



RETAIL SPACE

800 FLATBUSH AVENUE

Northwest Corner of Caton Avenue, Brooklyn, NY

RETAIL STOREFRONT - 2,782 SF

ONE BLOCK FROM PROSPECT PARK

Available

Store 1: 1,579 sf - LEASED to FedEx Office	35' 9 3/4"	Possession: Immediate
Store 2: 2,782 sf - has a vent to roof for cooking White box with ADA Restroom, Landlord will deliver with HVAC	28'-4 1/4"	Rent: Upon request

Comments

- At base of 254-unit Caton Flats residential building
- Two blocks from Parkside Avenue  subway station
- Vicinity of Brooklyn Botanic Garden, Prospect Park Zoo within Prospect Park 1-block away
- Area tenants include Brooklyn Dental Center, H&R Block, Caton Hardware, Melany, Star Best Farm Market, Key Food, NY Gourmet, Ali's Roti Shop, Brilliant Smiles, Pediatric Dental, Carver Federal Savings Bank, Domino's Pizza, National Vision Center, PT Physical Therapy, CatonRX Pharmacy, Metro by T-Mobile, Duane Reade, Boost Mobile, Popeyes, Cinnabon/Carvel

By the Numbers

Retail Businesses

667

1 Mile Radius

Households

67,338

2024 Estimate

Avg. Household Income

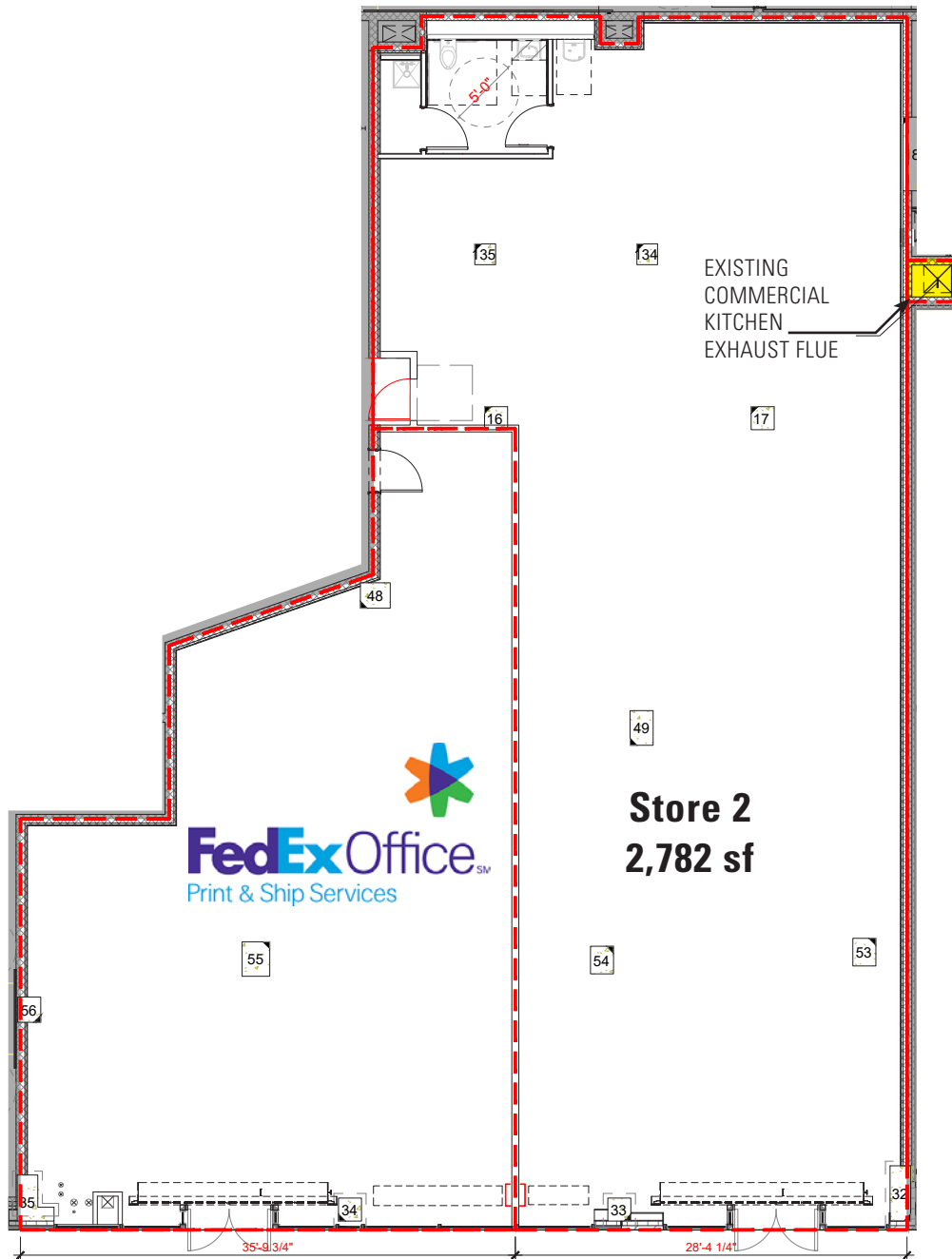
\$94,414

2024 Average

Annual Subway Ridership

1,511,379

2024 Total - Parkside Ave. Station



Store 2 - Existing Conditions



Retail

1. Chase Bank
2. Domino's Pizza
3. Au Petit Marche Grocery
4. La Estrella Del Casatillo
5. Bobavise
6. Gong cha
7. Golden Krust Carriibbean
8. Jerusalem Falafel House
9. Global Sports Center
10. H&R Block
11. Union Market
12. JAG Physical Therapy
13. Carver Federal Savings Bank
14. Stars Scholar Academy
15. Medgar Evers College (CUNY)
16. Success Academy Charter School
17. All My Children Daycare & Nursery
18. NYC Health + Hospitals
19. SUNY Downstate Health Sciences Univ.
20. Brooklyn Children's Museum
21. Brooklyn Botanic Garden
22. Prospect Park Zoo
23. Key Food
24. Yawdle / Flatbush Central
25. Mokafé
26. Champagnes Sweets
27. Target
28. Wonder
29. Starbucks
30. Lincoln Market
31. Chase
32. Citibank
33. Dermatology Specialists
34. Blazin Chicken & Gyros
35. DownstateFoot & Ankle Podiatry
36. Carvel
37. Dunkin'
38. Checkers
39. McDonald's
40. Blink Fitness
41. Boost Mobile
42. Dunkin'
43. Popeyes Louisiana Kitchen

New Development

1. 54 Crown Street
2. 131 Montgomery Street
3. 1730 Bedford Avenue
4. 960 Franklin Avenue
5. 99 Empire Boulevard

Restaurants / Bakeries

1. Lucky's
2. Camillo
3. Balboa
4. Combread Brooklyn
5. Patty Haus
6. Arden
7. Fisherman's Cove
8. Honey Badger
9. Allan's Bakery
10. Brooklyn Artisan Bakehouse
11. Kingston Bake Shop
12. Mama Louisa's
13. Hamlet Coffee Company
14. Prime Avenue
15. Jen's Roti Shop & Bakery
16. Risbo





For further information and/or inspection contact exclusive broker:

Mark Tergesen

Partner
212.400.9528
mt@absre.com

Cooper Katz

Executive Director
646.439.2009
ckatz@absre.com

Quinn Reavy

Associate
212.400.6064
qreavy@absre.com

ABS Partners Real Estate • 200 Park Avenue South, 10th Floor, New York, NY 10003 • 212.400.6060 • www.absre.com