

# 4105-4123 Avenue U

Retail Space For NNN Lease

Marine Park - Brooklyn, NY 11234



Retail Leasing



**Location:** NW Corner of Hendrickson St & Avenue U

**Rent:** \$30 PSF without parking; \$40 PSF with parking

**Retail Size:** 8,000 SF (approx)

**Retail Dimensions:** 80' x 100' (approx.)

**Ceiling Heights:** 13' (approx.)

**Parking:** 6,000 SF (optional)

**Parking Lot:** 60' x 100'

**Basement:** 6,000 SF (approx.)

**Zoning:** C2-2/ R4

**Real Estate Tax:** Pro Rata

## TRANSPORTATION

The transportation hub of South Brooklyn  
8 bus lines, Belt Pkwy, Marine Pkwy

## NEIGHBORING TENANTS

King's Plaza Mall, AMC Loews Theatre, Sleepy's, Rite Aid,  
CVS, Vitamin Shoppe, Casual Male XL, Capital One Bank

## FEATURES

- 8,000 SF plus 6,000 SF of dedicated parking
- One block from Kings Plaza Mall, the largest shopping center in Brooklyn with 1.1 million sq. ft. of retail
- Curbside provides access to load from rear private driveway
- Easy access to Belt Parkway
- Over 175' of frontage

[WWW.CPEXRE.COM](http://WWW.CPEXRE.COM)

**For Further Information, Please Contact Exclusive Leasing Team**

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**CPEX Real Estate | 350 Livingston St, 1st Fl, Brooklyn NY 11217 | Tel: (718) 935-1800 | Fax: (718) 935-1822**

All information contained herein was provided by or obtained from the owner of the property or from sources that we deem reliable. Though we have no reason to doubt the validity of the information, we do not warrant any information disclosed. All measurements of area and dimensions, zoning and uses must be independently verified. IT IS STRONGLY URGED THAT THE PROSPECTIVE TENANT CAREFULLY VERIFY EACH ITEM OF SIZE, RE TAXES, PERMITTED LEGAL USE AND ALL OTHER INFORMATION HEREIN.

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Interior



Front Entrance



View from Property



Rear Access



Basement



Parking Lot (optional)

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