

FLATLANDS AVENUE
25,000 CARS DAILY

PENNSYLVANIA AVENUE
32,000 CARS DAILY

1118

PENNSYLVANIA AVENUE
BROOKLYN, NY

COLLIERS INTERNATIONAL

50 Jericho Quadrangle, Suite 110

Jericho, NY 11753

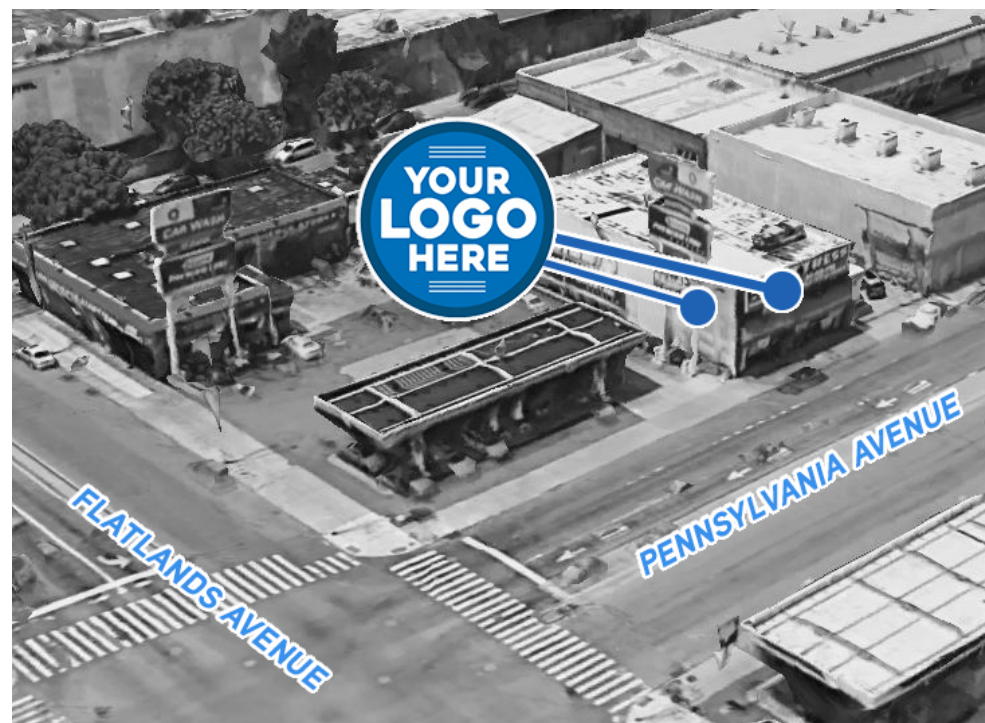
T. 516 328 6500

1118 PENNSYLVANIA AVENUE

10,000 SQUARE FEET *(Existing)*

- **18,432 SF (As of Right Facility Expansion)**
- **FORMER MATTRESS FIRM STORE**
- 4,000 SF: 1ST FLOOR
- 4,000 SF: 2ND FLOOR
- 2,000 SF: BASEMENT LEVEL
- 7,680 SF LOT SIZE (80' X 96')
- VACANT LOT TO THE RIGHT INCLUDED
- SITUATED ON THE HIGHLY TRAFFICKED PENNSYLVANIA AVENUE

**ASKING SALE/LEASE PRICE:
UPON REQUEST**



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	86,594	715,479	2,002,225
HOUSEHOLDS	32,843	252,187	721,248
AVG. HOUSEHOLD INCOME	\$62,062	\$72,215	\$84,775
DAYTIME POPULATION	48,802	359,304	999,432

FOR SALE/LEASE



EXCLUSIVE AGENTS

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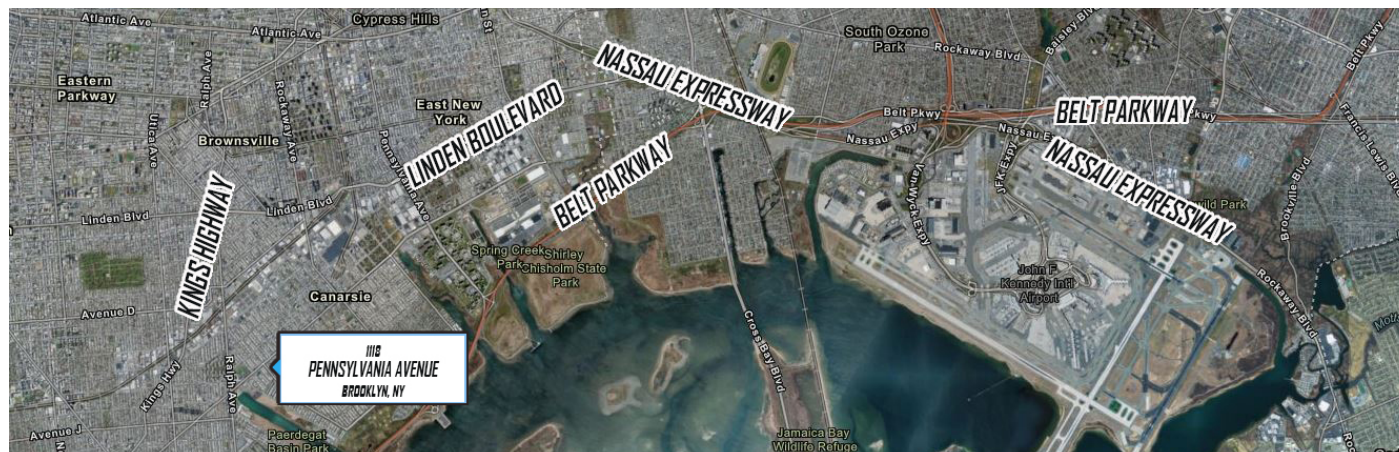
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FOR SALE/LEASE