



New York, NY

Brooklyn

2121 Westbury Court

a foundation for nearly 100 years



Location: Brooklyn: Crown Heights Section (Westbury Court and Flatbush Avenue)

Retail GLA: 5,619 sf

Residential: 66 Apartments

Demographics:

| 2025 | .5 Mile | 1 Mile | 3 Mile |
|-------------------|----------|----------|-----------|
| Population | 74,719 | 149,438 | 1,345,868 |
| Average HH Income | \$39,806 | \$79,612 | \$80,037 |
| Total HH | 30,050 | 60,100 | 502,996 |
| Median Age | 37 | 37.2 | 35.1 |



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New York City

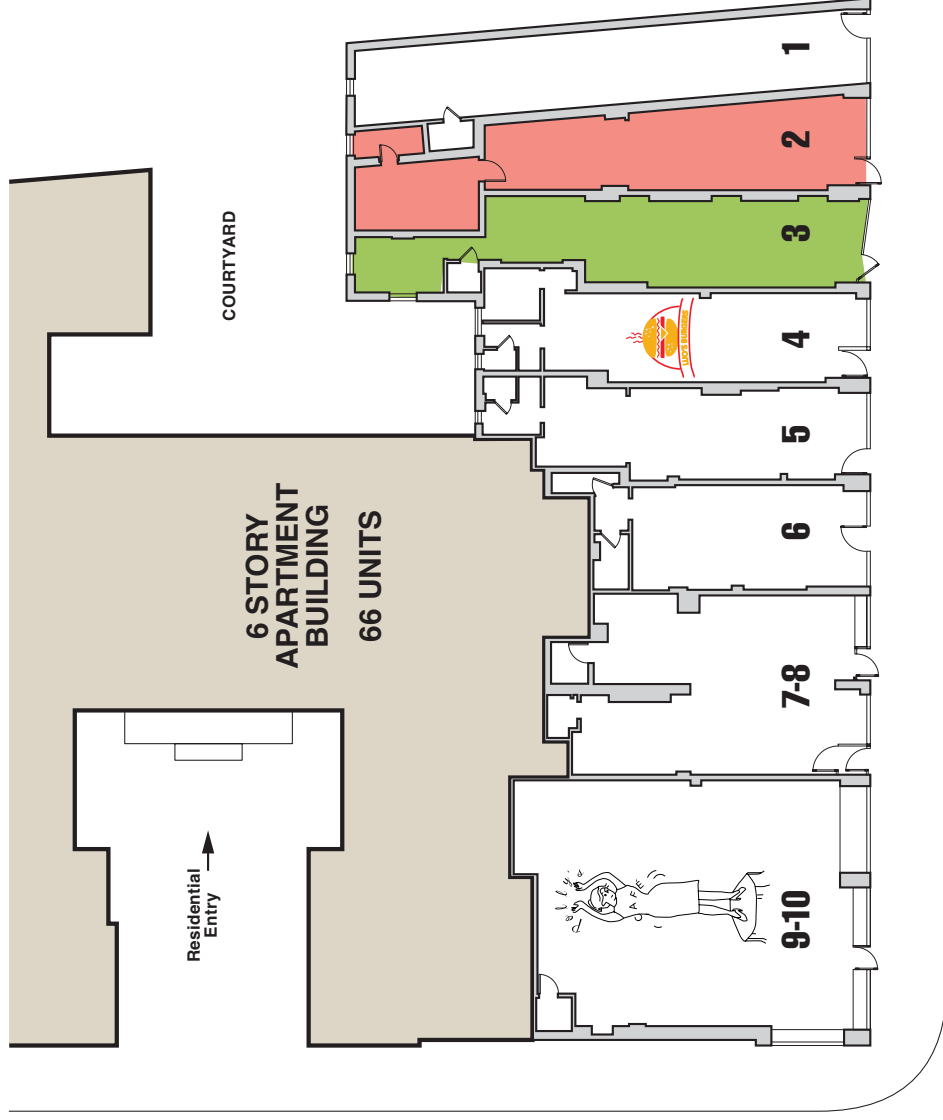
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| Store | Addr. | Tenant | Size |
|-------|---------|----------------------|--------------------|
| 1. | 662 | Barber | 684 sf |
| 2. | 664 | Available | 676 sf |
| 3. | 666 | Lease Pending | 629 sf |
| 4. | 668 | Luo's Burgers | 544 sf |
| 5. | 668A | Tailor | 515 sf |
| 6. | 670 | Ladies Boutique | 462 sf |
| 7-8. | 672-674 | Human Hair | 813 sf |
| 9-10. | 676 | Polly's Cafe | 1,296 sf + bsmt |

all store addresses are located on Flatbush Avenue



WESTBURY COURT

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FLATBUSH AVENUE