

BROOKLYN, NY 11234

# 5427 FLATLANDS AVENUE



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## DESCRIPTION

### Brokers Protected

Exceptional opportunity in established neighborhood laundry in Canarsie, Brooklyn. Positioned directly at the intersection of Flatlands Avenue and East 54th, this space offers a prime opportunity to establish your brand in a diverse mix of retail opportunities for eager entrepreneurs. The area boasts an array of local businesses and exposure to a dense residential population. With high VPD traffic counts and a vibrant retail landscape, this space is ideal for laundry, but also retail, restaurant, medical, and a wide range of tenant uses.

### Highlights

- + Fully built laundry - equipment can convey to new tenant
- + All retail uses considered
- + Prime location at Flatlands Avenue & East 54th with strong visibility
- + Convenient access to public transport including Bus Lines: B9, B17, B47, B100

## SUMMARY

<b>Lease Rate:</b>	<b>Upon Request</b>
<b>Available SF:</b>	<b>2,662 SF</b>
<b>Date Available:</b>	<b>90 Day's Notice</b>
<b>Equipment Transfer:</b>	<b>Upon Request</b>
<b>Frontage:</b>	<b>65 Ft</b>

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
<b>Total Households</b>	3,067	9,899	35,654
<b>Total Population</b>	8,127	26,261	95,247
<b>Average HH Income</b>	\$86,638	\$85,083	\$88,237

