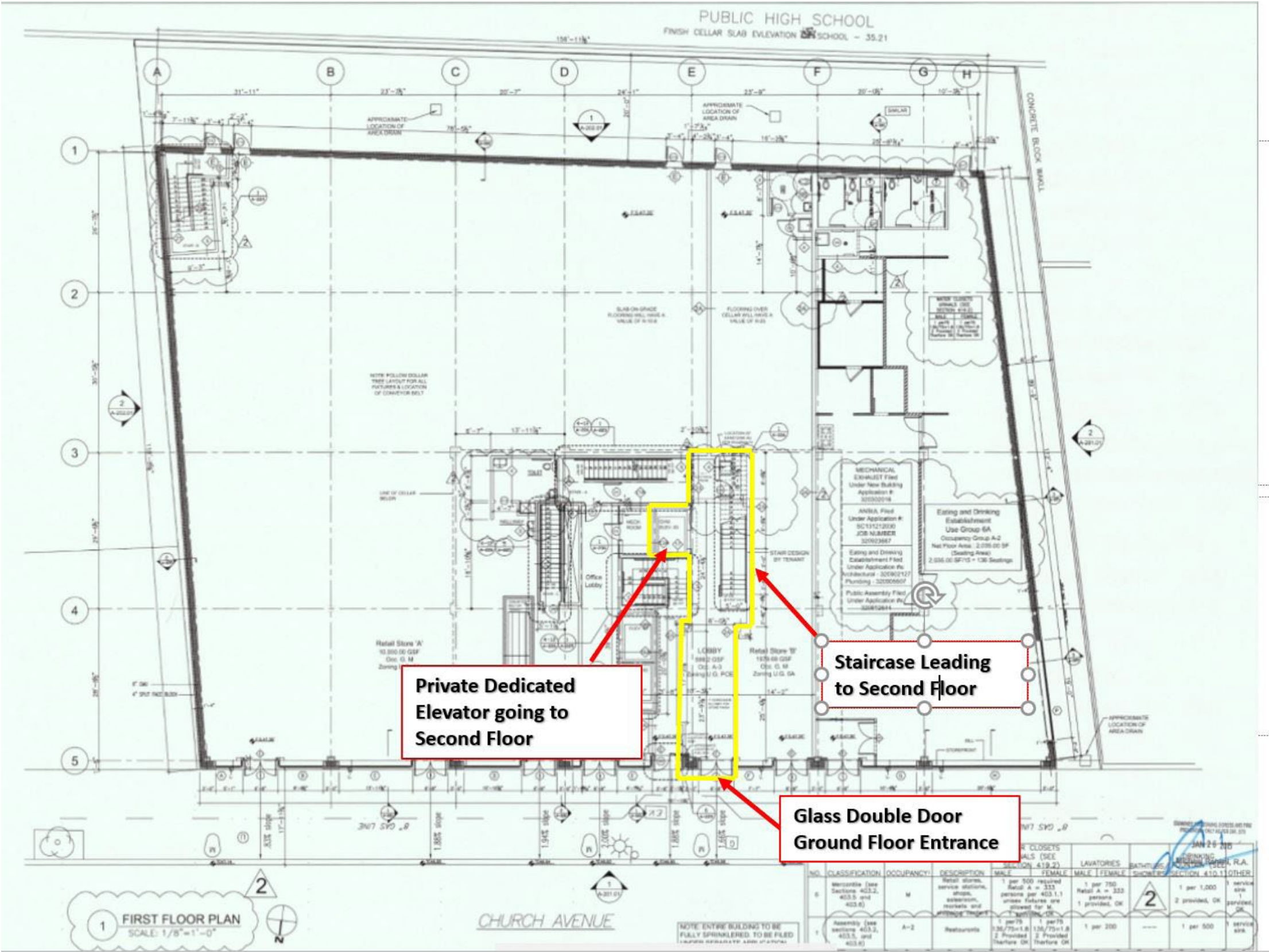


CLOSE UP AERIAL



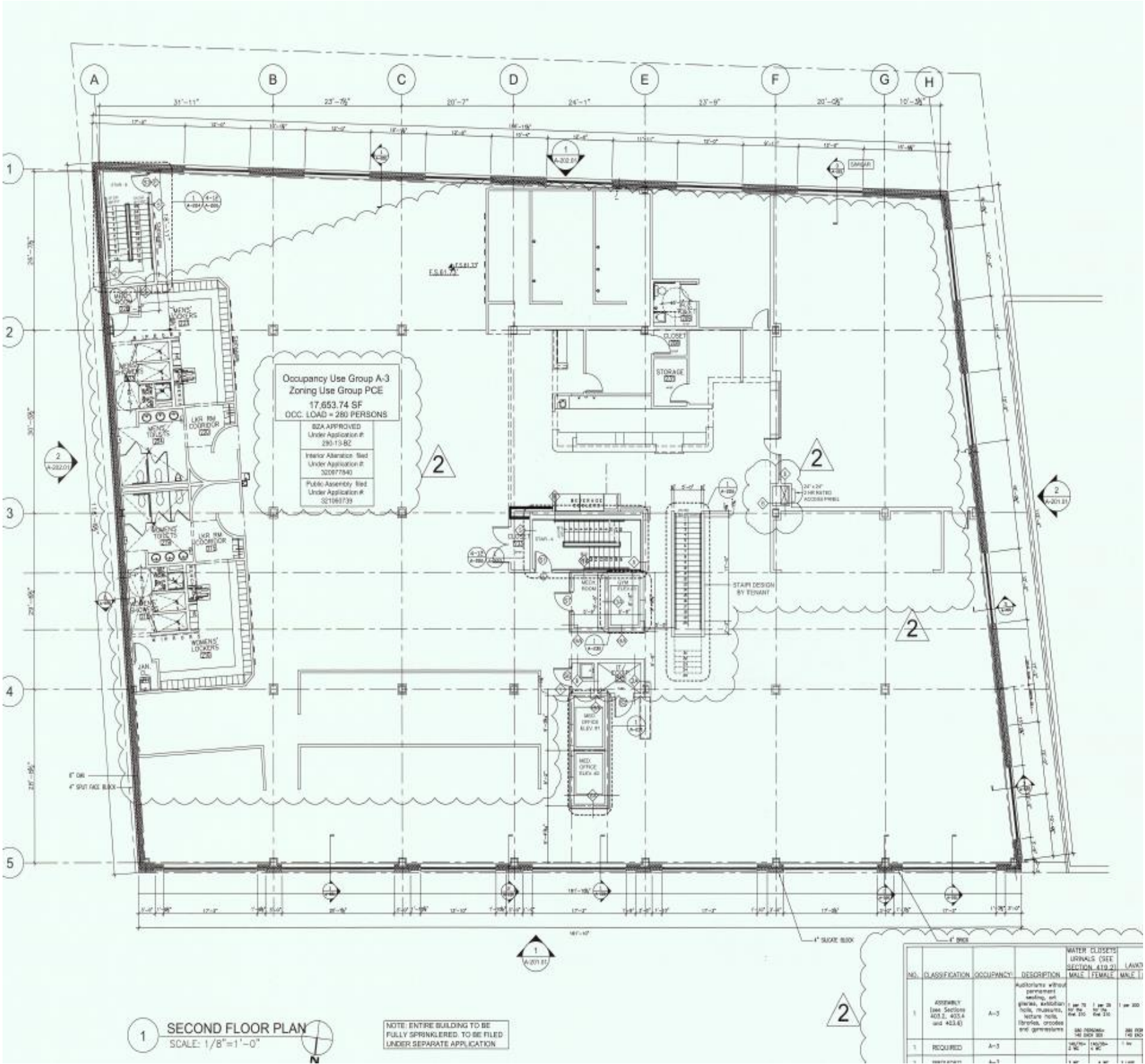
FLOOR PLAN

GROUND FLOOR



FLOOR PLAN

2ND FLOOR



AREA DEMOGRAPHICS



2244 CHURCH AVENUE BROOKLYN, NEW YORK

1 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
172,868	44,224 - 37.0%
HOUSEHOLDS	TOTAL BUSINESSES
63,936	3,806
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$87,664	47,915
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$62,613	142,855

2 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
593,547	169,476 - 42.0%
HOUSEHOLDS	TOTAL BUSINESSES
218,644	15,921
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$100,854	201,328
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$68,358	530,706

3 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
1,279,531	347,913 - 40.0%
HOUSEHOLDS	TOTAL BUSINESSES
465,738	36,989
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$100,815	455,570
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$66,963	1,178,074

AREA DEMOGRAPHICS

