

852 FLATBUSH AVENUE, BROOKLYN, NY 11226

FOR LEASE

1,300 SF SECOND FLOOR VANILLA BOX OFFICE RETAIL SPACE

Between Caton Avenue & Church Avenue



SHLOMI BAGDADI
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TRI STATE COMMERCIAL®

PROPERTY SUMMARY

LOCATION

Located in the Flatbush neighborhood of Brooklyn.

HIGHLIGHTS

- Excellent Street Frontage and Visibility
- High Pedestrian Traffic Area
- Ground Floor Access
- Close Proximity to Public Transit / Subway & Steps From Major Subway or Bus Lines
- High Foot & Vehicle Traffic Location
- Surrounded by National Retailers & Local Boutiques
- Vibrant Nightlife and Dining Scene Nearby
- Strong Co-Tenancy with National Retailers

SPACE DETAILS

- 2nd Floor
- Vanilla Box
- Kitchenette
- 2 Bathrooms
- Signage Opportunity
- Perfect for Salons, Offices, & Spa User

TRANSPORTATION

B **Q** **5** **2** Trains at Church Avenue

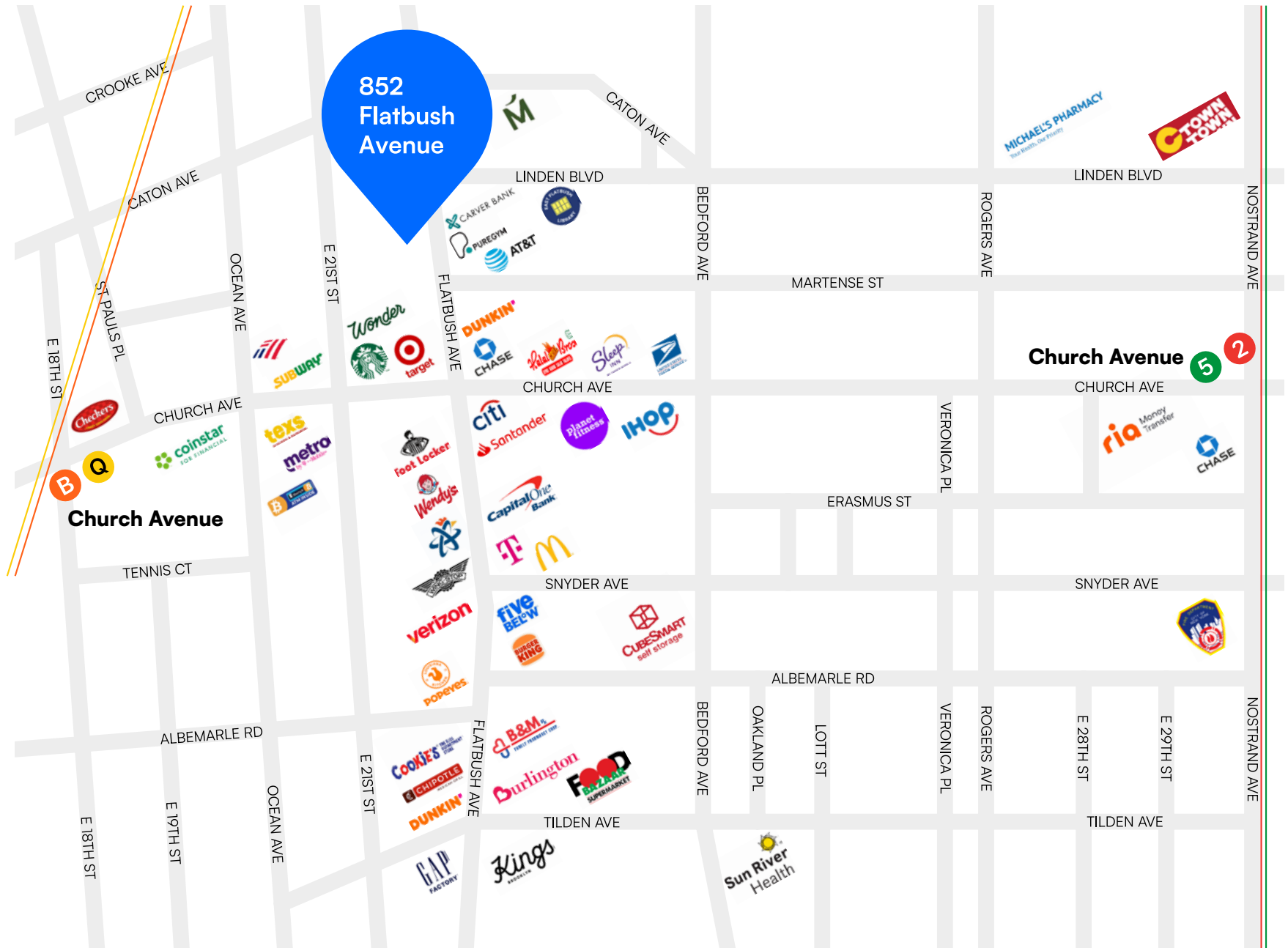
B41 **B35** **B16** **B49** **B12** Bus Lines

NEIGHBORS

Target, Starbucks, Subway, Dunkin', Planet Fitness, IHOP, McDonald's, United States Postal Service, Adobo Mexican Grill, Wonder Flatbush, Citi Bank, Santander Bank, Carver Federal Savings Bank, PureGym, Portabella, Flatbush Express Pharmacy, Gyro King, Bah Thierno Custom Tailoring, Brilliant Smiles Dental, Gino's Pizzeria, and more!



RETAIL MAP



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