

30  
FLATBUSH  
AVENUE

DOWNTOWN  
BROOKLYN





# BARCLAYS CENTER



FLATBUSH AVENUE

10 MIN WALK



# 30 FLATBUSH AVENUE

## PROPERTY SPEC

GROUND FLOOR  
5,474 SQ FT

CEILING HEIGHTS  
12 FT

FRONTAGE  
47 FT ON FLATBUSH AVENUE

30 FT ON LIVINGSTON STREET

## OPPORTUNITY STATUS

TERM  
LONG TERM

POSSESSION  
IMMEDIATE

— STEPS FROM ATLANTIC TERMINAL MALL & ATLANTIC TERMINAL SUBWAY STATION **2 3 4 5 B D N Q R W** 

— MINS FROM BARCLAY CENTER - HOME STADIUM FOR THE NBA BROOKLYN NETS AND WNBA'S NEW YORK LIBERTY

— STEPS FROM THE LONG ISLAND UNIVERSITY 330 ACRE CAMPUS

— DIRECTLY IN FRONT OF THE NEVINS SUBWAY STATION

— NEARBY NEIGHBORS INCLUDE APPLE, BANK OF AMERICA, TD BANK, CITY POINT, BARCLAYS CENTER, MCDONALD'S, BURGER KING, WHOLE FOODS MARKET, SMASHBURGER, CRUNCH FITNESS, TRADER JOE'S





NEVINS STREET



LIVINGSTON STREET

FLATBUSH AVENUE



# VIBRANT ENTERTAINMENT DISTRICT



3,000,000 VISITORS PER YEAR

500,000 VISITORS PER YEAR

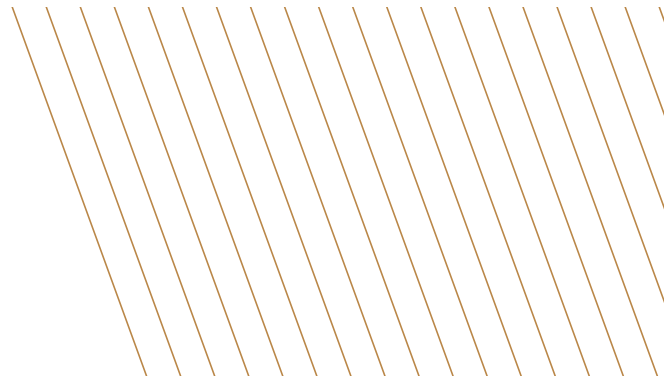


## THRIVING RESIDENTS



11,600 LOCAL POPULATIONS

6,000 TOTAL EMPLOYEES



## SPENDING POWER



\$127,000 MEDIUM HH INOCME

\$1 BILLION ANNUAL SPENDING



## CONVENIENT CONNECTIONS



31,000,000 ANNUAL RIDERSHIP

COMBINED

NEVINS STREET

2 3 4 5

ATLANTIC AVENUE

2 3 4 5 B D N Q R W

# LONG ISLAND UNIVERSITY

**CITY POINT**  
ALAMO  
Rumi  
lululemon  
TRADER JOE'S  
Casper  
TARGET  
PRIMARK  
NOBLETREE  
Brooklyn Studios

**DEKALB MARKET**  
WILMA JEAN  
home frite  
SUNSMITH  
Hard Times Sundaes  
two tablespoons

9 DEKALB  
550 RESIDENTIAL UNITS  
100,000 SF  
LIFETIME FITNESS

A B C R  
5.6 M ANNUAL RIDERSHIP

3  
FLATBUSH AVENUE

2 3 4 5  
13.8 M ANNUAL RIDERSHIP  
B D N Q R W  
Long Island Rail Road

ATLANTIC TERMINAL MALL  
BARCLAYS CENTER BROOKLYN





DOWNTOWN BROOKLYN

# 30

FLATBUSH  
AVENUE

CONTACT  
INFO

PLEASE CONTACT EXCLUSIVE BROKERS FOR MORE INFO

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