

NEW DEVELOPMENT/STREET RETAIL/MEDICAL/COMMUNITY FACILITY

885 ROGERS AVENUE

Rogers and Snyder Avenues

FLATBUSH

BROOKLYN | NY

Up to
16,969 SF*
For Lease
*Divisible



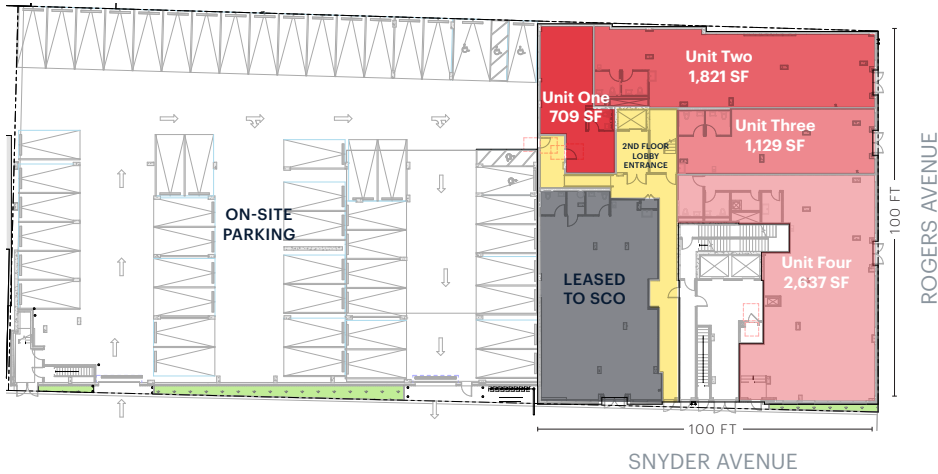
RIPCO
REAL ESTATE

ADDITIONAL PHOTO

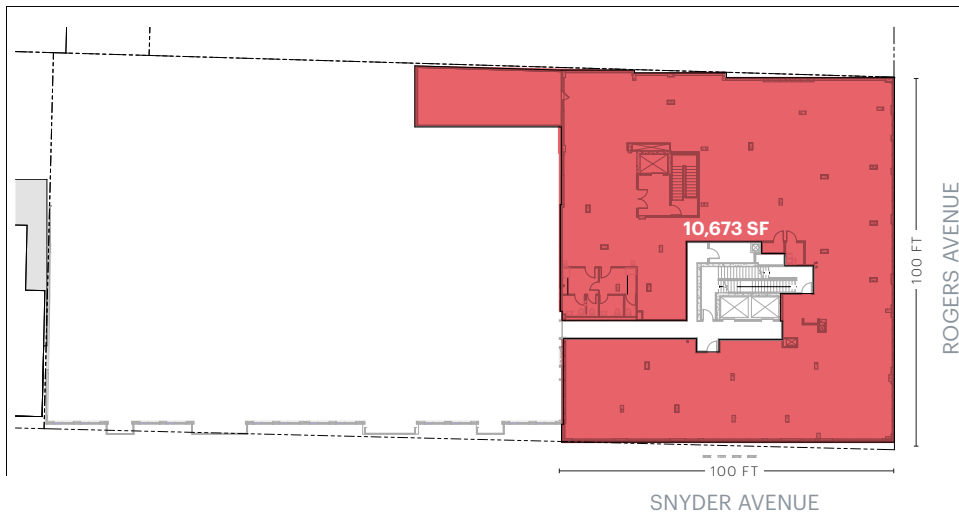


SPACE DETAILS

GROUND FLOOR - RETAIL, OFFICE, MEDICAL SPACE



SECOND FLOOR - OFFICE, MEDICAL, COMMUNITY FACILITY SPACE



LOCATION

Southeast corner of Snyder and Rogers Avenues

SIZE

Ground Floor

Unit One	709 SF
Unit Two	1,821 SF
Unit Three	1,129 SF
Unit Four	2,637 SF

Ground Floor Total 6,296 SF*

*Spaces can be combined as needed

Second Floor	10,673 SF
Total	16,969 SF

FRONTAGE

Wraparound on Snyder and Rogers Avenues 200 FT

POSSESSION

Immediate

TERM

Long term

RENT

Upon request

NEIGHBORS

Target, CVS, Food Bazaar, Chai Care, CityMD, Old Navy, Planet Fitness, iHop, AT&T, Popeyes, Associates Supermarket, Wing Stop, McDonald's, Burlington, Rite Aid, Chase, Citibank, Snipes, and Kings County Hospital

COMMENTS

New Construction of up to 16,969 SF of retail, medical, and office space available

Spaces can be combined or divided as needed

Over 13 FT 6 IN ceiling heights

25-year tax abatement in-place

Second Floor has a dedicated lobby entrance on Snyder Ave with two dedicated elevators

Building features on-site parking and over 100 residential units

Some parking can be made available; direct access from lobby for 2nd floor to parking

Landlord is capable of build out for tenants

TRANSPORTATION

2022 Ridership Report

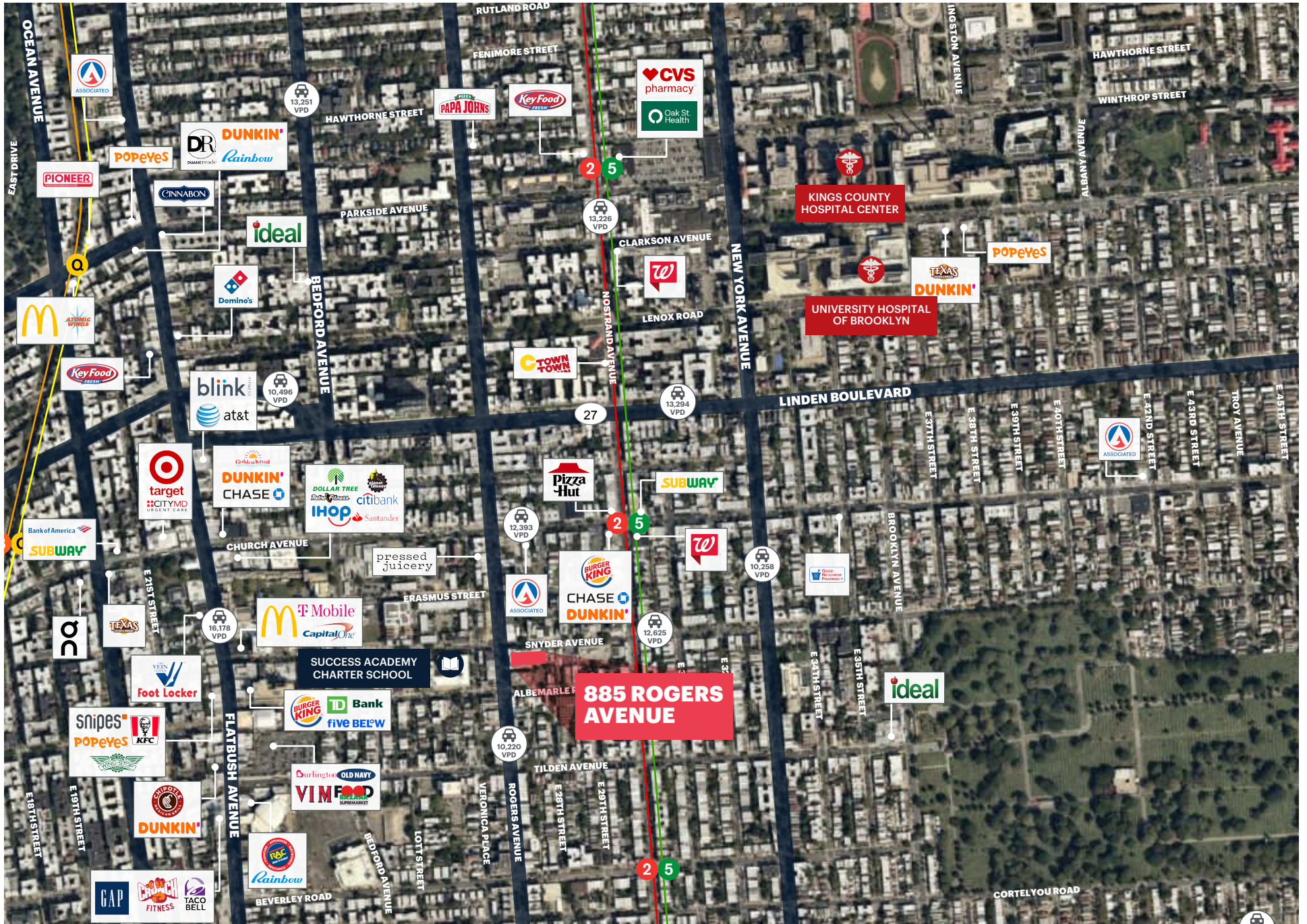
Church Avenue	2 5
Annual	1,844,979
Weekday	5,968
Weekend	5,962

Beverly Road	2 5
Annual	867,812
Weekday	2,812
Weekend	2,776

B49	C E
Annual	2,241,587
Weekday	7,333
Weekend	6,906

B44	B 44 B 49
Annual	5,731,208
Weekday	17,966
Weekend	21,275

AERIAL VIEW



AREA RETAIL



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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.