

2084-2094 LINDEN BOULEVARD

BROOKLYN | NEW YORK 11207

Brokers Protected



800 SF
TO
4,000 SF

RW

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PROPERTY DESCRIPTION

The property rests on a 25,593 SF lot (95.25 x 266). A 14,824 SF twelve-unit retail property with 100+ feet of frontage on Linden Boulevard / Van Siclen Avenue. This is an opportunity to be on the main retail corridor in this section of Brooklyn. The property is surrounded by local and national retailers such as Walgreens, Family Dollar, Dollar Tree, AutoZone, Advance Auto Parts, Checkers and MetroPCS. Retail benefits from strong foot traffic and high VPD, as well as walking distance to Public Transportation.

SIZE

800 SF – 4,000 SF

FRONTAGE

102 FT on Linden Boulevard

PARKING

12 Parking Spaces

TRANSPORTATION

Transit/Subway

Van Siclen Avenue (3,4 Line)

New Lots Avenue (3,4 Line)

Pennsylvania Avenue (3, 4)

New Lots Avenue (L Line)

DEMOGRAPHICS

Population

Households

Median Age

Median HH Income

Daytime Employees

Population Growth '23 - '28

Household Growth '23 - '28

1 mile / 3 miles

101,924 / 721,663

36,191 / 246,244

35.60 / 36.60

\$41,504 / \$55,885

18,039 / 144,290

1.85% / 0.37%

1.74% / 0.28%

RW

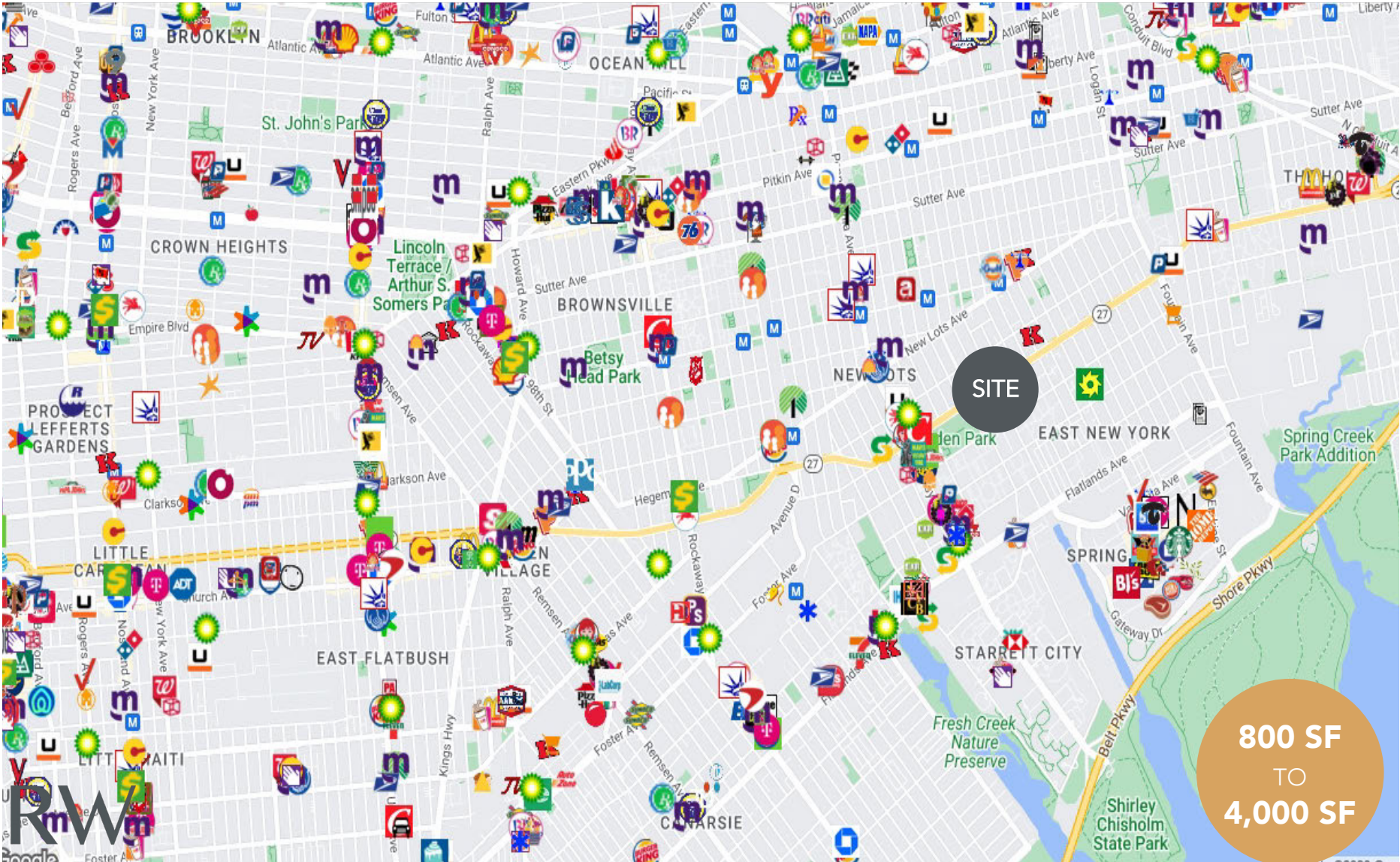
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SUBMARKET NEW LOTS/EAST NEW YORK



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