



Kalmon Dolgin
AFFILIATES INC.

443
WINTHROP ST.
BROOKLYN, NY 11203

4,000 SF
-FOR LEASE-



Kalmon Dolgin Affiliates presents for lease 4,000 SF of commercial space located in East Flatbush, Brooklyn. Can be used for a variety of usages such as office space, community facility, creative use, physical therapy or as a medical facility. Excellent opportunity to join a referral network with local hospitals close by.

PROPERTY FEATURES:

- AVAILABLE SPACE: 4,000 SF**
- CEILING HEIGHT: 14'**
- ZONING: R6**
- CURB CUTS: 1**
- PARKING**
- 200 AMPS**
- 1 ELEVATOR**
- ADA ACCESSIBLE**
- FULL HVAC**
- NEW CONSTRUCTION**

FOR MORE INFORMATION
CONTACT EXCLUSIVE BROKER

ANDREW HIBBERT
347-390-1151
AHIBBERT@KALMONDOLGIN.COM



101 RICHARDSON ST. | BROOKLYN, NY 11211

718.388.7700

WWW.KALMONDOLGIN.COM

All information furnished regarding property for sale or rental is from sources deemed reliable but no warranty or representation is made as to accuracy thereof and same is submitted subject to error omissions, change of price rental or other conditions, prior sales, lease or withdraw without notice.



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ADDITIONAL PHOTOS



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MAP & DEMOGRAPHICS



Located in the bustling residential community of East Flatbush, Brooklyn. Major hospitals such as SUNY Downstate & Kings County are within walking distance. Public transportation is easily accessible with the 2,5 subway line at Winthrop Avenue & 10 minutes to The Barclay's Center. Walking distance to Prospect Park.

Household Income Brackets

<\$25k	21%
\$25-\$44k	18%
\$45-\$74k	22%
\$75-\$149k	27%
\$150k+	13%

TOTAL POPULATION

~ 130,000

MEDIAN HOUSEHOLD INCOME

\$64,542

NATIONAL HOUSEHOLD INCOME

~ \$69,000



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