

PRIME RETAIL SPACE FOR LEASE

CROWN HEIGHTS, BROOKLYN, NY

Location

776 NOSTRAND AVENUE

(Between St. John's Place & Sterling Place)
Brooklyn, NY 11216

Description

Prime store space for lease in the heart of the vibrant retail trade area situated at the intersection of Nostrand Avenue and Eastern Parkway.

Space

1,710 rsf (19' x 90') - Ground Floor
Plus a Basement

Features

- *Top Retail Trade Area
- *High-Visibility Location
- *Heavy Foot Traffic
- *Growing Neighborhood
- *New Storefront
- *Electric Gate

Possession

Available for Immediate Possession

Term

Available for Long-Term Lease

Rent

Offered at \$3,800 per month



Demographics

	.25 Miles	.50 Miles	.75 Miles
Total Population	11,962	52,531	188,295
Number of Households	4,620	19,788	70,781
Avg Household Income	\$53,413	\$49,563	\$52,161
Median Household Income	\$40,436	\$36,648	\$39,132

Retail Neighbors

Included amongst the national and regional retailers in the area are:

Avon, Banco Popular, Dunkin Donuts, Jackson Hewitt Tax Prep, Met Food Supermarkets, Metro PCS & T-Mobile.

There are also many strong local retailers including: Beauty Parlor, Clothing Stores, Fruit & Vegetable Store, General Merchandise Stores, Health & Beauty Aids, Liquor Store, Medical Offices, Nail Salons, Pizzerias, Restaurants and various Service Businesses



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