

938 FLATBUSH AVENUE, BROOKLYN, NY 11226

FOR LEASE

# 2,000 SF MOVE-IN READY RETAIL SPACE WITH HVAC & 20 FT OF FRONTAGE

Between Church Avenue & Albemarle Road



**SHLOMI BAGDADI**  
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**TRI STATE COMMERCIAL®**

## PROPERTY SUMMARY

### LOCATION

Located in the Flatbush neighborhood of Brooklyn.

### SPACE DETAILS

- Glass Frontage
- Basement
- Ceiling Height: 16 FT
- Full 20 FT of Frontage on Flatbush Avenue
- 20 FT x 100 FT Without Any Columns or Obstructions
- Flexible to Add or Reduce the Total Amount of SF
- One of the Busiest Blocks in Flatbush
- Across from Five Below, TD Bank, Modern MD, and Many Other National Tenants!

### TRANSPORTATION

**B** **Q** Trains at Church Avenue

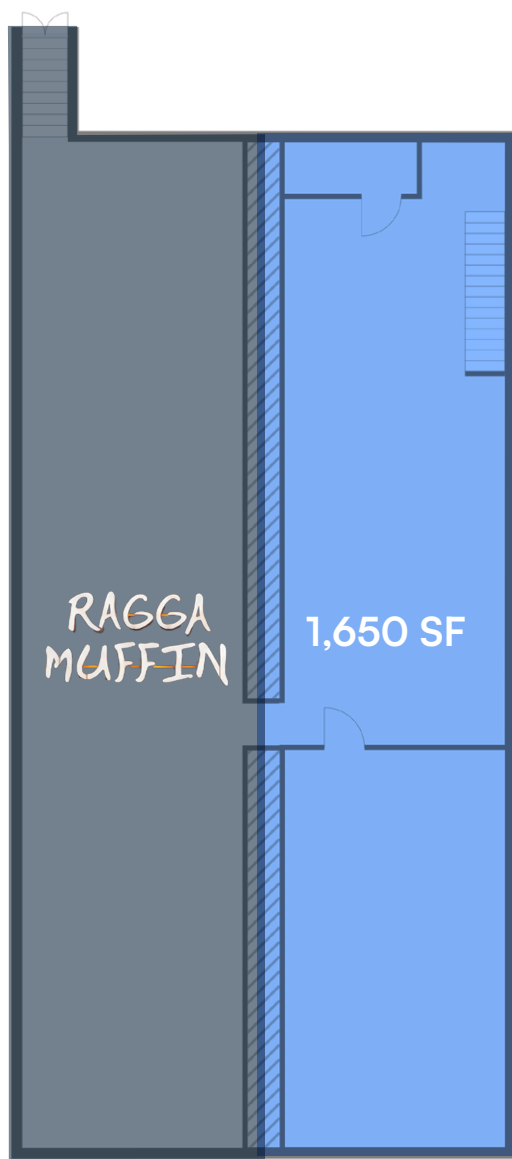
**B41** **B35** **B49** Bus Lines

### 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!



# FLOOR PLANS



**BASEMENT**



**FIRST FLOOR**

All square footages are approximate

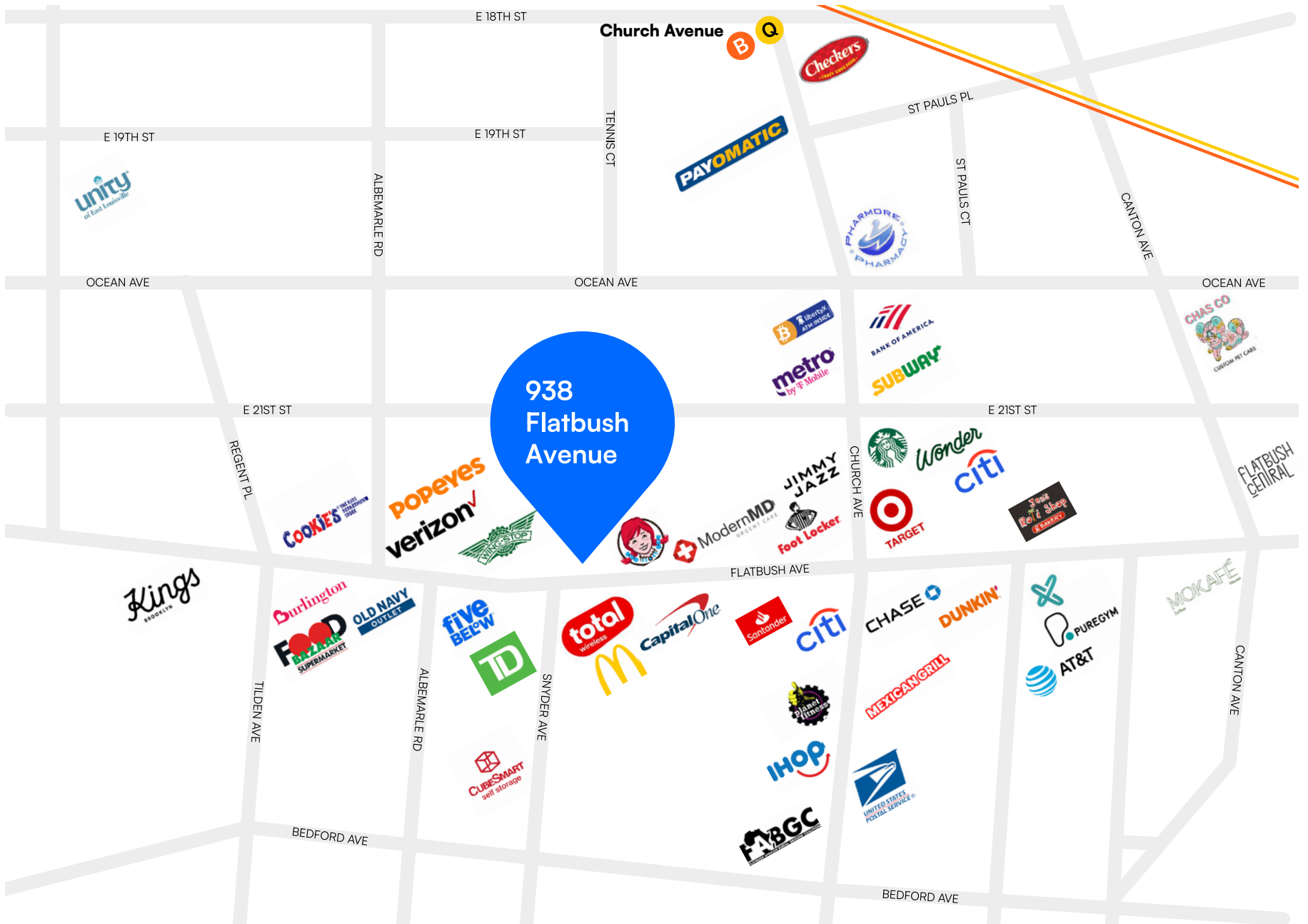
# PROPERTY PHOTOS



# PROPERTY RENDERINGS



# RETAIL MAP



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**TSC.**