

938 FLATBUSH AVENUE, BROOKLYN, NY 11226

FOR LEASE

UP TO 9,600 SF MULTI-LEVEL FLAGSHIP OPPORTUNITY DIVISIONS AVAILABLE

Between Church Avenue & Albemarle Road



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TRI STATE COMMERCIAL®

PROPERTY SUMMARY

LOCATION

Located in the Flatbush neighborhood of Brooklyn.

HIGHLIGHTS

- Up to 40 FT of Frontage on Flatbush Avenue
- Ceiling Heights Up to 17.6 FT
- Across from Five Below, TD Bank, Modern MD, and other national retailers
- Flexible Multi-Tenant or Single-Tenant Opportunity

TRANSPORTATION

B **Q** Trains at Church Avenue

B41 **B35** **B49** Bus Lines

NEIGHBORS

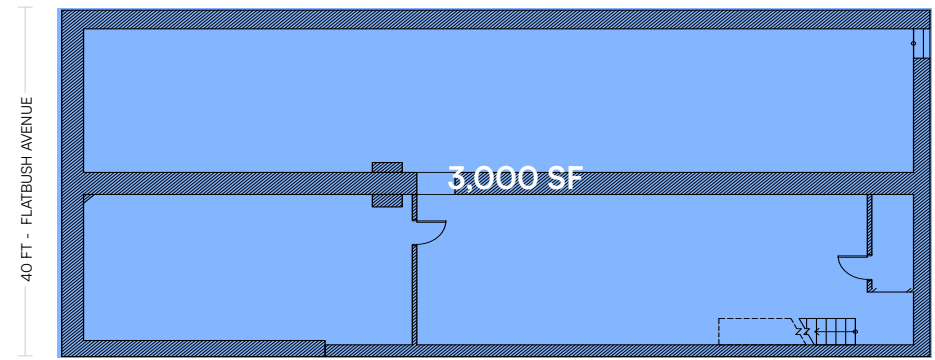
Auntie Anne's, Wingstop, Five Below, McDonald's, Burger King, Foot Locker, Capital One Bank, Wendy's, Atomic Wings, Popeyes Louisiana Kitchen, Cookie's Department Stores, Old Navy Outlet, Dunkin', Flaming Grill & Buffet, Gap Factory, and more!



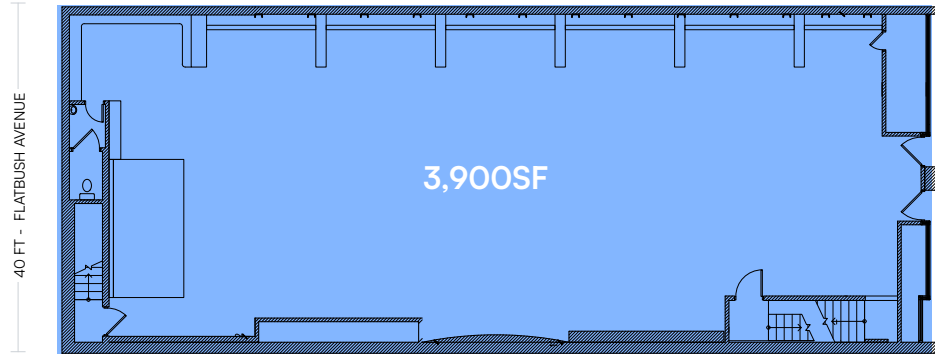
OPTION 1

SINGLE OPERATOR

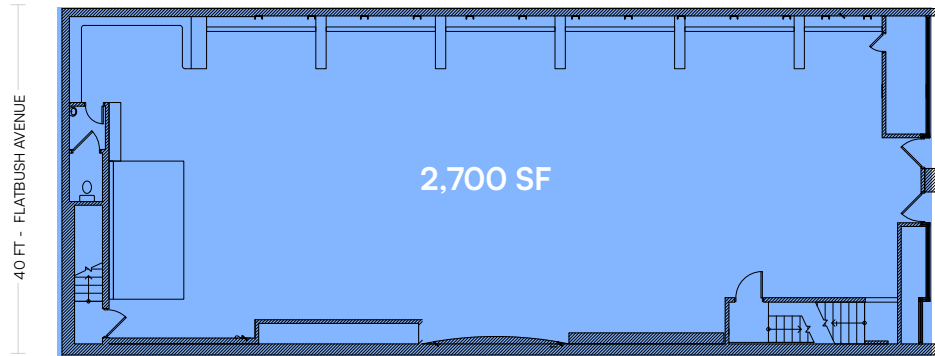
- Total Size: 9,600 SF
- Ground Floor: 3,900 SF
- Basement: 3,000 SF
- Second Floor: 2,700 SF
- Ceiling Heights: Up to 17.6 FT
- Perfect for a Single Off-Price or Fashion Anchor Seeking a Full-Building Branding Opportunity



BASEMENT



GROUND FLOOR



SECOND FLOOR

PROPERTY RENDERINGS OPTION 1



Exterior Building



Ground Floor



Second Floor

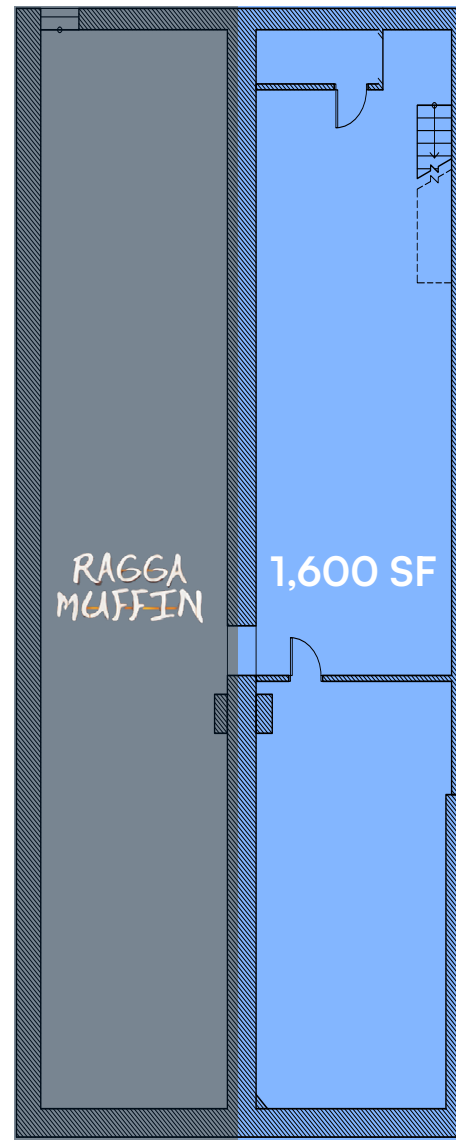


Basement - Employee Lounge

OPTION 2

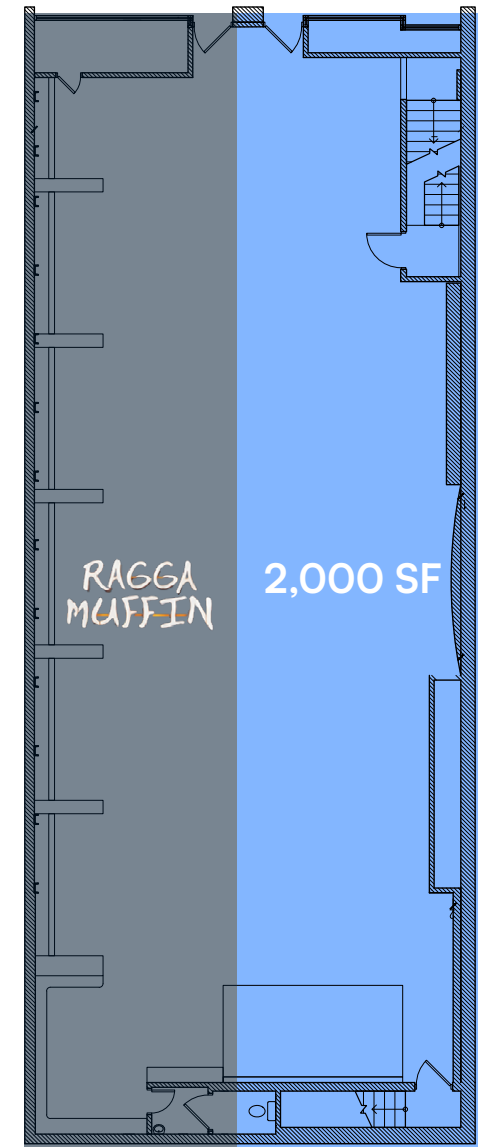
FLEXIBLE MULTI-TENANT CONFIGURATIONS

- Ground Floor: 2,000 – 3,900 SF
- Basement: 1,600 – 3,000 SF
- Venting Potential
- Ideal for Restaurant, Medical, or Service Retail Use



40 FT - FLATBUSH AVENUE

BASEMENT



40 FT - FLATBUSH AVENUE

GROUND FLOOR

PROPERTY RENDERINGS OPTION 2



Exterior Building



Interior Restaurant



Interior Restaurant



Restaurant Basement

OPTION 3

FLEXIBLE MULTI-TENANT CONFIGURATIONS

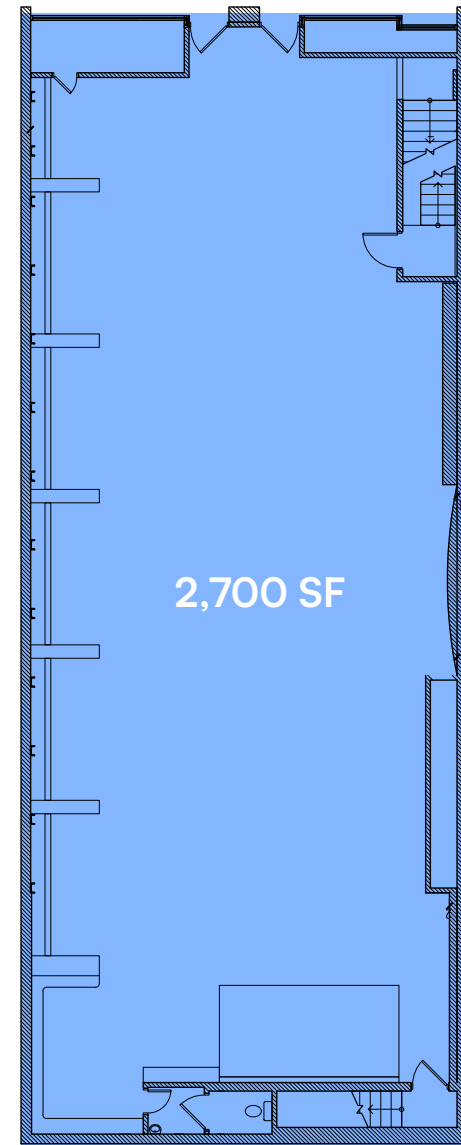
- Second Floor: 2,700 SF
- Ceiling Height: 17.6 FT
- Dedicated Entrance on Flatbush Avenue
- Ideal for a Boutique Fitness Operator, Studio, or Entertainment Use



Gym



Billiards/Lounge



40 FT - FLATBUSH AVENUE

SECOND FLOOR

PROPERTY RENDERINGS OPTION 3



Gym



Gym



Billiards/Lounge

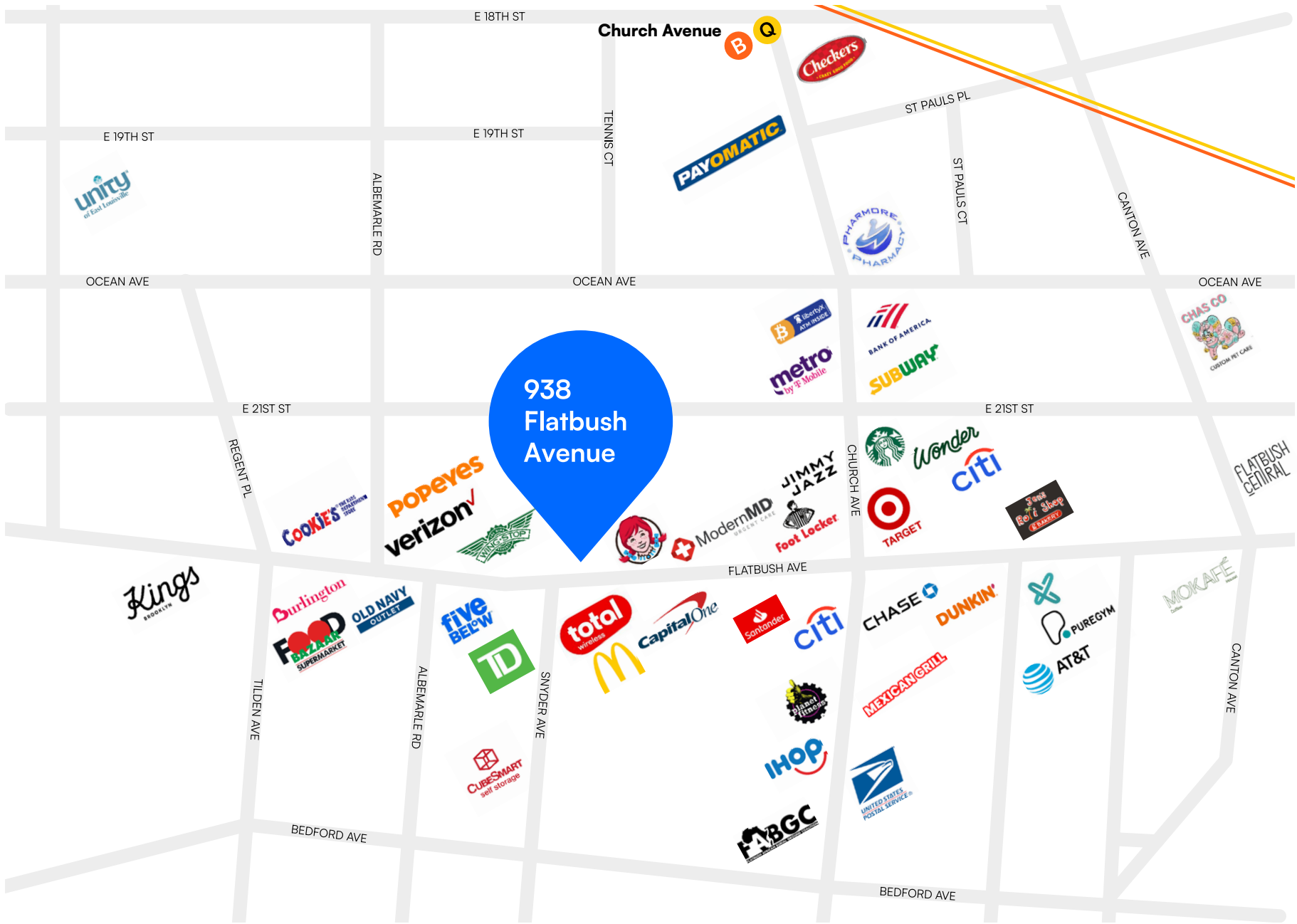


Billiards/Lounge

PROPERTY PHOTOS



RETAIL MAP



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