

609 Myrtle Avenue

Retail Space For Lease

Clinton Hill - Brooklyn NY 11205



Retail Leasing



Location: NW Corner of Kent Ave & Myrtle Ave

Ground Floor Retail Size: 3,920 sf (approx)

Retail Dimensions: 56' x 57' (irregular)

Community-Use: 915 SF (approx.)

Community-Use Dimensions: 56' x 16' (approx.)

Zoning: C2-3/R6

Frontage: 56 ft on Myrtle Ave, 57 ft on Kent Ave

Real Estate Tax: Pro Rata Share

Rent: \$30 PSF

TRANSPORTATION

Located close to the G-train stop, and the B54, B48, B38, B52, B44, B61, B57 bus lines

NEIGHBORING RETAIL TENANTS

Sovereign Bank, Duane Reade, Carvel, Nathan's, Quiznos, KFC, MetroPCS, Blockbuster, White Castle

NEIGHBORING COLLEGES AND SCHOOLS

- Pratt Institute and St. Joseph's College
- PS 15 located on Kent Ave just off Myrtle Ave

WWW.CPEXRE.COM

For Further Information, Please Contact Exclusive Leasing Team:

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CPEX Real Estate | 32 Court Street, 22 Fl, Brooklyn NY 11201 | 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.

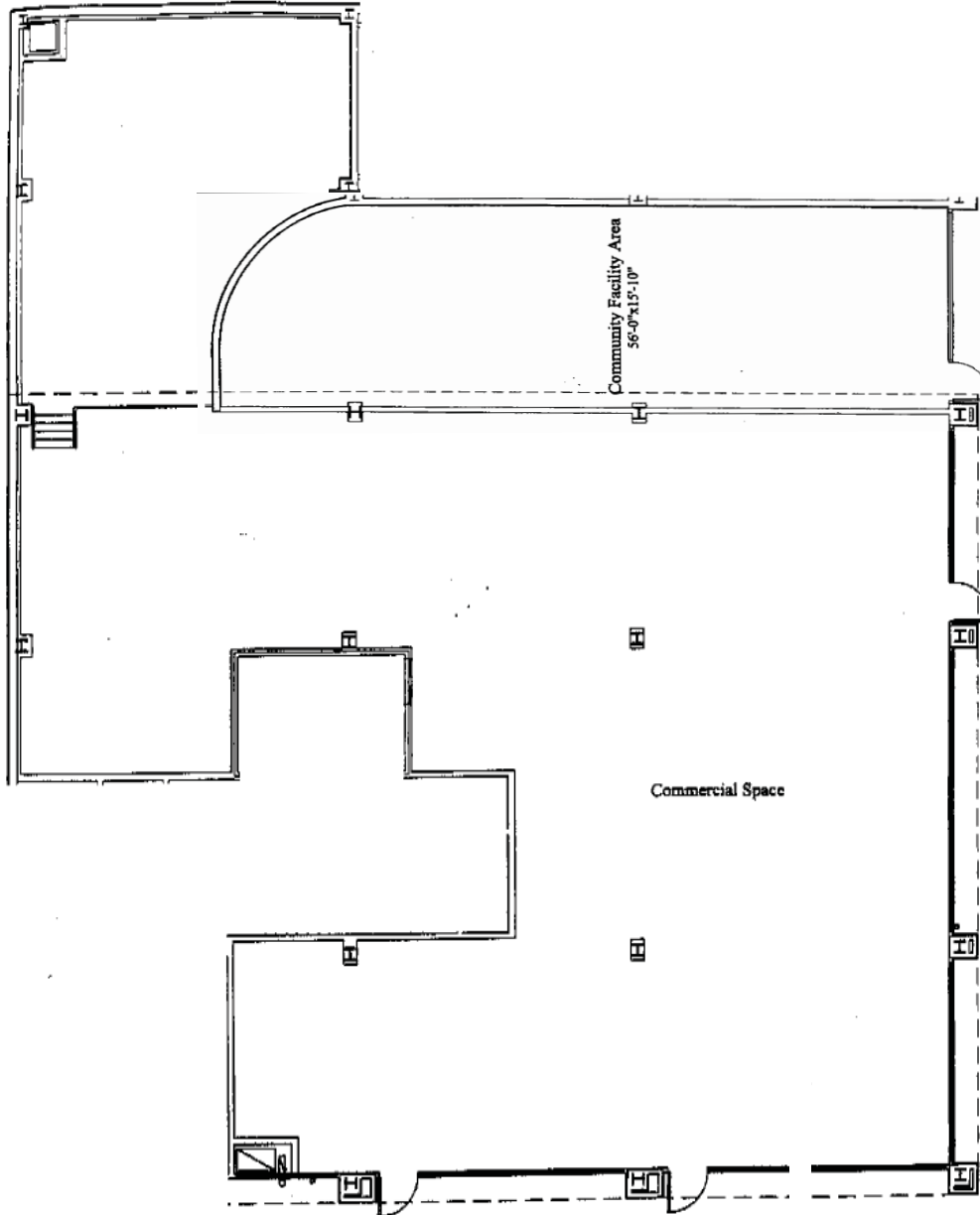
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