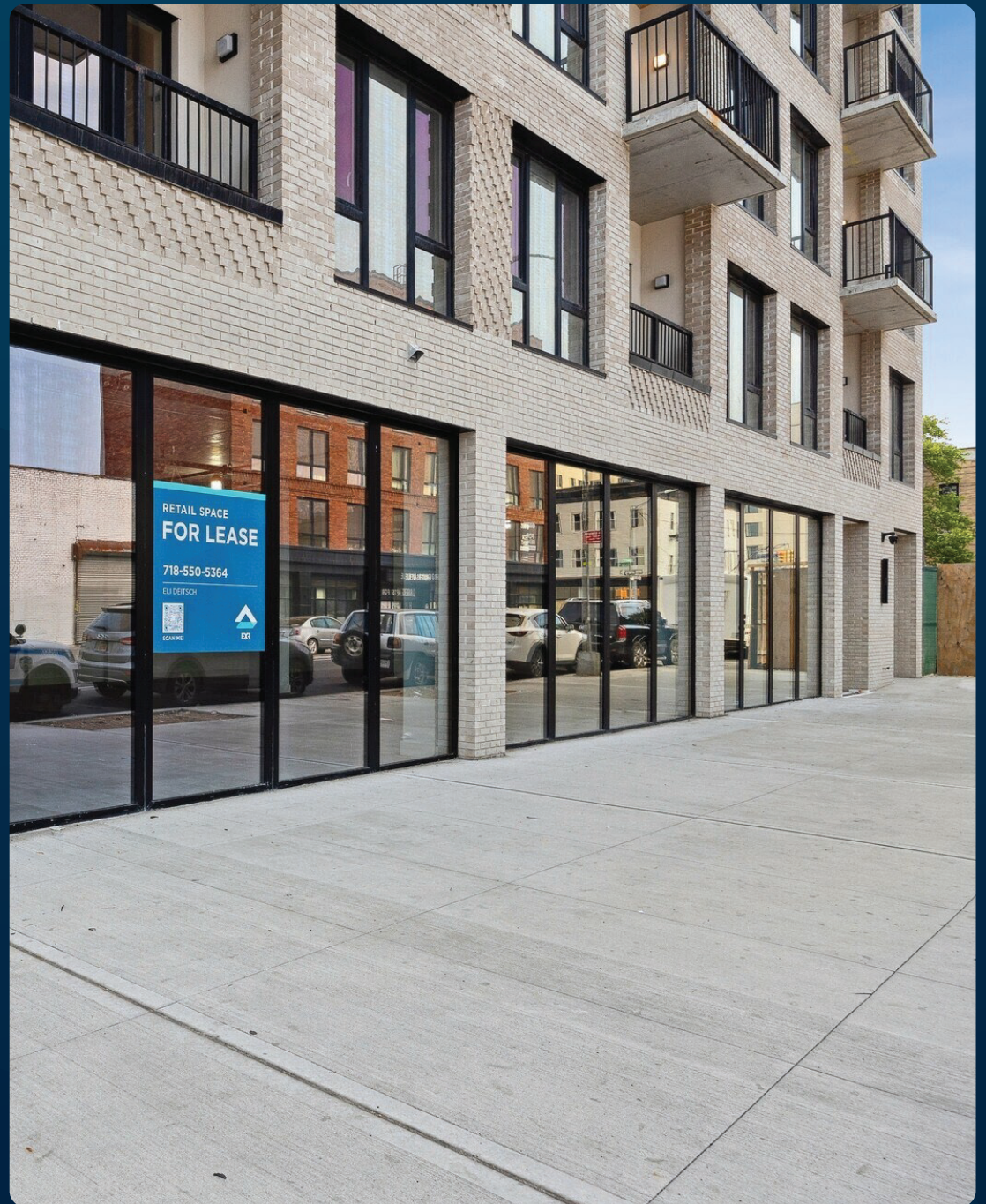




THE RETAIL AT

2605 SNYDER AVENUE

FLATBUSH BROOKLYN 11226



SPACE HIGHLIGHTS

SPACE		GROUND FLOOR
GROUND FLOOR	4,202 SF	<p>HIGHLIGHTS</p> <p>Welcome to 2605 Snyder Ave. With 80 Ft. of Frontage on Rogers Ave this is a great location for any business. All divisions considered.</p> <ul style="list-style-type: none"> • Finished Ceilings: 11 FT • 3 Means of Egress • 2 Bathrooms • Electric • Plumbing • Lots of natural light • Corner Space • Exposed Ceiling • Wheelchair Accessible • Floor to Ceiling Glass • 80 Ft of Frontage • Can Be Vented • Sprinkler System • Fire Alarm
LOCATION	Snyder Ave & Roger Ave	
FRONTAGE	80 FT	
CEILING HEIGHT	11 FT	
DIMENSIONS	Variable	
ZONING	N/A	
OCCUPANCY	Immediate	
ASKING PRICE	Upon Request	

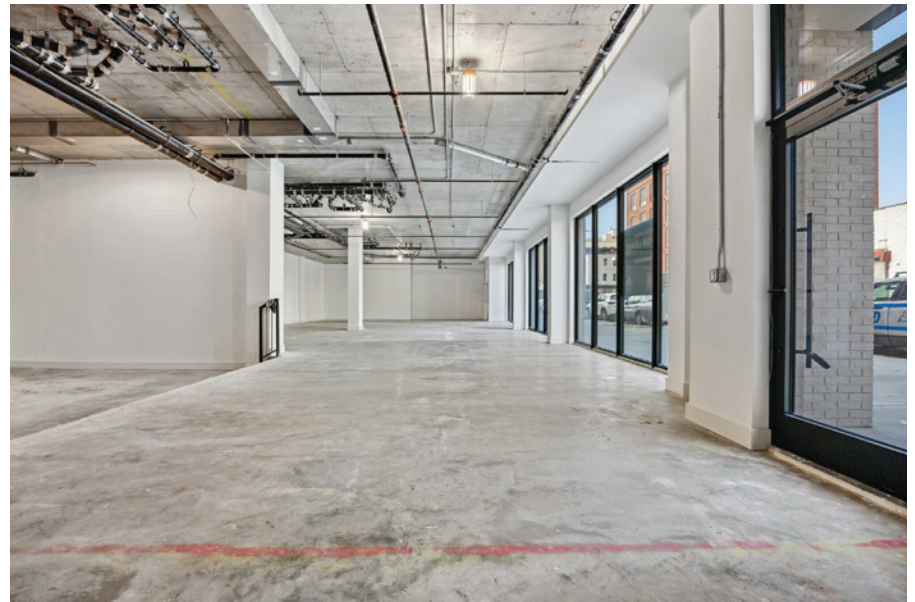
FLOORPLANS & DETAILS



FLATBUSH BROOKLYN 11226

2605 SNYDER AVENUE

GALLERY



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GALLERY



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GALLERY



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2605 SNYDER AVENUE

NEIGHBORHOOD DEMOGRAPHICS



153,524

POPULATION
WITHIN 1-MILE
RADIUS



36 Years

AVERAGE
POPULATION
AGE



6.8%

POPULATION
GROWTH
SINCE 2010



\$108,093

AVERAGE HHI
WITHIN 12-MILE
RADIUS



4,013

TOTAL BUSINESSES
WITHIN 1-MILE
RADIUS



\$1 bn

ANNUAL SPENDING
WITHIN 1-MILE
RADIUS

FLATBUSH BROOKLYN 11226

2605 SNYDER AVENUE

NEIGHBORHOOD & TRANSPORTATION

NEIGHBORHOOD TENANTS

- Frozen Lava
- H Q Lounge
- Blueline Fry plantain
- Prime Grind coffee & espresso
- La Cabaña Rodríguez
- Kings Theatre
- Cookie's Department Stores
- Prospect Park
- Peppa's
- McDonald's
- Risbo
- Blink Fitness
- Adobo Mexican Grill
- Awesome Brooklyn
- El Castillo de Jagua
- Taste The Tropics USA
- SPICES & SLICES
- El Dorado
- Sugar'd
- Ciao Bella Coffee
- Mr P's Homemade Ice Cream

TRANSPORTATION

- 6 Min Walk at Beverly Rd Station (0.3 mi)
- 10 Min Walk at Winthrop St Station (0.5 mi)
- 12 Min Walk at Parkside Av Station (0.6 mi)
- 13 Min Walk at Newkirk Av Station (0.7 mi)
- 15 Min Walk at Roosevelt Beverley Rd Station (0.7 mi)





2605 SNYDER AVENUE

FLATBUSH BROOKLYN 11226

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