

PRIME CORNER STORE FOR LEASE

**** IDEAL FOR FOOD ****

SHEEPSHEAD BAY, BROOKLYN, NY 11229

Location

3694 NOSTRAND AVENUE

(n/w/c Avenue X)
Brooklyn, NY 11229

Description

Prime corner store available for immediate lease in the Sheepshead Bay neighborhood of Brooklyn. The location offers excellent exposure and outstanding vehicular and pedestrian traffic.

Space

1,092 Square Feet (21' x 52')

Plus a Basement

Features

- * High visibility signalized corner
- * Prime trade area
- * National & Regional Retail Neighbors
- * Across the Street From High Rise / High Density Housing
- * Bus Stop in Front of The Store
- * Very Heavy Vehicular & Pedestrian Traffic

Possession

Immediate Possession

Term

Available for Long-Term Lease

Rent

Offered at \$50 per sf NNN

Tony vanderBeek

718.887.6200

Coldwell Banker Mid Plaza Commercial Real Estate

RETAIL & OFFICE LEASING and INVESTMENT PROPERTY SALES

tony@tvbrealty.com

www.TvBRealty.com



Demographics

	.25 Miles	.50 Miles	.75 Miles
Total Population	8,685	28,448	89,084
Number of Households	3,533	11,218	34,485
Avg Household Income	\$52,570	\$58,194	\$63,919
Median Household Income	\$38,451	\$48,218	\$52,318

Retail Neighbors

7-Eleven, 99 Cent USA, Banco Popular, Big Daddy Electronics, Blockbuster Video, Boost Mobile, Brooklyn Federal Savings Bank, Chase Bank, Citibank, Dee & Dee Stores, Dominos Pizza, Duane Reade, Dunkin Donuts / Baskin Robbins, KFC / Pizza Hut, Mande, McDonalds, Papa John's Pizza, Party City, Pathmark, Payless Shoe Source, Petland Discounts, Radio Shack, Rainbow Shops, Rite Aid, Salvation Army Family Stores, Sherwin Williams Paint, Sleepys, Strauss Discount Auto, Subway, T-Mobile, US Army Recruiting Center, US Post Office, plus many more ..



**COLDWELL
BANKER**

