

# 9102

## CHURCH AVENUE

### EAST FLATBUSH, BROOKLYN

Corner of Church Avenue and East 91<sup>st</sup> Street

SCHOOL/COMMUNITY FACILITY FOR LEASE

#### APPROXIMATE SIZE

Building Size: 20,500 SF  
Additional Lot: 7,200 SF

#### ASKING RENT

Upon Request

#### POSSESSION

Immediate

#### TERM

Negotiable

#### FRONTAGE

150 FT Wraparound

#### COMMENTS

- Previously "Happy Home Academy"
- 7,200 SF Lot has potential to be a subsidiary playground/parking space or future development
- Capacity of 285 students permitted
- Perfect for daycare and other school uses
- Located in the heart of Flatbush in Brooklyn Community District 17 and School District 18
- Logical divisions considered

#### NEIGHBORS

Burger King • Dunkin' • Dollar Tree • Key Food • McDonald's • Popeyes • Metro by T-Mobile

#### TRANSPORTATION

2 3 4 5

B8 B17 B35 B47



**JAMES FAMULARO**  
President

**BEN BIBERAJ**  
Senior Director  
703.434.1461  
bbiberaj@meridiancapital.com

**SAM TUCKER**  
Associate  
212.468.5952  
stucker@meridiancapital.com



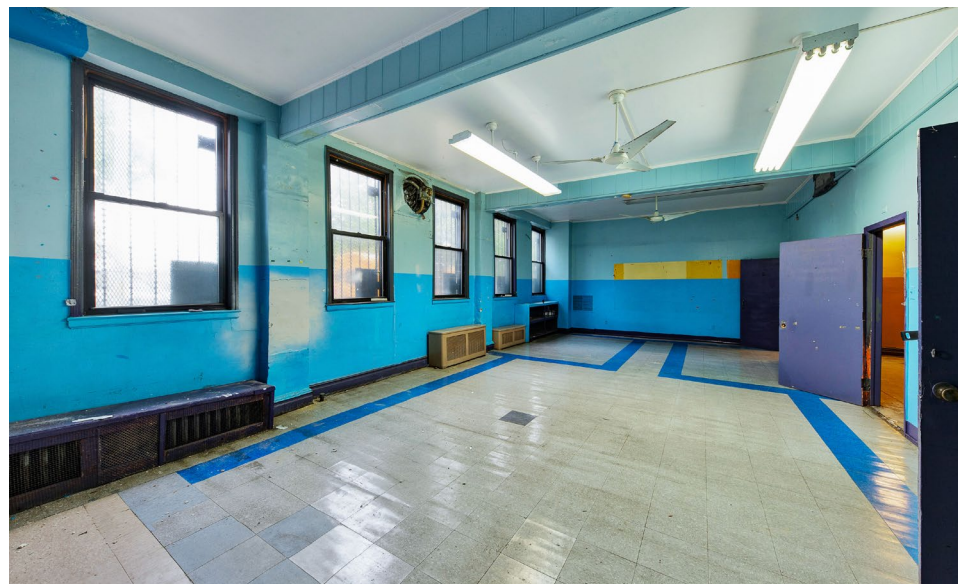
All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.



## 9102 CHURCH AVENUE

EAST FLATBUSH, BROOKLYN | Corner of Church Avenue and East 91<sup>st</sup> Street

## SCHOOL/COMMUNITY FACILITY FOR LEASE



INTERIOR

**JAMES FAMULARO**  
President

**BEN BIBERAJ**  
Senior Director  
703.434.1461  
bbiberaj@meridiancapital.com

**SAM TUCKER**  
Associate  
212.468.5952  
stucker@meridiancapital.com

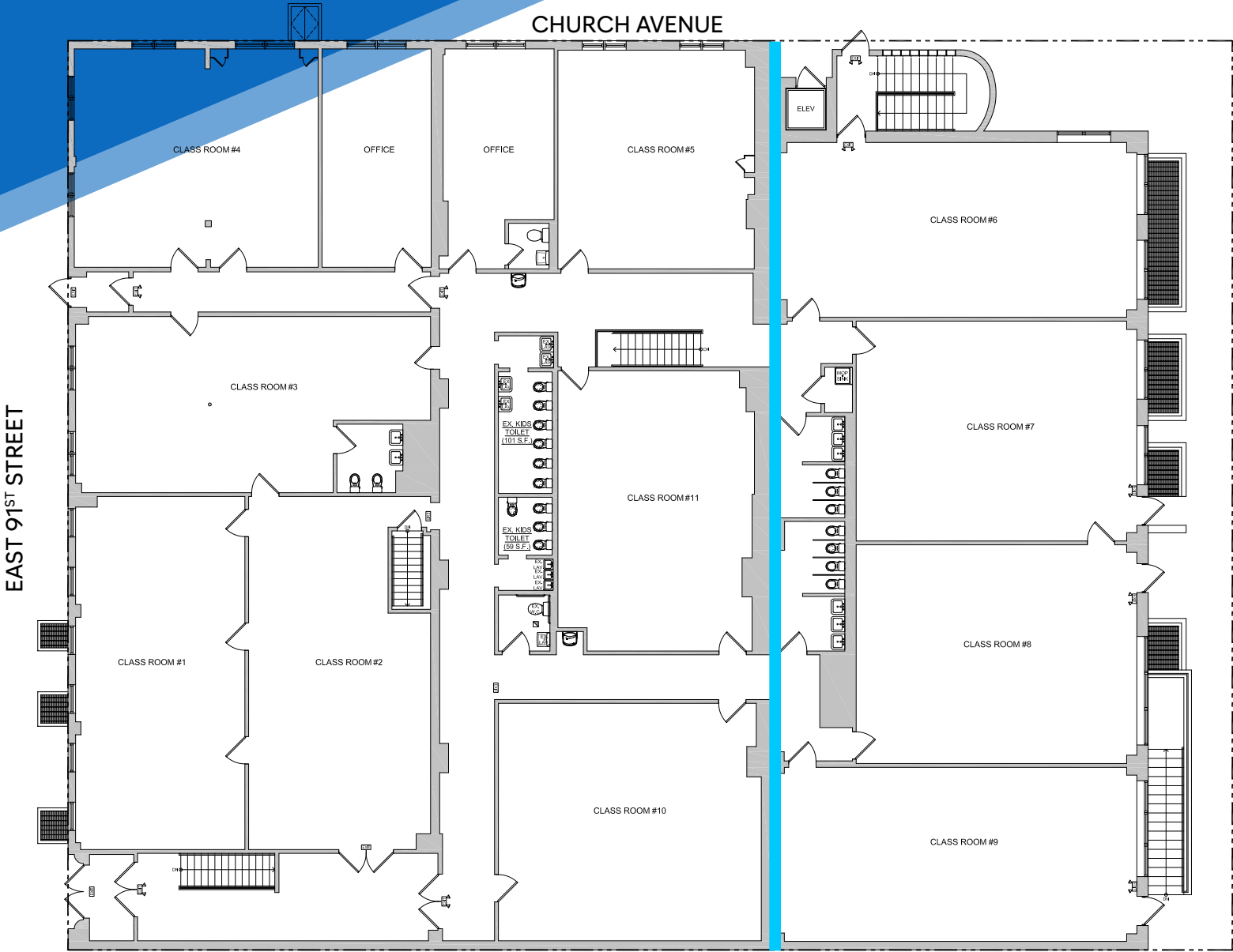


All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.

9102 CHURCH AVENUE  
EAST FLATBUSH, BROOKLYN | Corner of Church Avenue and East 91<sup>st</sup> Street

SCHOOL/COMMUNITY FACILITY FOR LEASE

FLOOR PLAN | GROUND FLOOR



JAMES FAMULARO  
President

BEN BIBERAJ  
Senior Director  
703.434.1461  
bbiberaj@meridiancapital.com

SAM TUCKER  
Associate  
212.468.5952  
stucker@meridiancapital.com



All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.

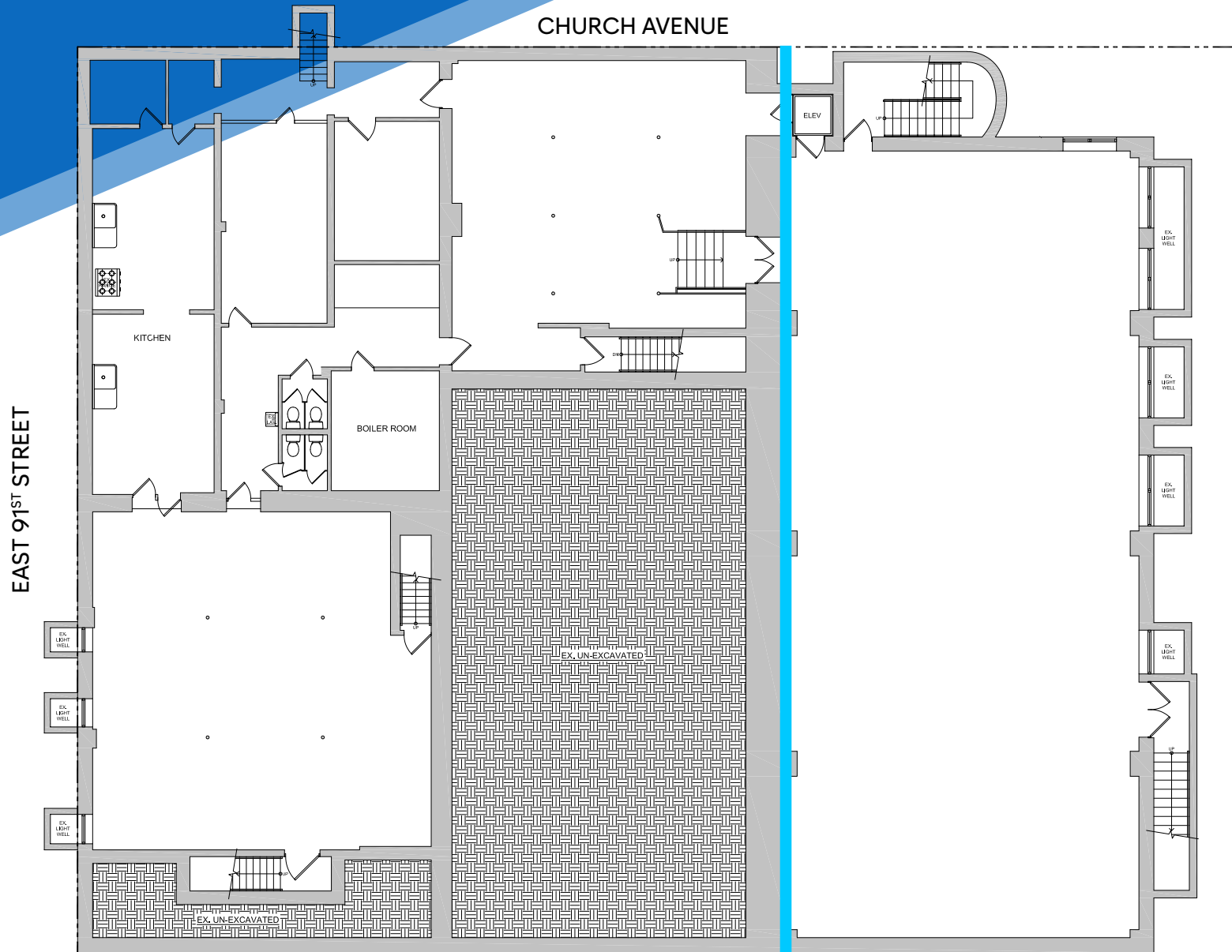


## 9102 CHURCH AVENUE

EAST FLATBUSH, BROOKLYN | Corner of Church Avenue and East 91<sup>st</sup> Street

SCHOOL/COMMUNITY FACILITY FOR LEASE

FLOOR PLAN | CELLAR



JAMES FAMULARO  
President

BEN BIBERAJ  
Senior Director  
703.434.1461  
bbiberaj@meridiancapital.com

SAM TUCKER  
Associate  
212.468.5952  
stucker@meridiancapital.com

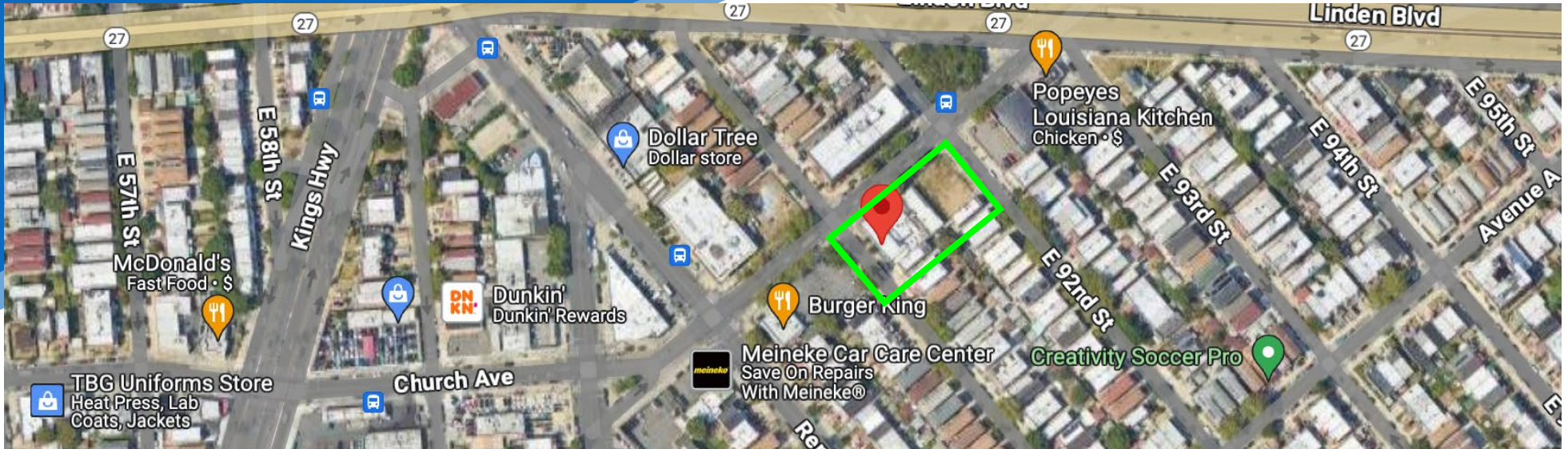


All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.

# 9102 CHURCH AVENUE

EAST FLATBUSH, BROOKLYN | Corner of Church Avenue and East 91<sup>st</sup> Street

SCHOOL/COMMUNITY FACILITY FOR LEASE



**JAMES FAMULARO**  
President

**BEN BIBERAJ**  
Senior Director  
703.434.1461  
bbiberaj@meridiancapital.com

**SAM TUCKER**  
Associate  
212.468.5952  
stucker@meridiancapital.com



All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.