



**2ND GEN RESTAURANT SPACE WITH GAS & VENTS
RETAIL, MEDICAL, & RESTAURANT SPACE**

BROOKLYN, NY

FLATBUSH | 2223 - 2223A CHURCH AVENUE

SIZE

Space 1: 1,330 SF
Space 2: 664 SF
Up to 1,994 SF

CAN BE COMBINED

ASKING RENT

Upon Request

FRONTAGE

Space 1: Approx. 13 FT
Space 2: Approx. 11 FT
Total 24 FT

STATUS OF PREMISES

Space 1: Former Golden Krust
Space 2: Shumi's Threading Spa

NEIGHBORS

Citibank, Chase, The Dermatology Specialists, Planet Fitness, Phenix Salon Suites, IHOP, Dollar Tree, Bargain Hunters

COMMENTS

- Space 1 is a former restaurant space that is vented and has gas lines and infrastructure in-place
- Located on a busy retail corridor on Church Avenue between Flatbush Avenue and Bedford Avenue
- Strong retail corridor with heavy foot and car traffic on both sides of the street
- Same block and across the street from Planet Fitness, Retro Fitness, Metro Health, The Dermatology Specialists, Dollar Tree, IHOP, The Brooklyn Hospital, CAMBA, Bargain Hunters, Chase Bank, Citibank
- Multiple local and express bus stops right in front of the property and **B, Q, 5 & 2** train lines are four blocks away on Church Avenue within 5 minutes walking distance

CONTACT EXCLUSIVE AGENTS

SCOTT ROTHSTEIN

srothstein@ripcony.com

D: 718.704.1450

C: 516.754.0884

MICHELLE ABRAMOV

mabramov@ripcony.com

D: 718.663.2652

C: 718.607.1920

GREG BATISTA

gbatista@ripcony.com

D: 516.342.8277

C: 516.351.5604



80-02 Kew Gardens Road
3rd Floor
Queens, NY 11415
718.663.2650

Please visit us at ripcony.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



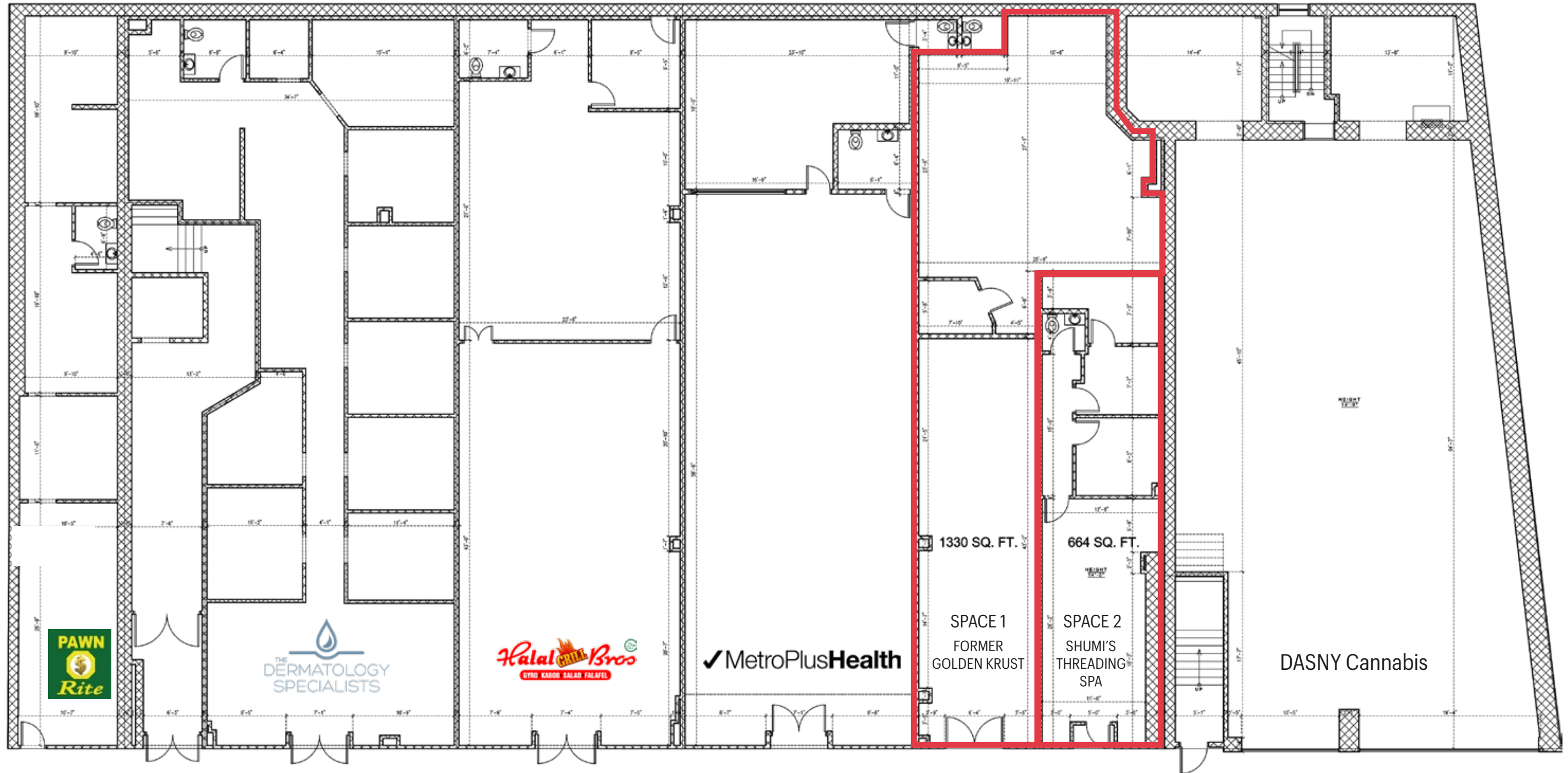
MARKET AERIAL



SITE PLAN

2211-2225 CHURCH AVE

1ST FLOOR



AREA DEMOGRAPHICS



1 MILE RADIUS

POPULATION
178,890

HOUSEHOLDS
68,853

AVERAGE HOUSEHOLD INCOME
\$101,402

MEDIAN HOUSEHOLD INCOME
\$69,239

COLLEGE GRADUATES (BACHELOR'S +)
47,664 - 38.0%

TOTAL BUSINESSES
4,235

TOTAL EMPLOYEES
42,400

DAYTIME POPULATION (W/ 16 YR +)
146,645

2 MILE RADIUS

POPULATION
623,260

HOUSEHOLDS
231,449

AVERAGE HOUSEHOLD INCOME
\$115,911

MEDIAN HOUSEHOLD INCOME
\$76,017

COLLEGE GRADUATES (BACHELOR'S +)
184,583 - 43.0%

TOTAL BUSINESSES
17,531

TOTAL EMPLOYEES
183,037

DAYTIME POPULATION (W/ 16 YR +)
547,093

3 MILE RADIUS

POPULATION
1,366,559

HOUSEHOLDS
498,789

AVERAGE HOUSEHOLD INCOME
\$115,926

MEDIAN HOUSEHOLD INCOME
\$75,092

COLLEGE GRADUATES (BACHELOR'S +)
385,947 - 42.0%

TOTAL BUSINESSES
40,640

TOTAL EMPLOYEES
431,061

DAYTIME POPULATION (W/ 16 YR +)
1,239,848

AREA DEMOGRAPHICS

