

FOR LEASE

275 Flatbush Avenue Extension

Downtown Brooklyn

- Retail Opportunity 1,600 – 2,100 SF
- The Heart of Downtown Brooklyn
- At the Base of a 5-Tower 495-Unit Complex
- Unparalleled Visibility

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PROPERTY SUMMARY

LOCATION

Located in the Downtown Brooklyn neighborhood of Brooklyn.

HIGHLIGHTS

- Premier New Development Opportunity
- In A Brand New 5-Tower Residential Complex with 495 Apartments
- Expansive Ground-Floor Wrap Around Frontage
- Exceptional Brand Visibility in a High Foot-Traffic Corridor
- Ideal for Flagship Retail, High-End Dining, or Boutique Fitness Concepts
- Summer 2026 Possession

SPACE DETAILS

- Soaring Ceiling Heights
- Modern Floor-to-Ceiling Glass Storefront
- Efficient, Open Layout Suitable for Multiple Uses
- Space A (Corner): 1,600 SF Ceiling Height: 16.5 FT
- Space B (Inline): 2,100 SF Ceiling Height: 17.5 FT

TRANSPORTATION

B D N Q R W Trains at DeKalb Avenue

N R W Trains at Jay Street – MetroTech

2 3 Trains at Hoyt Street

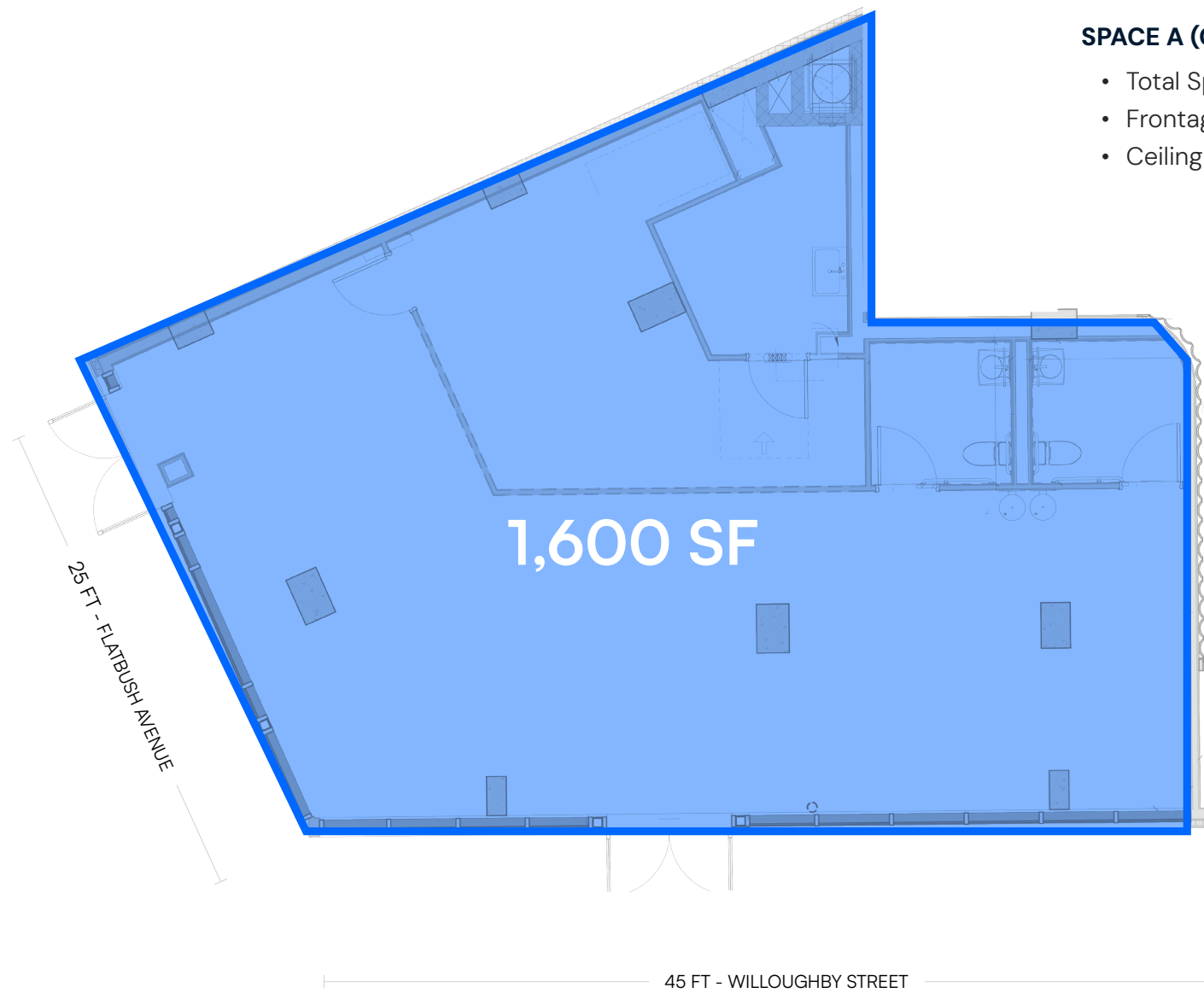
B54 B38 B26 B25 B52 B103 B67 B45 B41 Bus Lines

NEIGHBORS

Joe's, lululemon, Chase Bank, Mobil, Five Guys, Chipotle Mexican Grill, Gong Cha, KPOT Korean BBQ & Hot Pot, A Taste of Katz's, Pierogi Boys, The Brooklyn Hospital Center, Vine Bar, Botte Brooklyn, Compilation Coffee Roasters @ Ft. Greene, NAYA, University Towers – Fort Greene Brooklyn, and more!



FLOOR PLANS



SPACE A (CORNER)

- Total Space: 1,600 SF
- Frontage: 70 FT
- Ceiling Height: 16.5 FT

All square footages are approximate

FLOOR PLANS



SPACE B (INLINE)

- Total Space: 2,100 SF
- Frontage: 45 FT
- Ceiling Height: 17.5 FT

All square footages are approximate

DAILY TRAFFIC

Estimated Daily Traffic (Flatbush Avenue Extension – Downtown Brooklyn)

- Flatbush Avenue is considered a major arterial corridor with extremely heavy flow
- Nearby peak-hour volumes on Flatbush/Atlantic corridors reach:
 - **~1,400–2,400 vehicles per hour (peak)**
- That typically translates to:
 - **~25,000 – 45,000+ vehicles per day (ADT range)** for this stretch

Additional Traffic Drivers

- Located at a major intersection (Willoughby Street + Flatbush Ext)
- Surrounded by:
 - Multiple subway lines (DeKalb Ave, Jay St–MetroTech)
 - Dense retail + residential hub
 - Flatbush corridor also carries:

132,000+ daily bus riders



LOCAL RESIDENT COUNT AND DAILY OFFICE COMMUTERS

Local Resident Base (1-Mile Radius)

- ~150,000 – 165,000 residents within 1 mile
- Rapidly growing due to major residential development boom (thousands of new units recently added)

Daytime / Office Population

- ~94,000 – 141,000 employees within 1 mile
- Downtown Brooklyn is the 3rd largest business district in NYC with:
 - 90,000+ total jobs
 - 50,000+ office jobs

Daily Commuters & Visitors

- 150,000+ residents within a 1-mile radius
- 100,000+ daytime employees in Downtown Brooklyn
- 250,000+ daily commuters and visitors to the area
- Located along Flatbush Ave corridor with 130,000+ daily transit riders



STUDENT POPULATION (LIU BROOKLYN)

- ~11,000 – 11,200 total students
- Rough breakdown:
- ~3,900–4,000 undergraduate students
- ~3,000+ graduate students
- Additional professional / post-bac programs bring total to ~11K+

Larger LIU System Context

- Entire Long Island University:
- 16,000+ total students across campuses
- Ave Extension
- LIU Brooklyn is a commuter-heavy, urban campus

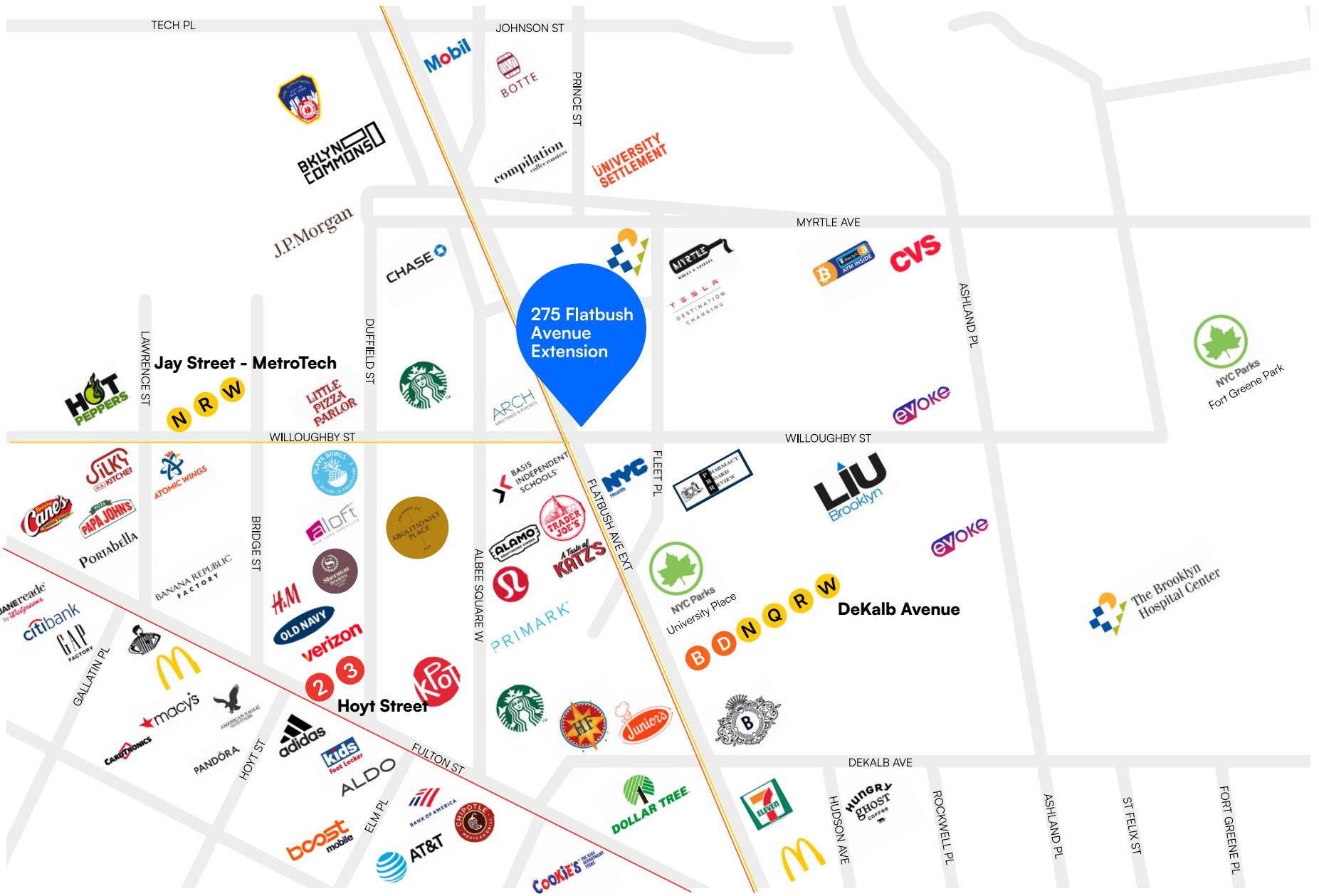
Students are actively circulating throughout the day, not just living on campus

Strong overlap with:

- DeKalb Ave subway hub
- MetroTech / Downtown Brooklyn workforce
- Retail foot traffic corridors



RETAIL MAP



275 FLATBUSH AVENUE EXTENSION, BROOKLYN, NY 11201

1,600 – 2,100 SF PRIME VANILLA BOX RETAIL SPACE WITH WRAP AROUND FRONTAGE

Corner of Flatbush Avenue Extension & Willoughby Street

For Pricing Call: **212.433.3355**

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