EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS



RETAIL SPACE FOR SALE OR LEASE

2064 MILL AVENUE

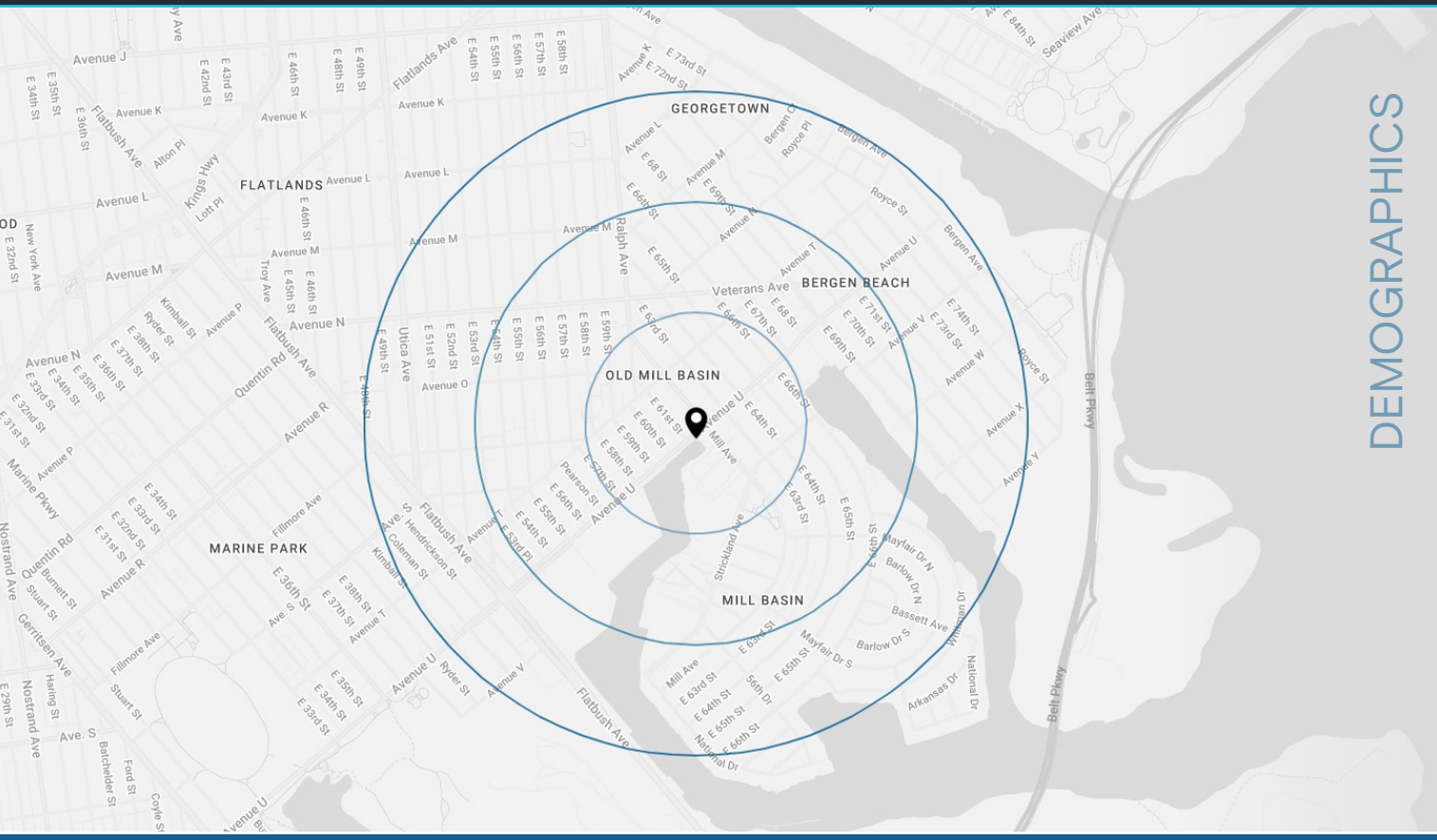
OLD MILL BASIN, BROOKLYN

PROPERTY OVERVIEW

- Ground Floor - 10,200 Square Feet
- Lower Level - 10,000 Square Feet
- Total Lot Size - 21,780 Square Feet
- Over 200 Feet of Street Frontage
- 16+ ft Ceiling Heights
- Short Distance to Flatbush Avenue
- Easily Accessible to Belt Parkway

NEIGHBORING TENANTS

macy's · Burlington · petco · LOWE'S · THE HOME DEPOT · OLD NAVY · Walgreens · Key Food FRESH



DEMOGRAPHICS

0.25 MILES

POPULATION	3,231
HOUSEHOLDS	1,142
EMPLOYEES	2,690
AVERAGE HH INCOME	$142,149

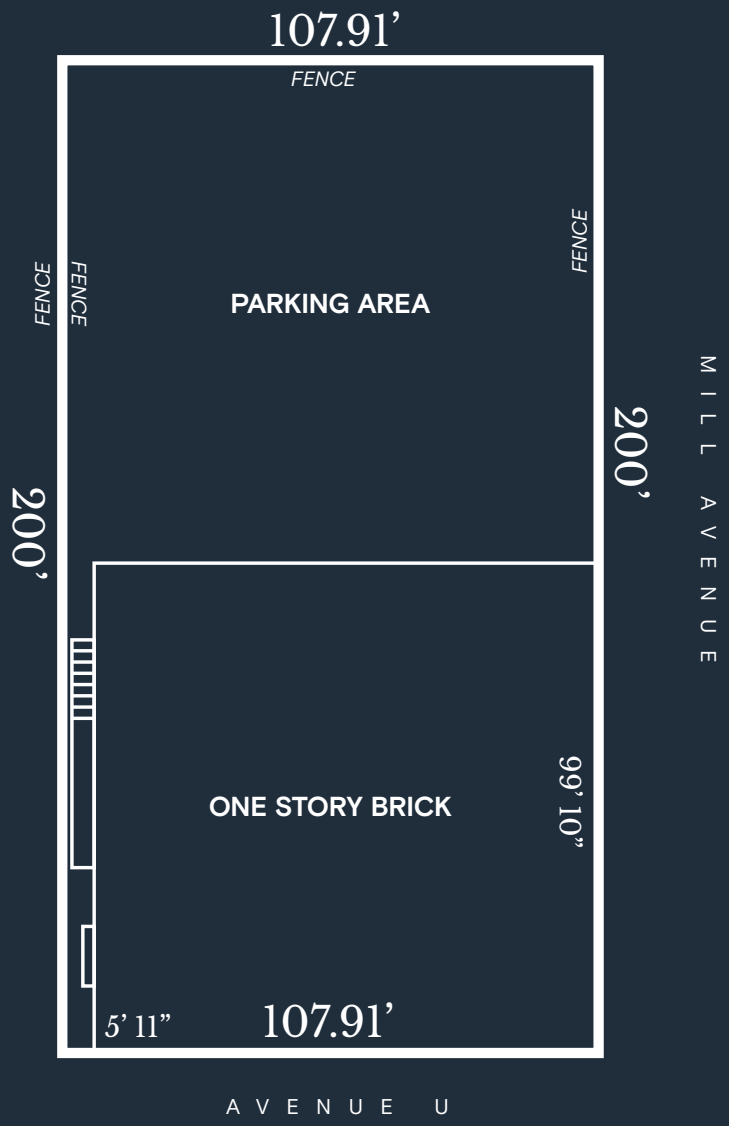
0.5 MILES

POPULATION	14,969
HOUSEHOLDS	5,283
EMPLOYEES	12,461
AVERAGE HH INCOME	$107,967

0.75 MILES

POPULATION	35,417
HOUSEHOLDS	12,497
EMPLOYEES	29,420
AVERAGE HH INCOME	$105,047

SURVEY


107.91’
FENCE
FENCE
FENCE
FENCE
PARKING AREA
200’
200’
MILL AVENUE
ONE STORY BRICK
99’10”
5’ 11”
107.91’
AVENUE U


RITE AID


RITE AID


CVS pharmacy
Popeyes
KFC
Wendy's
Key Food FRESH
C-TOWN
McDonald's
CHRISTIAN HERITAGE ACADEMY 269 STUDENTS
DOLLAR TREE
P.S. 251 PAERDEGAT 389 STUDENTS
FLATLANDS AVE – 14,825 AADT
TACO BELL
Staples
Foodtown
P.S. 119 AMERSFORT 417 STUDENTS
P.S. 326 140 STUDENTS
GEORGETOWNE SHOPPING CENTER
Food Way
five BELOW
TORRID
Snipes
GameStop
CITYMD
MADRAG
claire's
carter's
OshKosh
FIVE GUYS
CHIPOTLE
IHOP
HOOK & REEL
Walgreens
DUNKIN'
MATTRESS FIRM
P.C. RICHARD & SON
DUANE reade by Walgreens
Party City
MOUNT SINAI HOSPITAL BROOKLYN 212 BEDS
KINGS HIGHWAY – 23,058 AADT
FLATBUSH AVENUE – 33,111 AADT
DOLLAR GENERAL
UTICA AVE – 12,698 AADT
RALPH AVE – 26,279 AADT
P.S. 203 FLOYD BENNETT SCHOOL 540 STUDENTS
P.S. 312 BERGEN BEACH SCHOOL 701 STUDENTS
SUCCESS ADADEMY CHARTER SCHOOL 949 STUDENTS
MIDWOOD CATHOLIC ACADEMY 262 STUDENTS
J.H.S. 078 ROY H. MANN 513 STUDENTS
SITE
BELT PARKWAY – 151,379 AADT
petco
LOWE'S
The Home Depot
P.S. 222 KATHERINE R. SNYDER 788 STUDENTS
P.S. 207 ELIZABETH G. LEARY 1,022 STUDENTS
AVENUE U – 25,387 AADT
KINGS PLAZA SHOPPING CENTER
macy's
TARGET
ZARA
H&M
backstage
PRIMARK
Portabella
Ashley HOMESTORE
AMERICAN EAGLE OUTFITTERS
Bath & Body Works
EXPRESS
LensCrafters
ALDO
SHAKE SHACK
Popeyes



For More Information Please Contact Exclusive Agents

Sean Philipps
SENIOR DIRECTOR
seanphilipps@katzretail.com
(212) 518-1760

Michael Peguero
SENIOR DIRECTOR
michaelpeguero@katzretail.com
(212) 518-1761

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katzretail.com