



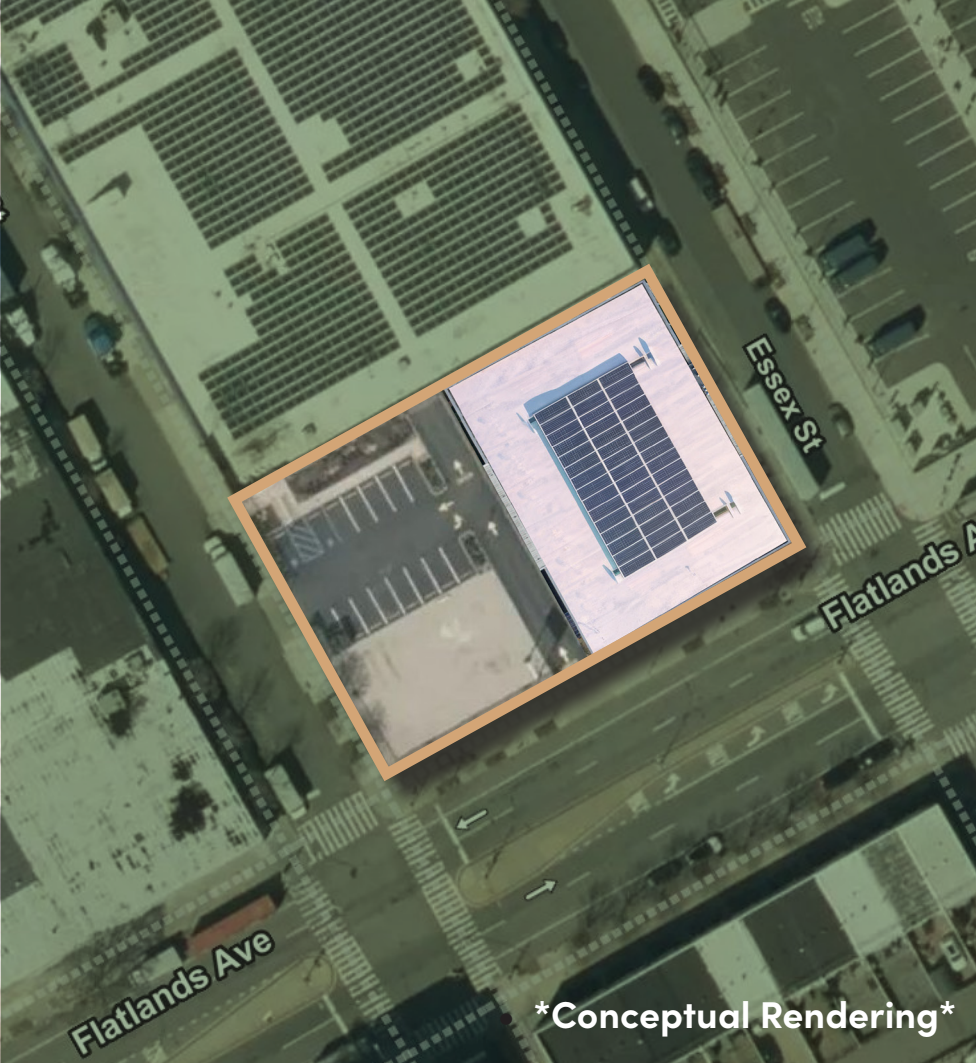
12495 Flatlands Ave

BROOKLYN, NEW YORK 11208

*Retail, Industrial,
Medical Space for Lease
with Adjacent
Off Street Parking*

Delivering in Q4 2026

CBRE



Property Overview

Premises: Ground Level – 12,100 SF
(includes 2nd floor lobby entranceway)
Second Floor – 12,100 SF
Cellar – 2,954 SF

Parking: 36 spaces with parking expansion

Ceiling Height: Approx. 15 ft

Frontage: Approx. 100 ft along Flatlands Avenue

Possession: Q4 2026

Asking: Upon Request

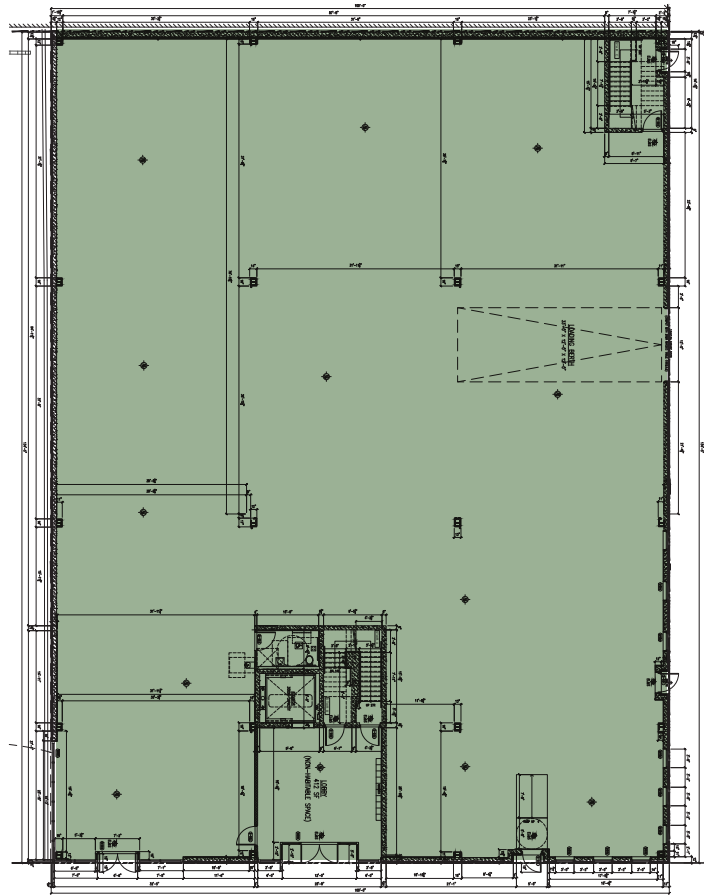
Comments:

- Well located, newly constructed mixed use commercial building in the Spring Creek neighborhood, featuring two floors of 12,100 SF each
- The site is located in a densely populated area with significant new construction underway to support the growing population, including more than 77,000 residents within a one mile radius
- Approx. 12,000 vehicles per day along Flatlands Avenue
- Across the street from the Gateway Center, NYC's #1 regional retail power center
- Ideal for retail, industrial, and medical uses
- Ample signage opportunities along Flatlands Avenue
- Flexible floor plates that can be divided for smaller format retail and office users
- Rooftop Solar Panel system available to Tenants for lower electricity costs
- Only New Construction Class A Building in the area
- ICAP tax abatement for 15 years included.



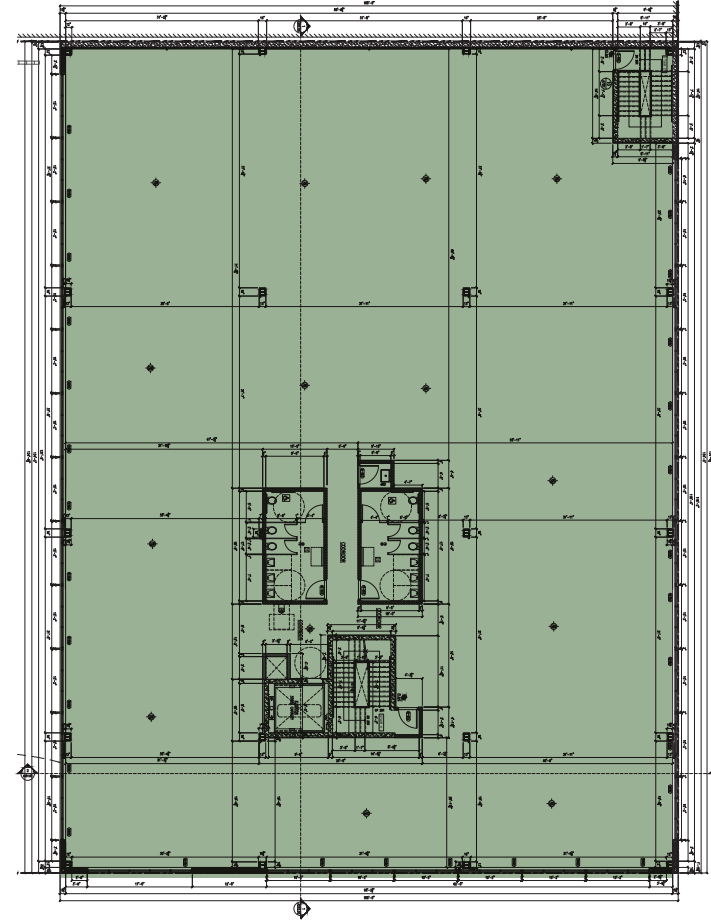
Floor Plans

Ground Level



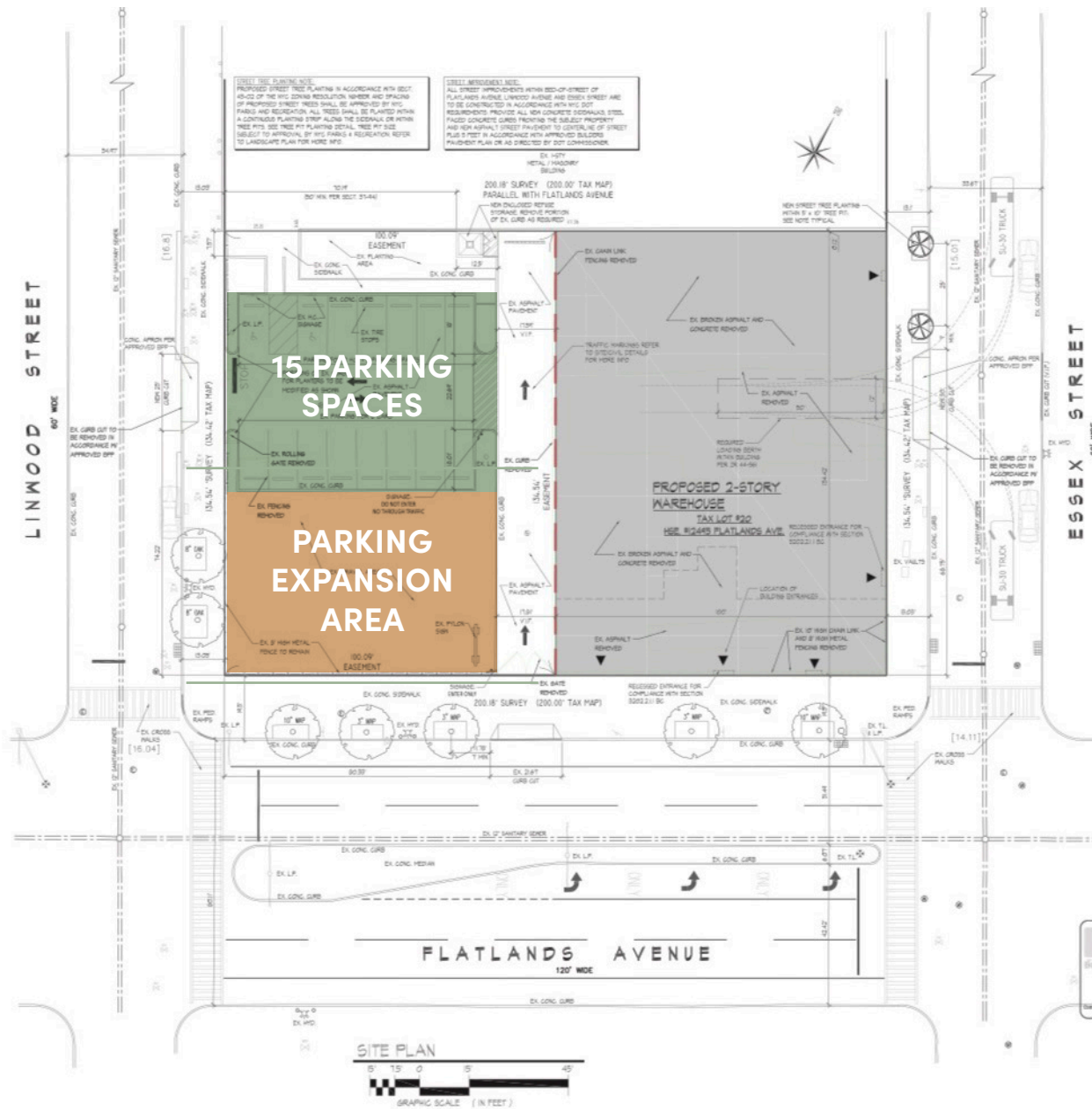
LOBBY ENTRANCE

Second Floor



FLATLANDS AVENUE

Site Survey



Retail Market

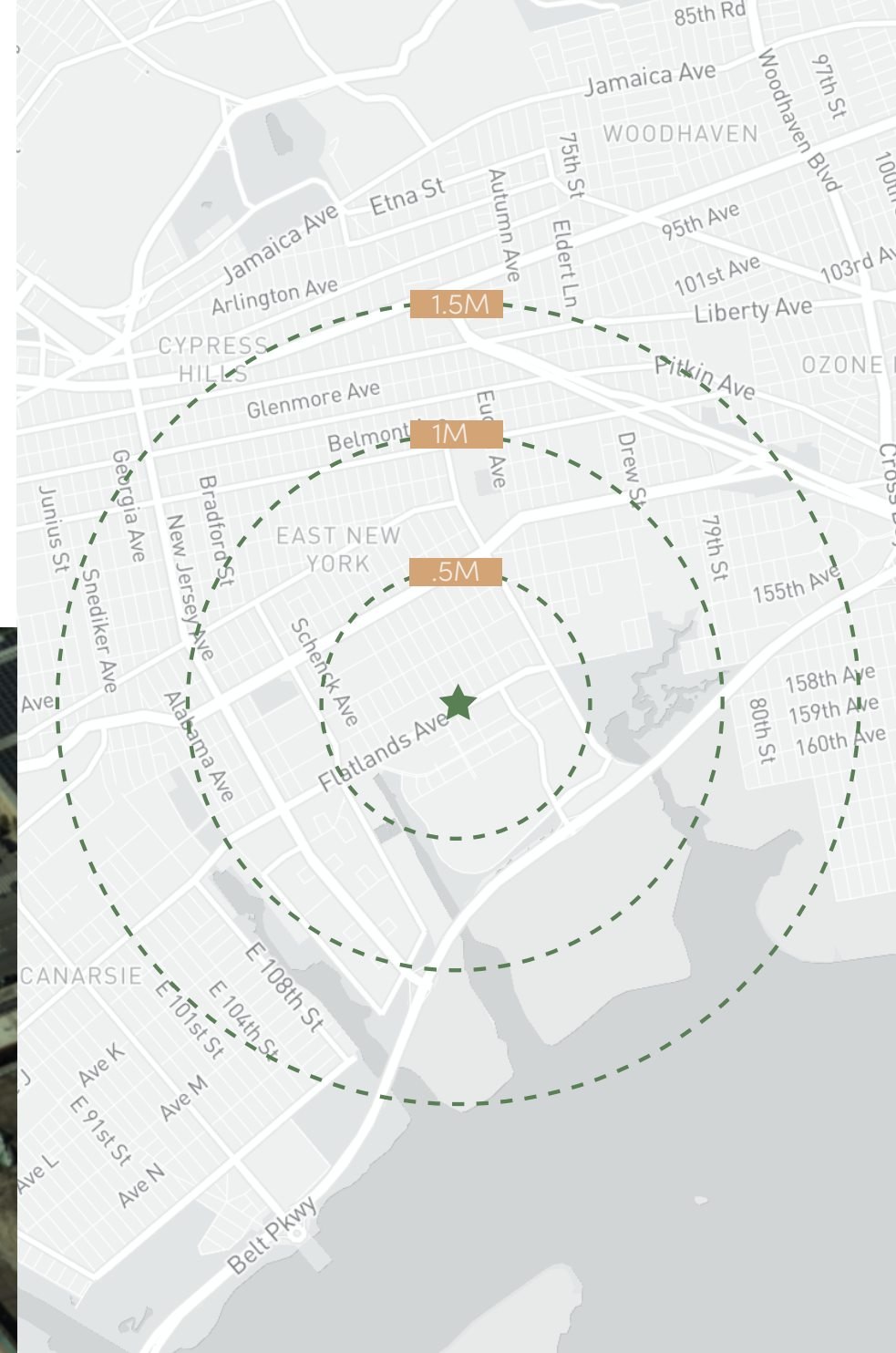


Area Demographics

Demographics	.5 Miles	1 Mile	1.5 Miles
Population	15,312	77,235	178,325
Median HH Income	\$53,601	\$49,639	\$56,492
Daytime Population	18,409	70,691	147,773



Conceptual Rendering



12495 Flatlands Ave

BROOKLYN, NEW YORK



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