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30 YEARS



**Trakhtenberg and Bulow of Eastern Consolidated lease 2,000
s/f to Foozo**

April 17, 2018 - Shopping Centers

Aric Trakhtenberg, Eastern Consolidated

Harris Bulow, Eastern Consolidated

Brooklyn, NY Foozo Artisan Pizza, which shares the same operator as Miami's renowned Fuego by Mana Steakhouse, will be opening its first location in New York City at 3003 Ave. J on the corner of Nostrand Ave. in the Flatbush section after signing a lease arranged by Eastern Consolidated's retail leasing division.

Foozo plans to serve the same fast casual kosher menu it offers at its Miami locations including pizza, pasta, salads, sandwiches and other cheesy creations.

Eastern Consolidated's Aric Trakhtenberg, director, and Harris Bulow, senior director, exclusively represented the landlord, the Marcal Group, and the restaurateur in negotiating the 10-year lease for the 2,000 s/f ground floor space in a newly constructed two-story commercial development where asking rents were \$100 per s/f. The new building enjoys 17-ft. high ceilings and glass windowed frontage on both Nostrand Ave. and Ave. J.

“The Foozo team has been touring spaces for the last year in the tri-state area identifying submarkets for six different restaurant/hospitality, experiential, and recreational concepts that appeal to and attract families and millennials.” Trakhtenberg said. “The location is ideally located two blocks from the subway station for the 2 and 5 trains, which attract 6 million riders annually, and Brooklyn College’s 35-acre campus with over 17,000 students.”

Trakhtenberg said, “One of the partners in Foozo also is involved with Fuego by Mana, the legendary steakhouse well-known by many New Yorkers who fly to South Florida specifically to dine there, as well as other restaurants including Dixie, a burger and fried chicken QSR, and BOL, a health juice and bowl concept.”

Bulow said, “This retail space was highly sought after and negotiated by financial institutions, international coffee brands, and other retailers, but ultimately the Marcal Group selected Foozo because they are familiar with the quality, popularity, and following of the brand.”

The new building at 3003 Ave. J is fully leased with Cross River Bank opening its first retail branch in the ground floor inline space next to Foozo. Sharp Management leases the entire second floor and Corner Office NYC, Marcal Group’s shared office and suite concept, leases the entire lower level.

This area of Brooklyn is seeing many new developments. The Marcal Group recently completed a Class A, 60,000 square-foot, nine-story office building with retail space on the ground floor next door at 2361 Nostrand Avenue. The office building features state-of-the-art modern designed offices, community space with amenities including 100 parking spaces, and an attended lobby.

In addition, A&H Acquisitions, Meral Property Group, and Joyland Group have filed an application to build a six-story, 62,000-square-foot building with 38 residential units, 31,527 square feet of commercial space and a community facility at 2251 Nostrand Avenue on the site of a former Hess gas station.

The buildings are located just south of Brooklyn College, the Flatbush Junction, and national retailers such as Target, Nike Factory, and Applebee’s.

