



## **CPEX Real Estate Services leases 9,500 s/f retail lease to Telco Stores at 2038 Flatbush Avenue**

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According to CPEX Real Estate Services, Telco Stores has signed a lease at 2038 Flatbush Ave. Located between Flatlands Ave. and Avenue P in the neighborhood of Marine Park, 2038 Flatbush Ave. consists of 15,000 s/f of ground floor retail space with over 150 ft. of frontage along Flatbush Ave. Telco Stores, a New York-based discount store, will inhabit 9,500 s/f on the ground floor, with additional cellar space. The other retail tenant, Sports PT, occupies approximately 2,000 s/f of space at this location.

With 3,500 s/f of remaining available space at 2038 Flatbush Ave., CPEX's retail leasing team, consisting of managing director Ryan Condren and associates Kristina Triglia and George Danut, is currently marketing two vacancies for lease. The two spaces measure 1,500 s/f and 2,000 s/f, respectively.

"We are seeing the tenancy along this stretch of Flatbush Avenue improve as larger national and regional retail tenants are taking notice of the area's burgeoning retail and residential scene," said Condren. "This transaction marks a significant trend that we believe will continue in this submarket." CPEX's Retail Investment Sales Team, consisting of associate director Andre Sigourney and associate Fernando Santana, is simultaneously marketing the property for sale.

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