

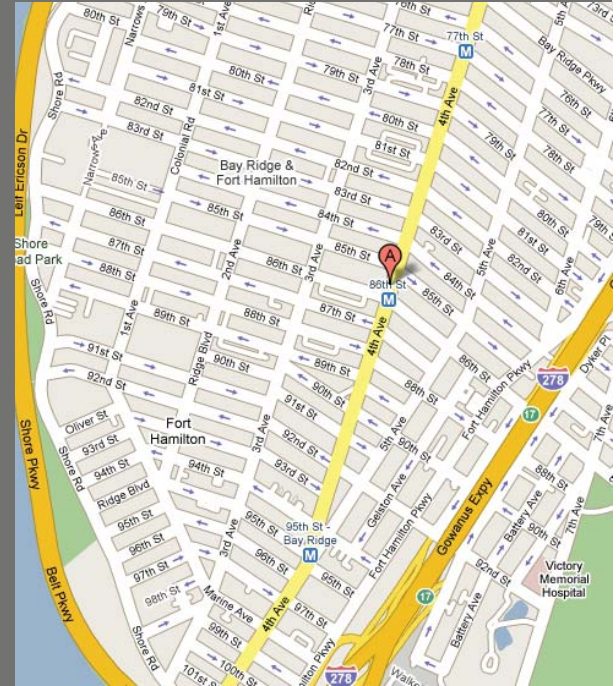
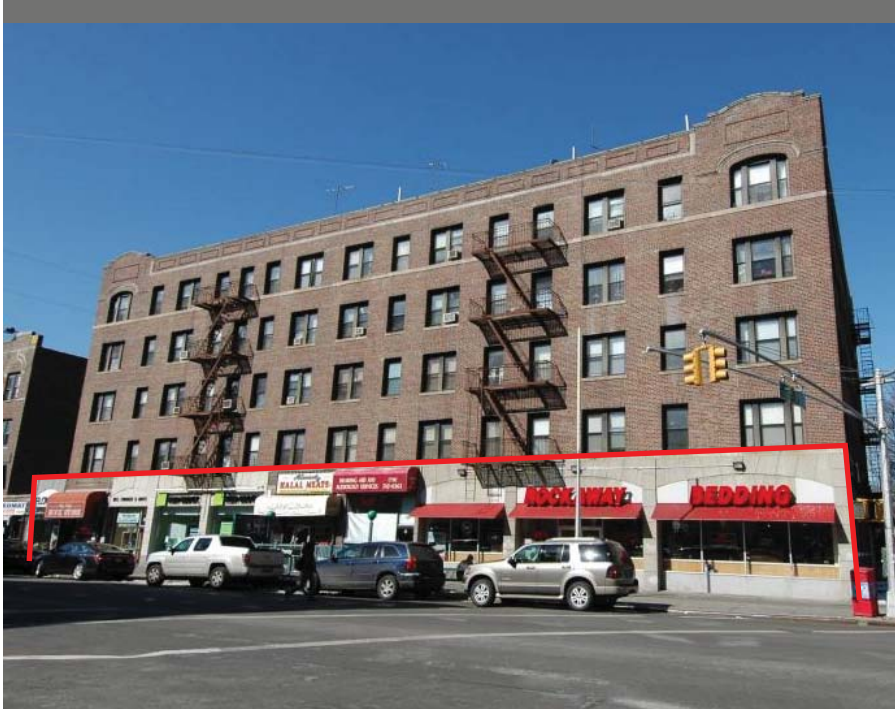
8500 4th Avenue

Brooklyn, NY 11209 - Bay Ridge

Retail Space For Lease



Retail Leasing



Location: SW Corner of 85th Street

Ground Floor Size: 10,000 SF (approx)

Dimensions: 140' x 74' (irreg.)

Ceiling Heights: 11 FT (approx.)

Zoning: C4-2A/R7B

Ground Floor Rent: \$45 PSF

Real Estate Taxes: Pro Rata

Available: May 2010

TRANSPORTATION

Ⓡ train at 86th Street Stop - entrance on same block
Over 3 MILLION transfers annually (8,220 daily)
S53, S79, B16, B64 all stop on 4th Ave and 86th St

NEIGHBORING TENANTS

H&R Block, Sleepy's, Dunkin Donuts, US Army, Jennifer Convertible, Capital One, The Gap, Century 21 Zales, Payless, NYSC, KB Toys, Footlocker

FEATURES

- Avg. Household Income within 1/2 mi - \$73,000+
- Population within 1/2 mi - 33,000+
- Flexible layout - spaces can be taken together or separately
- Very heavy car and foot traffic

For Further Information, Please Contact Exclusive Leasing Team:

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