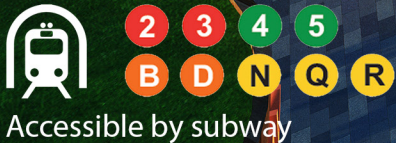


# MAXIMUM EXPOSURE REDEVELOPMENT OPPORTUNITY AT BARCLAYS CENTER

FLATBUSH AND PACIFIC



Accessible by subway

**SCHUCKMAN**  
REALTY INC.

CONTACT EXCLUSIVE BROKERS FOR DETAILS:  
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# FLATBUSH AT PACIFIC CROSSROADS OF BROOKLYN

## PROPERTY INFORMATION

SIZE: Approx 10,000 SF - 45,000 SF on 3 levels

(Divisions Considered)

ASKING RENT: Upon Request

AVAILABILITY: Arranged

NEIGHBORS:




**FLAGSHIP  
OPPORTUNITY**  
across from



Over  
**15,000**  
residential units  
planned within a half mile

**Steps from Atlantic Terminal**  
The 3rd Largest Transit Hub in New York City



 16  
bus lines

 Long Island  
Railroad

**Annual Ridership 13.8M**

**UP TO 45,000 SF  
AVAILABLE**

Exceptional branding opportunity at the crossroads of Brooklyn, across from 15 buildings of mixed-use development; offering more than 6,000 affordable, rental and condominium homes, new retail stores, restaurants, office and hotel.

DEMOGRAPHICS	.25 miles	.5 miles	.75 miles
Population	8,814	36,921	83,928
Daytime Population	6,483	16,143	40,486
Households	3,943	16,957	38,535
Average HH Income	\$127,698	\$122,830	\$130,943



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# FLATBUSH @ PACIFIC

604 PACIFIC STREET | BROOKLYN, NY 11217

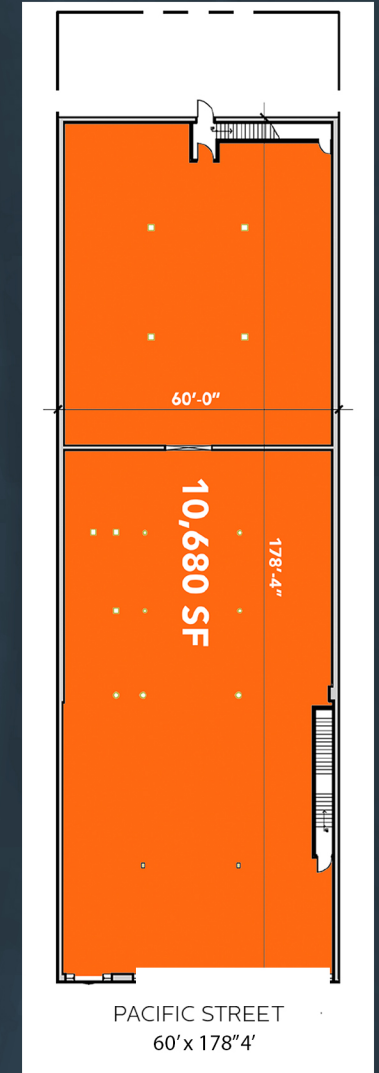
FLAGSHIP  
RETAIL | OFFICE | MEDICAL | RESTAURANT



UP TO 30FT+ CEILINGS

NEW STOREFRONTS  
SKYLIGHT POTENTIAL  
UP TO 4 SIDES OF LIGHT  
ADDITIONAL WINDOWS  
& SIGNAGE AVAILABLE

## FLOOR PLAN



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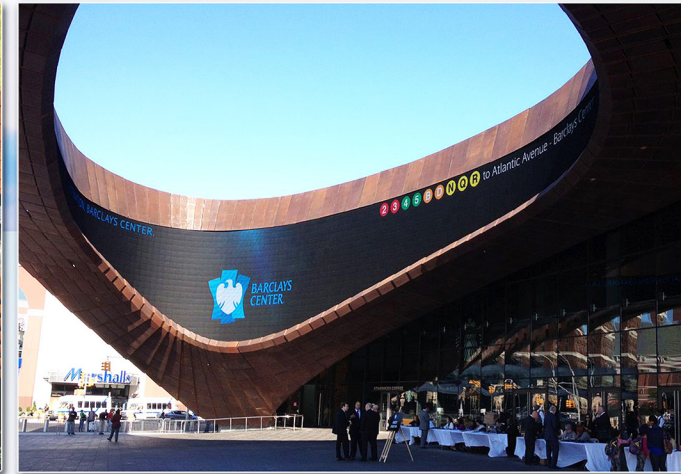
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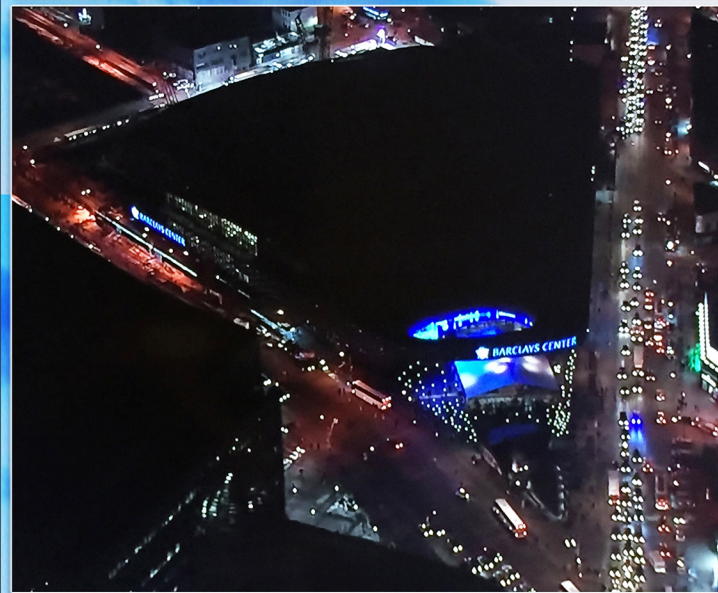
**BARCLAYS CENTER**



**CAPACITY:**  
BASKETBALL: 17,732  
ICE HOCKEY: 15,795  
CONCERT: 19,000



**CURRENT MAJOR SPORTS:**



BOXING, MIXED MARTIAL ARTS  
PRO WRESTLING. NBA DRAFT  
**CONCERTS BY ACTS SUCH AS:**  
JAY Z, BARBRA STREISAND,  
BRUNO MARS, PAUL McCARTNEY, BEYONCE,  
RIHANA, STAN SMITH, BRUCE SPRINGSTEEN

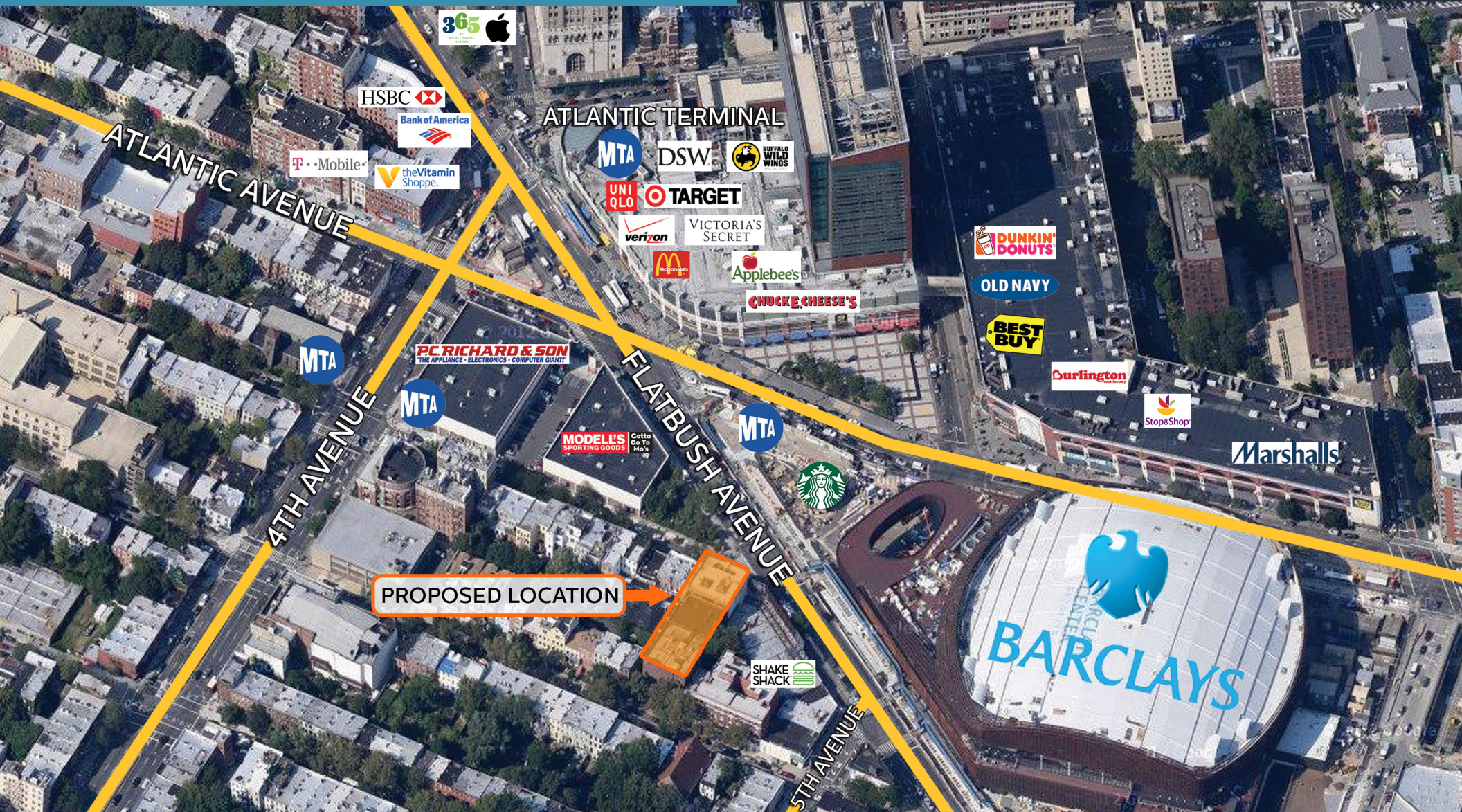


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