

491 Knickerbocker Avenue

Prime Retail with Parking For NNN Lease

Bushwick, Brooklyn NY 11237



Retail Leasing



Location: Corner of Knickerbocker & Menahan St.

Available Size: 3,500 SF (approx)

Lot Size: 16,000 SF (approx)

Parking: 20 spaces

Zoning: R6/C4-3

Real Estate Taxes: \$13,315 (08/09)

Rent: \$55 PSF

Available: Immediately

TRANSPORTATION

M train stop half block from site at Knickerbocker Ave
Area serviced by 5 bus lines

NEIGHBORING RETAIL TENANTS

US Army, MetroPCS, Popeye's, Burger King,
McDonalds, Citibank, Payless, Duane Reade, GNC,
EB Games, ACE Hardware, Pretty Girl, Rite Aid

FEATURES

- Excellent exposure with pylon sign and frontage on 3 streets; highly visible from elevated train
- 83rd Precinct HQ located directly across street
- Nearby schools: PS 15, 116, 376A, and 86

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For Further Information, Please Contact Exclusive Leasing Team:

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