

# NEW EXCLUSIVE - PRIME OFFERING

**300 WYCKOFF AVENUE, BROOKLYN, NY 11237**

**STREET VIEW**



**RETAILER MAP**



## CONTACT:

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## BUILDING SPECIFICATIONS

- RETAIL OR OFFICE/MEDICAL SPACE AVAILABLE (ENTRANCE ON WYCKOFF AVE – H&R BLOCK SPACE)
- ENTIRE 2<sup>ND</sup> FLOOR – UP TO APPROX. 30,000 SQ. FT. (MAY BE DIVIDED)
- CEILING HEIGHTS ARE 12’-14’ CLEAR
- ZONED C4-3
- ASKING RENT UPON REQUEST
- ACCESSIBLE BY ELEVATOR
- AT THE L & M ELEVATED TRAIN STOP (MYRTLE/WYCKOFF STOP)
- NEIGHBORING TENANTS INCLUDE CVS, DUANE READE, AUTOZONE, PLANET FITNESS & MORE
- WYCKOFF AVE – 6K VPD

## DEMOGRAPHICS

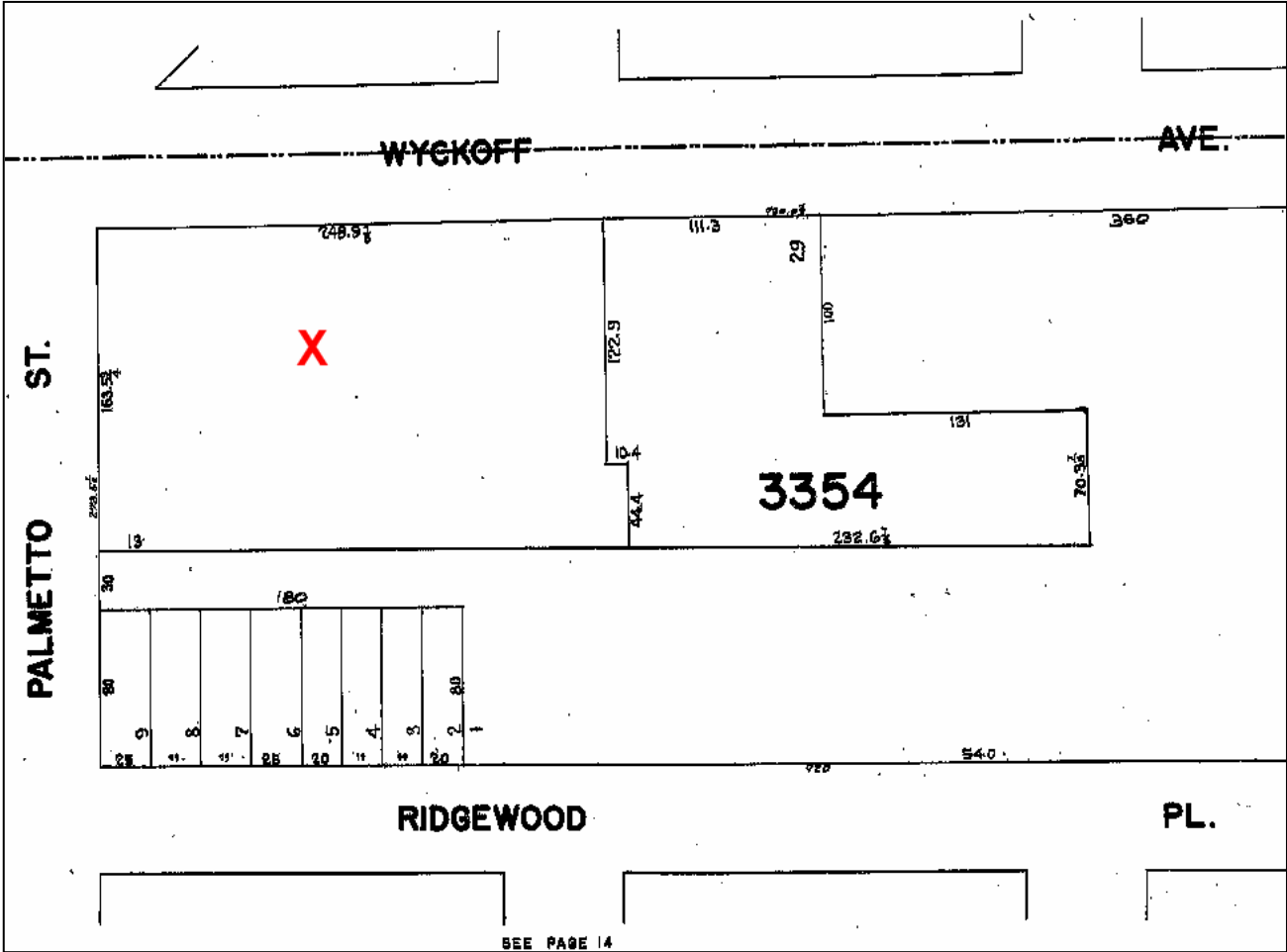
<u>Radius</u>	<u>1/4 Mile</u>	<u>1/2 Mile</u>	<u>1 Mile</u>
Population	13,543	60,605	183,395
# of Households	4,195	19,365	61,720
Avg. HH Income	\$84,469	\$74,835	\$74,210
Daytime Pop	2,651	8,306	26,479



September 6, 2019

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**TAX MAP**



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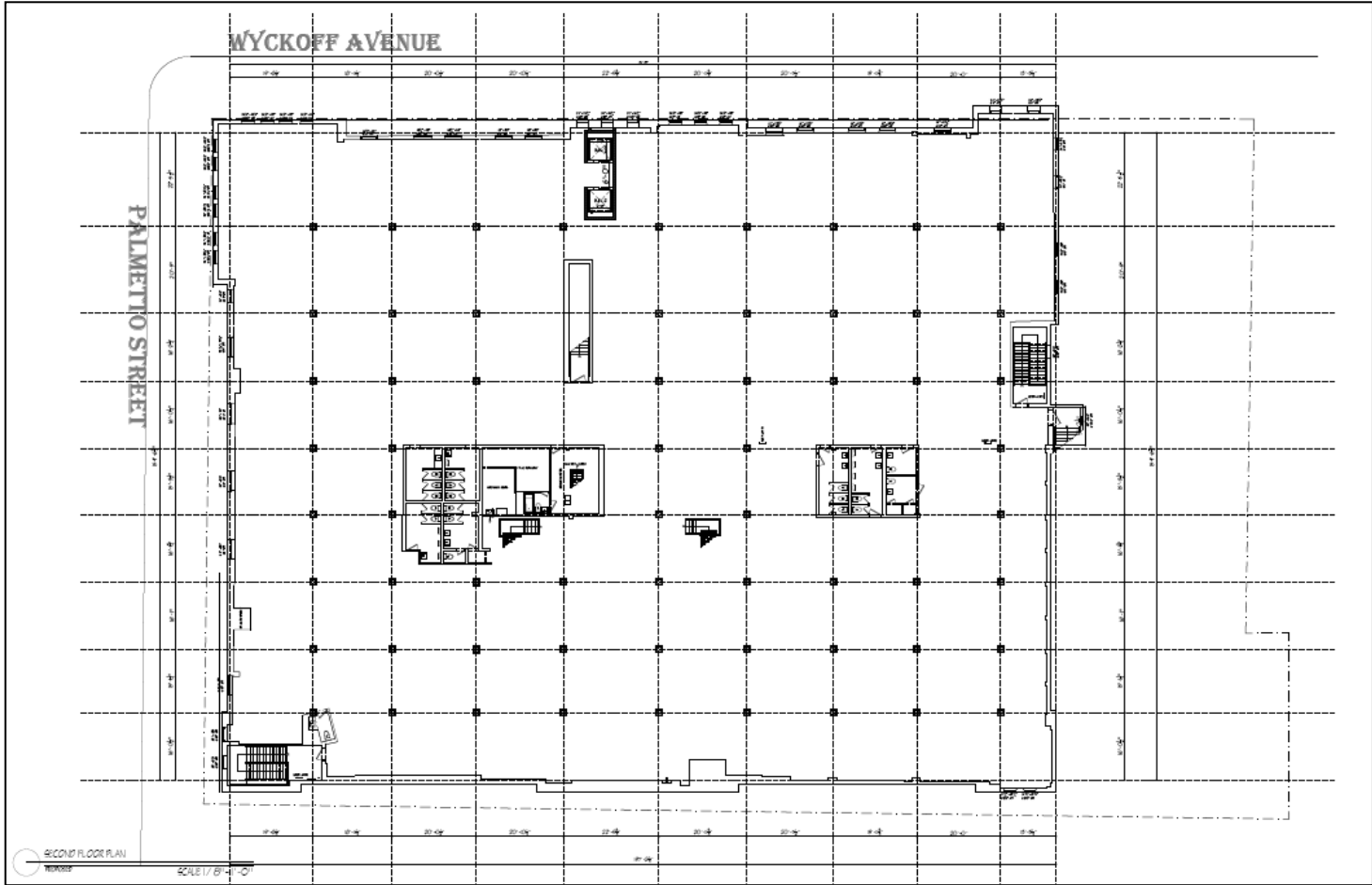


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**PROPOSED 2<sup>ND</sup> FLOOR PLAN**



SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



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