



FLATLANDS AVENUE
25,000 CARS DAILY

PENNSYLVANIA AVENUE
32,000 CARS DAILY



1118 PENNSYLVANIA AVENUE BROOKLYN, NY

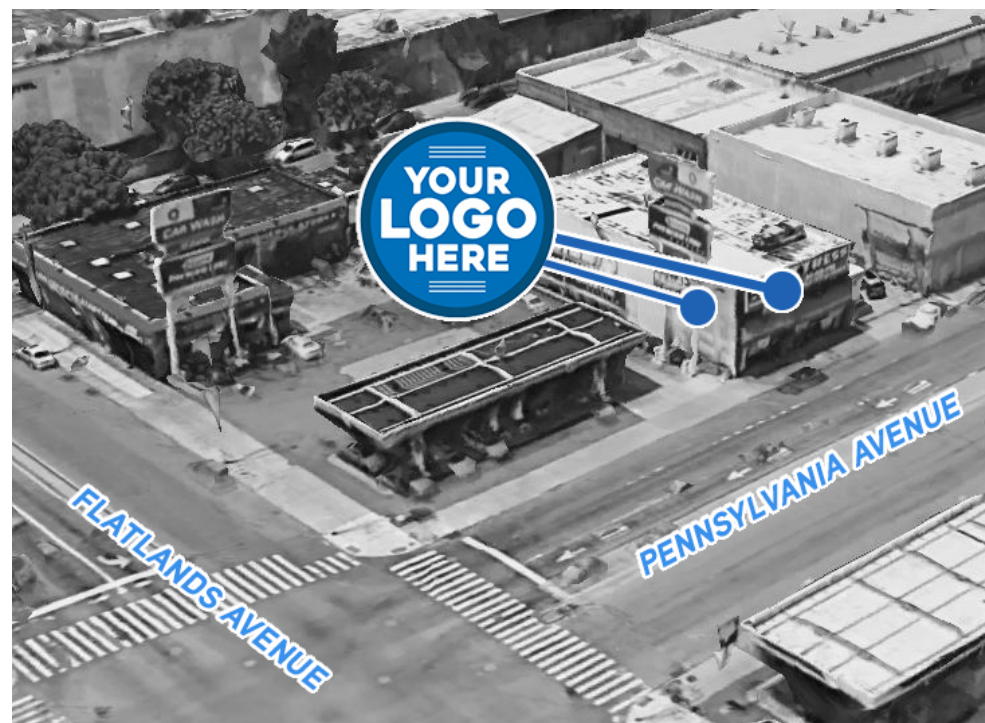
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1118 PENNSYLVANIA AVENUE

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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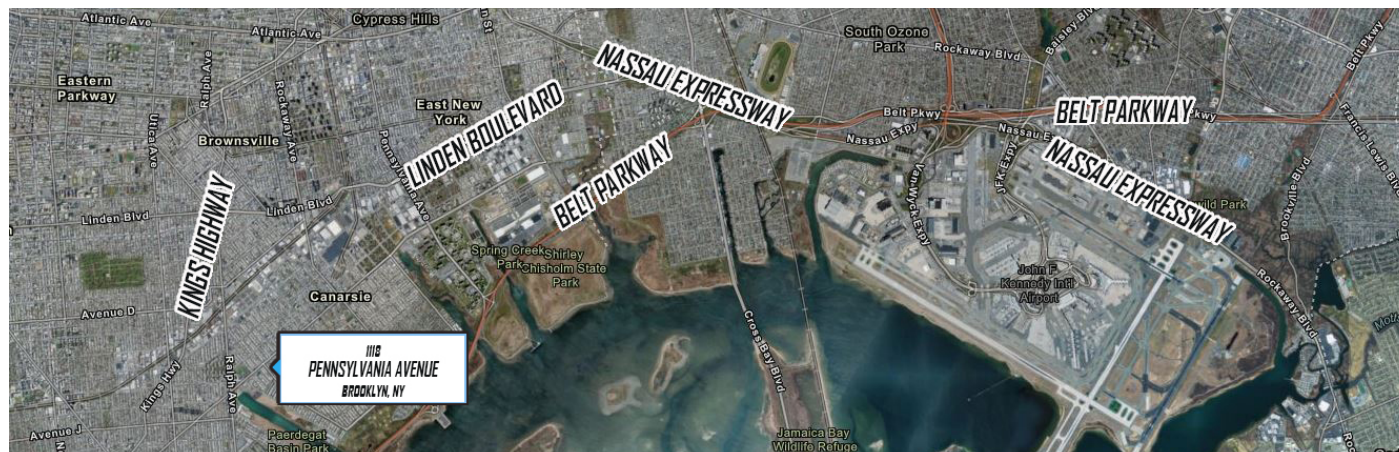
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FOR SALE/LEASE