

# PRIME 86TH STREET STORE FOR LEASE

**\*\* COMPLETELY RENOVATED \*\***

**BENSONHURST, BROOKLYN, NY 11214**

## Location

**2268 86TH STREET**

*(Bay 32nd Street / 23rd Avenue)*

Brooklyn, NY 11214

## Description

Completely gut renovated Store for Lease in one of Brooklyn's best trade areas.

## Space

**1,360 sf (40' x 34')**

\* Plus a Full Basement \*

## Features

- \* High Traffic Location
- \* Excellent Visibility
- \* Close to Transportation
- \* New Renovation Including:
  - New Electrical Service
  - New Bathroom
  - New Concrete Floor
  - New HVAC System
  - New Storefront
  - New Gate

## Possession

June 1, 2010

## Term

Available for a Long Term Lease

## Rent

Offered at \$6,500 per month (NNN)



## Demographics

	.25 Miles	.50 Miles	.75 Miles
Total Population	7,449	36,789	125,083
Number of Households	2,767	13,341	46,280
Avg Household Income	\$64,384	\$57,943	\$56,690
Median Household Income	\$50,594	\$42,969	\$41,466

## Retail Neighbors

Associated Supermarket, Dolphin Fitness Center, Dunkin Donuts / Baskin Robbins, Eckerd Pharmacy, HSBC Bank, McDonalds, Rite Aid Pharmacy, Sleepys, Sovereign Bank, Staples & Subway



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