

2133 NOSTRAND AVENUE BROOKLYN THE FLATBUSH AVENUE JUNCTION

**BRAND NEW
SECOND
GENERATION
PREVIOUS
FIVE GUYS**

AVAILABLE



AT BROOKLYN COLLEGE - STEPS TO THE   SUBWAY

**Sholom &
Zuckerbrot Realty LLC**
Established 1962

Please Call Exclusive Broker: Robert Elbaz

Salesperson
(917) 359-2782
relbaz@s-z.com

3333 New Hyde Park Road, Suite 307, New Hyde Park, NY 11042

(718) 392-5959

Although all information is from sources deemed reliable, and no representation is made as to the accuracy thereof, it is submitted subject to errors, omissions, changes of price, prior sale, or withdrawal without notice.

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**FULLY EQUIPPED
BRAND NEW
PREVIOUS
FIVE GUYS
RESTAURANT**

Size: 2,000 SF

Frontage: 20'

Asking Rent: Upon request

Comments:

- Fully equipped Brand New Five Guys Restaurant
- Tremendous visibility
- High pedestrian and vehicular traffic
- Located at the #2 & #5 subway lines with 6,000,000+ annual subway riders
- B6, B44, B41, B103, BM2, bus lines servicing the area
- Neighboring retailers include CityMD, Target, Home Goods, Footlocker, T-Mobile, Dallas BBQ, Popeye's, Burger King, McDonald's, Panda Express, Starbucks, Duane Reade, Game Stop, Blink Fitness, Citizens Bank, Chase, and more.
- Opposite Brooklyn College with almost 20,000 students, faculty, and employees

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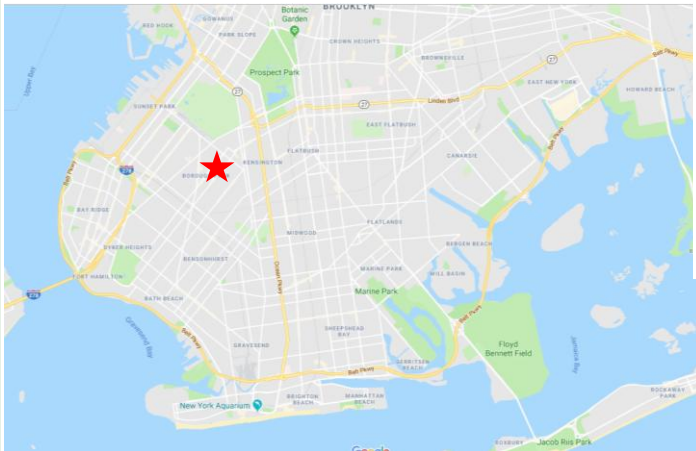
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TRADE AREA INFORMATION:

DEMOGRAPHICS: 2018 Data Estimates

	<u>1/2 mile</u>	<u>1 mile</u>	<u>1 1/2 mile</u>
Population	37,960	147,013	327,180
Households	13,968	51,624	116,743
Average HH Income	\$82,577	\$88,122	\$84,709

Average Daily Traffic Counts (ADT) 14,000



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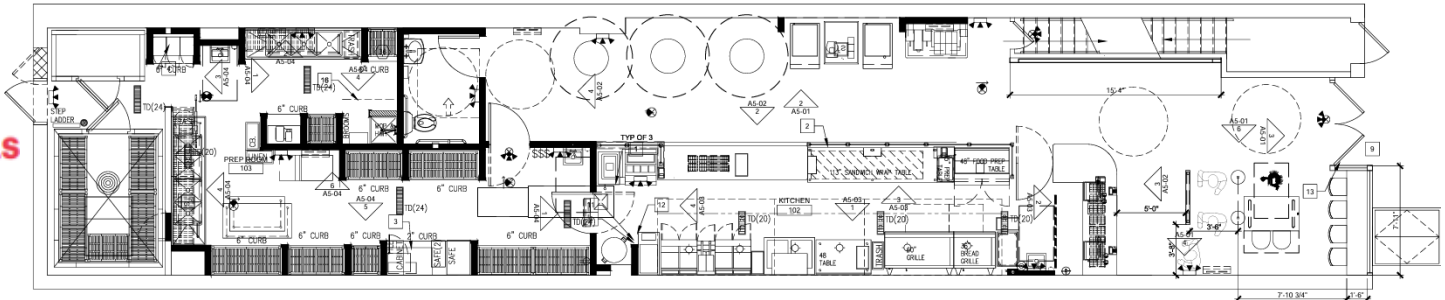
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SPACE DETAILS



AREA RETAIL



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AREA
PHOTO'S



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