233 Flatbush Avenue

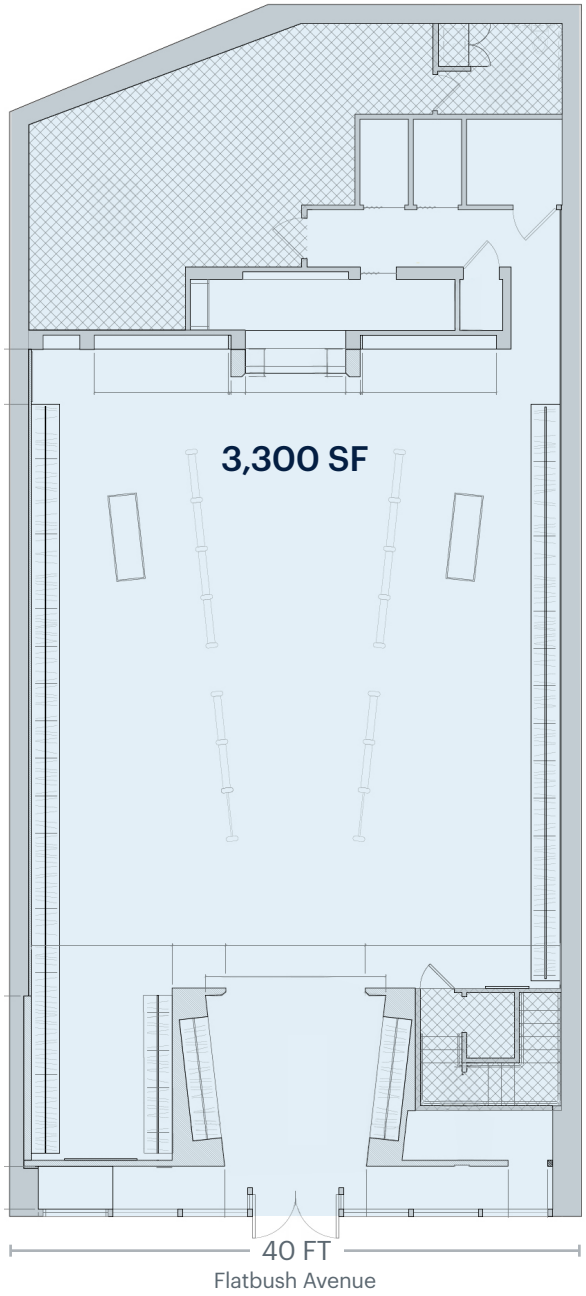
RIPCO
RETAIL LEASING

East block between Dean and Bergen Streets
Park Slope, Brooklyn, NY



3,300 SF Ground Floor + 1,600 SF Lower Level

Space Details



Location	East block between Dean and Bergen Streets	
Size	Ground Floor Lower Level Total	3,300 SF 1,600 SF 4,900 SF
Frontage	40 FT on Flatbush Avenue	
Possession	Arranged	
Taxes	100% over base year	
Neighbors	Barclays, Warby Parker, Just Salad, Chick Fil-A, Shake Shack, Tend Dental, Snipes, Brooklyn Running, Sweetgreen	
Comments	Highly visible, freestanding retail opportunity on Flatbush All quality uses, including restaurants considered Excellent access to multiple subway lines and LIRR Surrounded by top-of-chain retailers and restaurants Gas service in place Ceilings 15 feet clear	

Transportation

2025 Ridership Report

	Annual	Weekday	Weekend
Atlantic Avenue-Barclays Center 2 3 4 5 B D N Q R	10,773,513	32,641	45,586
Bergen Street 2 3 4	1,108,981	3,380	4,596

RIPCO RETAIL LEASING

Contact Exclusive Agent

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Information is from sources deemed reliable; however, accuracy is not guaranteed. Square footage is approximate; Buyer must independently verify and assumes risk for inaccuracies.

Area Retail



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