

**PRIME CORNER RETAIL SPACE  
ADJACENT TO A BUSY SUBWAY STATION  
GRAVESEND / BENSONHURST, BROOKLYN, NY 11223**

**Location**

**282 KINGS HIGHWAY**

*(s/w/c West 7th Street)*  
Brooklyn, NY 11223

**Description**

Prime corner retail space available for lease adjacent to a high volume subway station and diagonally across the street from a brand new Walgreens.

**Space**

**1,800 sf (23' x 78') - Ground Floor**  
Plus a Full Basement

**Features**

- \* Prime Location
- \* High Visibility Corner
- \* Excellent Signage Potential
- \* Adjacent to a Busy Subway Stop
- \* Busy Bus Stop in Front of Space
- \* Long-Term Lease Available
- \* Heavy Foot Traffic

**Possession**

Immediate Possession

**Rent**

**Offered at \$90,000 per annum NNN**  
Taxes are \$14,075 per annum



**Demographics**

	.25 Miles	.50 Miles	.75 Miles
Total Population	11,302	41,649	147,195
Number of Households	4,112	15,196	52,787
Avg Household Income	\$55,710	\$57,839	\$57,659
Median Household Income	\$43,290	\$45,790	\$45,007

**Retail Neighbors**

Associated Supermarkets, Chase Bank, Dunkin Donuts, H&R Block, HSBC Bank, Key Food, Northfield Bank, PC Richard & Sons, R&G Brenner, Rite Aid, The Learning Experience, Walgreens and many more ....



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