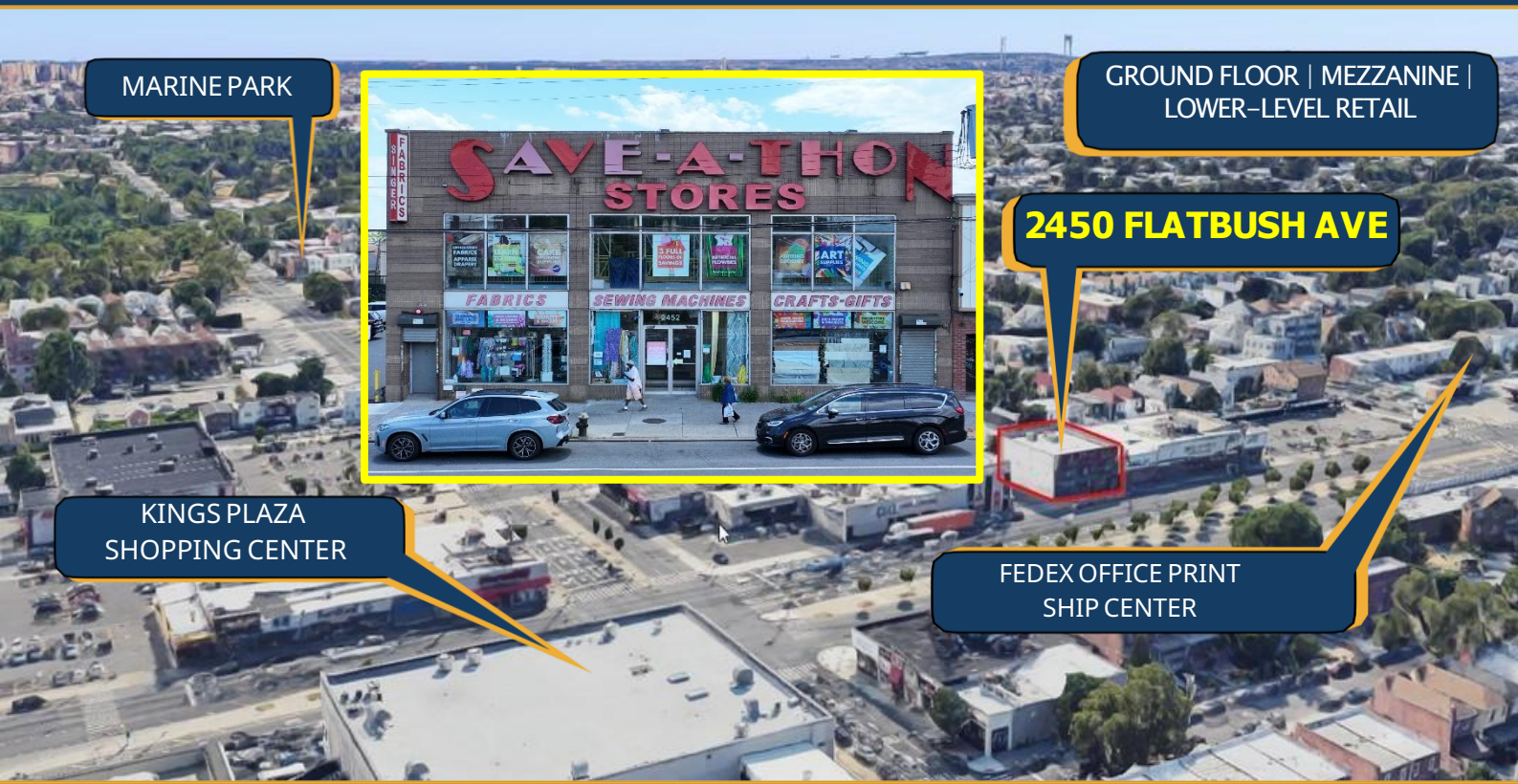


EXCLUSIVE
OPPORTUNITY

Prime Brooklyn Retail Opportunity Across From Kings Plaza

60' RETAIL FRONTAGE | 15,000 TOTAL SF



MARINE PARK

GROUND FLOOR | MEZZANINE |
LOWER-LEVEL RETAIL

2450 FLATBUSH AVE

KINGS PLAZA
SHOPPING CENTER

FEDEX OFFICE PRINT
SHIP CENTER



NEIGHBORING RETAILERS INCLUDE: Kings Plaza Shopping Center, Primark, Zara, Macys, Sephora, Victoria's Secret, Bob's Discount Furniture, Raymour & Flanigan, 7 Eleven & More

JACK COHEN | OFFICE: (718) 971-1675 | CELL: (917) 533-8905

2450 FLATBUSH AVE
 BROOKLYN N.Y.
 11234 MARINE PARK



PROPERTY HIGHLIGHTS

The property consists of a 15,000 square foot retail building situated on a 6,000 square foot lot along Flatbush Avenue in Brooklyn. The building includes a ground floor, mezzanine level, and lower level, all of which are configured for retail use. The property will be delivered vacant, with possession arranged, offering flexibility for immediate occupancy or repositioning. It is located directly across from Kings Plaza Shopping Center, one of Brooklyn’s most prominent retail destinations, and benefits from strong visibility along Flatbush Avenue.

PROPERTY DESCRIPTION

BOROUGH	BROOKLYN
NEIGHBORHOOD	MARINE PARK
DESCRIPTION	RETAIL
YEAR BUILT	1987
BLOCK AND LOT	08542-0060
LOT / BUILT DIMENSIONS	60' x 100' / 60' x 100'
STORIES	2
GROSS SQUARE FOOT	15,000 SF
LOT SQUARE FOOT	6,000 SF
TAX CLASS	4
FLOOR AREA RATIO/ALLOWED	2.0 / 2.4
ZONING	C8-1
DOB VIOLATIONS	1
ECB VIOLATIONS	0
HPD VIOLATIONS	0

EXPENSES

REAL ESTATE TAX (2025/2026)	\$125,187.00
INSURANCE	\$7,000
TOTAL EXPENSES	\$132,187.00

ASKING PRICE

\$ 4,500,000.00

PRICING METRICS

PRICE PER SQUARE FOOT \$300

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BUILDING AREA SUMMARY (DELIVERED VACANT)

LEVEL	STATUS	SQUARE FOOTAGE
GROUND FLOOR RETAIL	VACANT	4,800 SF
Mezzanine Retail	VACANT	4,200 SF
Lower-level Retail	VACANT	6,000 SF
TOTAL BUILDING AREA	DELIVERED VACANT	15,000 SF

***Previously utilized as full retail selling space at this location across from Kings Plaza. The lower level functions as a full selling floor and is included in the total retail square footage.*



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PROPERTY VIEW

Property Exterior



Mezzanine Retail



Property Exterior and Neighbor Buildings



Ground Floor Retail



Flatbush Avenue

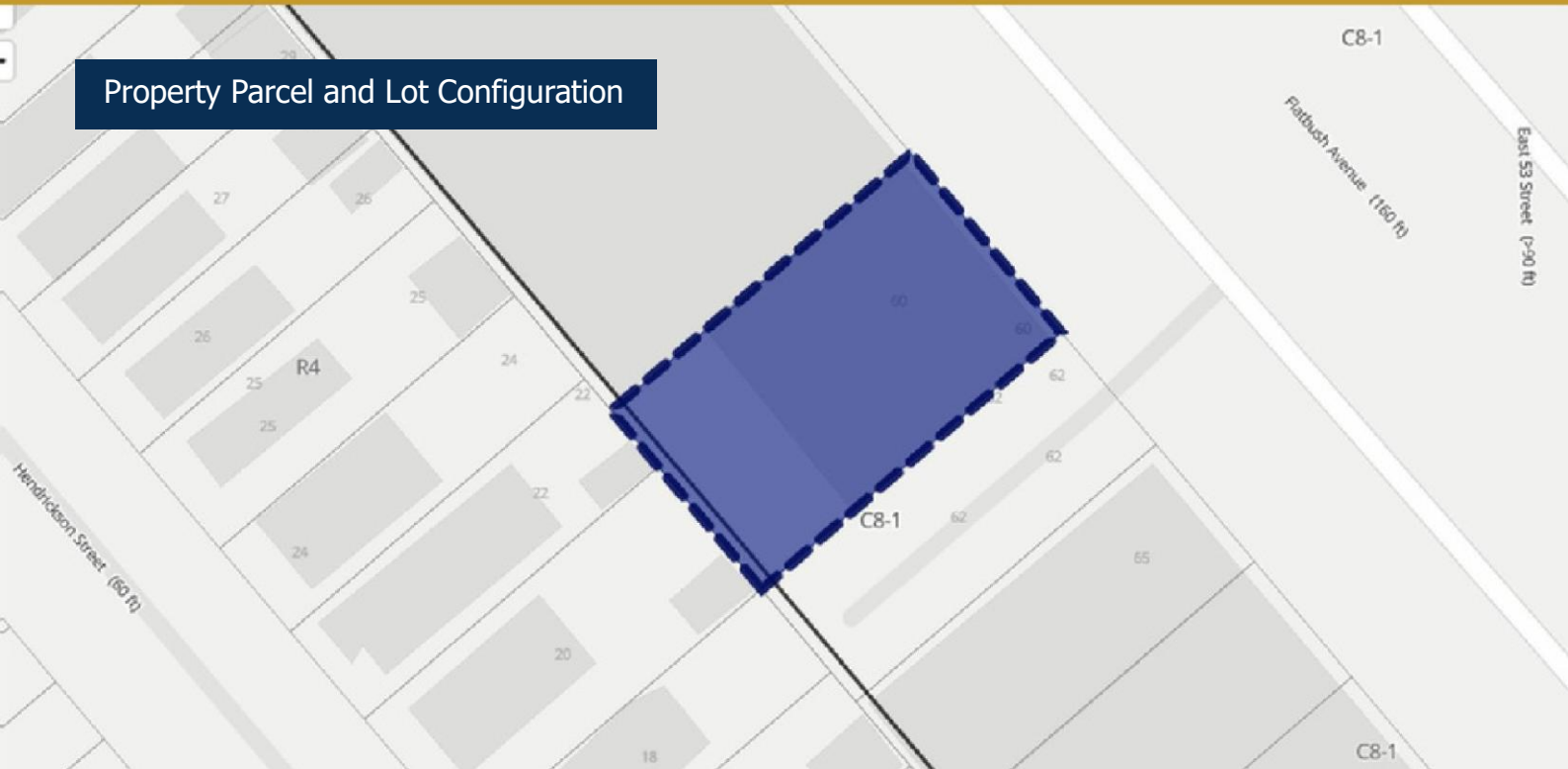


Lower-level Retail

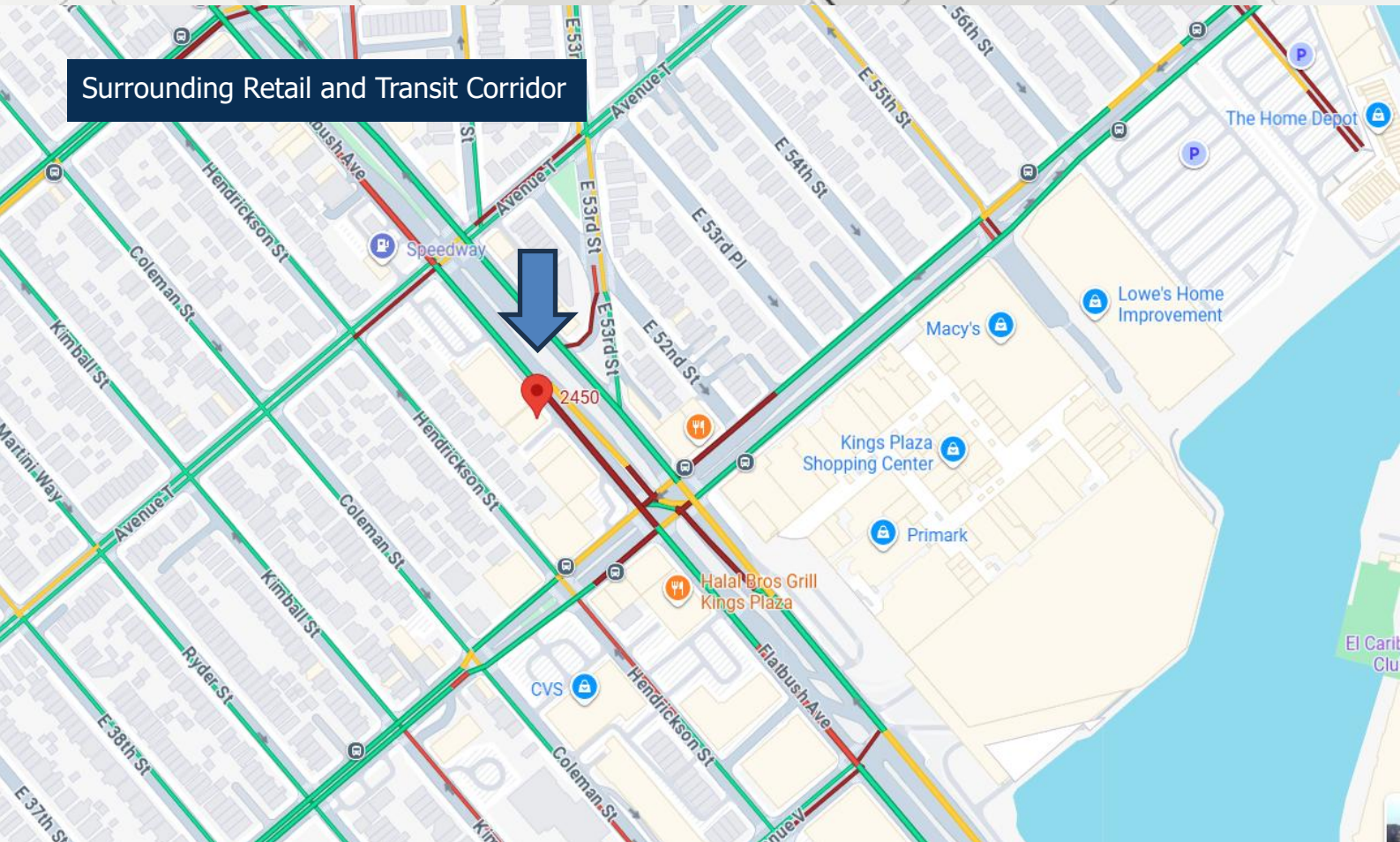


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Property Parcel and Lot Configuration



Surrounding Retail and Transit Corridor





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431 AVENUE P, BROOKLYN, NY 11230

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