

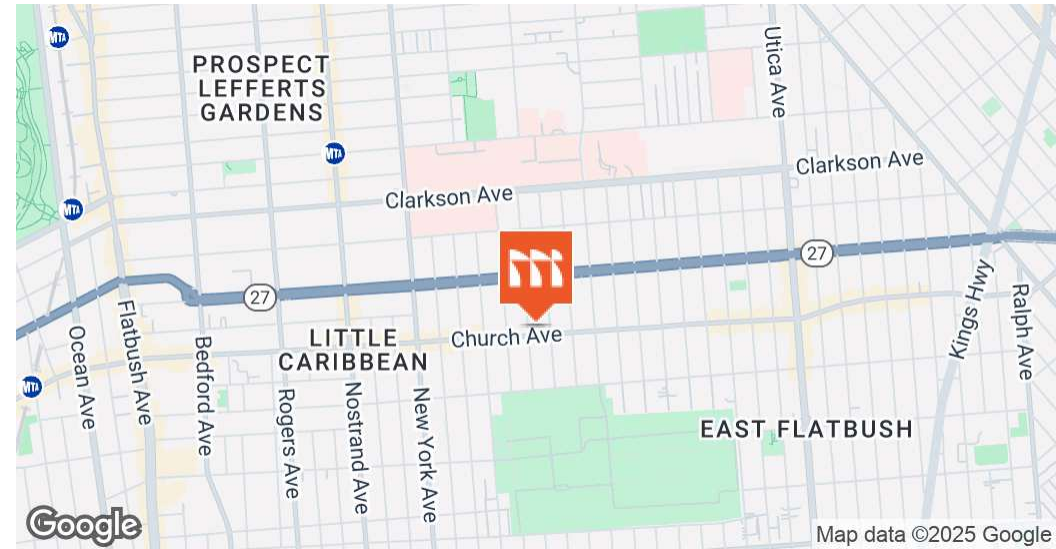
3805 CHURCH AVE

3805 CHURCH AVENUE

JONATHAN LIB

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OFFERING SUMMARY

Lease Rate:	\$12,000.00 per month (NNN)
Building Size:	3,034 SF
Available SF:	3,400 SF
Lot Size:	3,487 SF
Number of Units:	1
Year Built:	2003
Renovated:	2023
Zoning:	R5
Market:	East Flatbush
Submarket:	Little Haiti

PROPERTY OVERVIEW

Prime Turn Key medical Space Available . Former Urgent care facility with new construction and over \$1,500,000 in improvements.

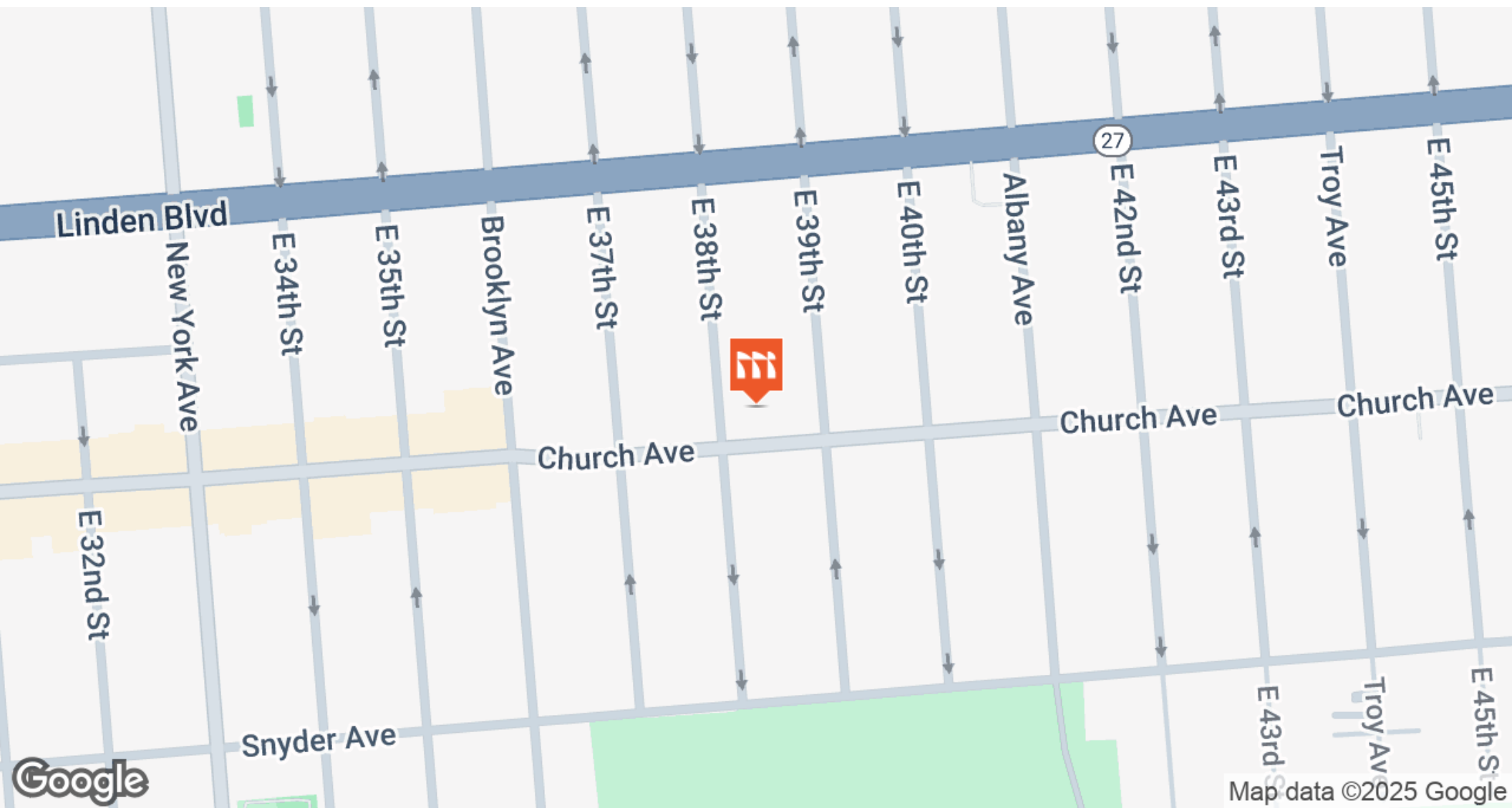
PROPERTY HIGHLIGHTS

- - Prime turnkey medical space available
- - 3,400 Sq Ft Plus finished Basement with Offices and Lavatory
- - Fully built-out medical urgent care facility
- - Convenient location on Church Avenue
- - On-site X-ray room for added convenience
- - Modern and well-maintained interior
- - Flexible floor plans to suit various needs

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RETAIL PROPERTY **FOR LEASE**



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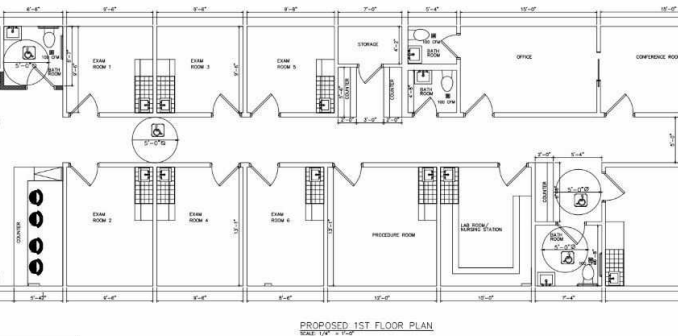
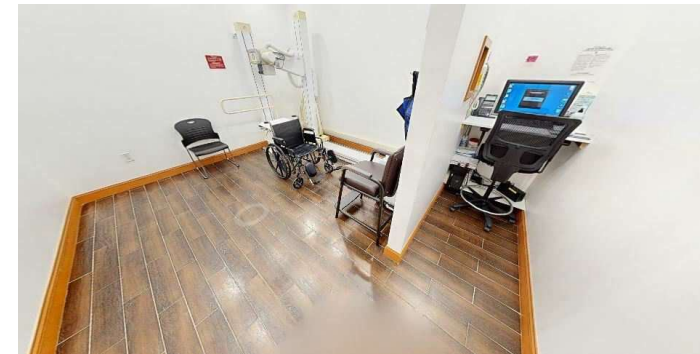
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SCALE: 1/4" = 1'-0"

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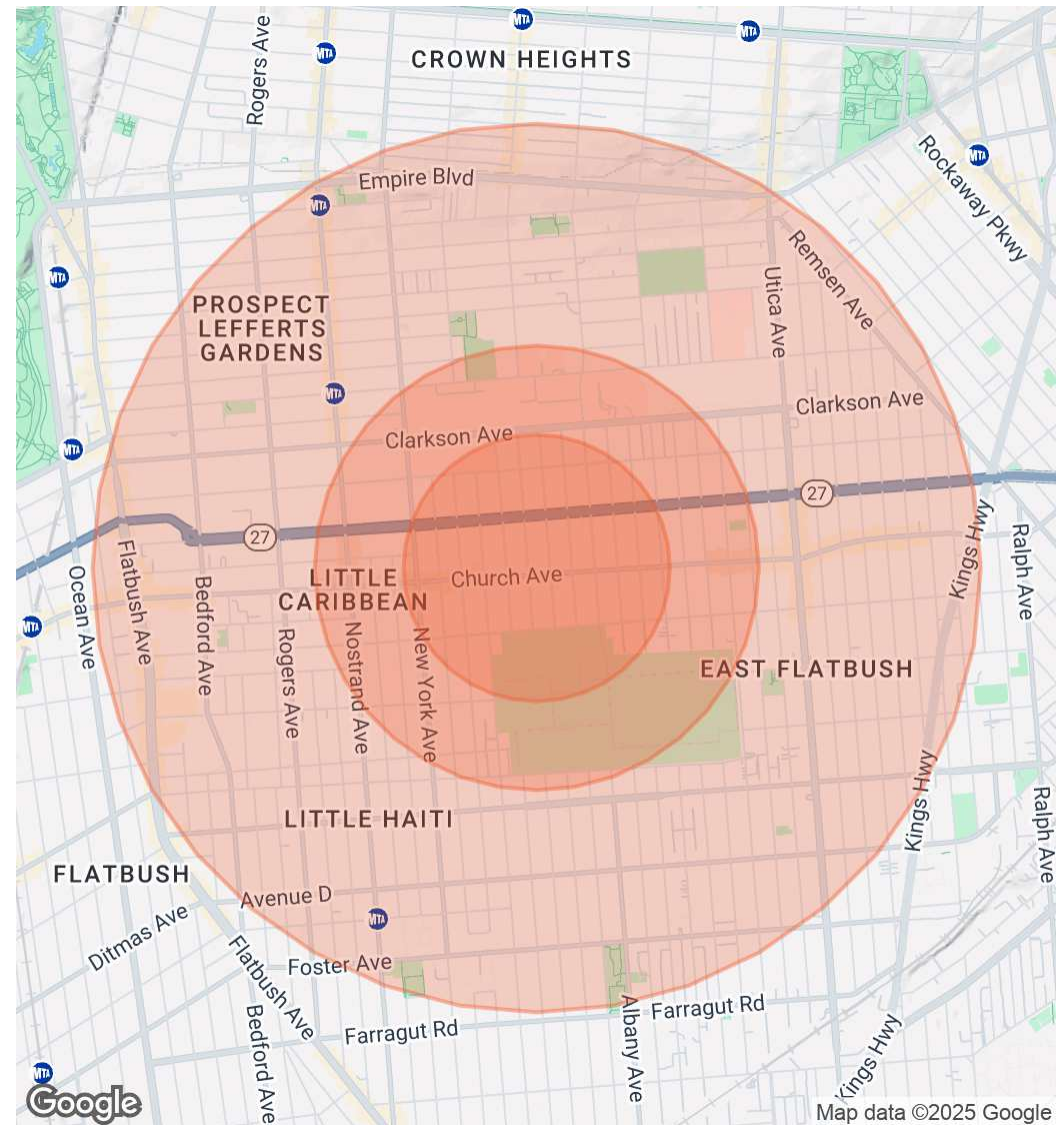
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RETAIL PROPERTY **FOR LEASE**

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	11,363	33,831	160,046
Average Age	41	42	40
Average Age (Male)	39	39	38
Average Age (Female)	43	43	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	3,971	12,525	58,547
# of Persons per HH	2.9	2.7	2.7
Average HH Income	\$95,471	\$89,563	\$93,210
Average House Value	\$726,602	\$698,089	\$868,874

Demographics data derived from AlphaMap



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