

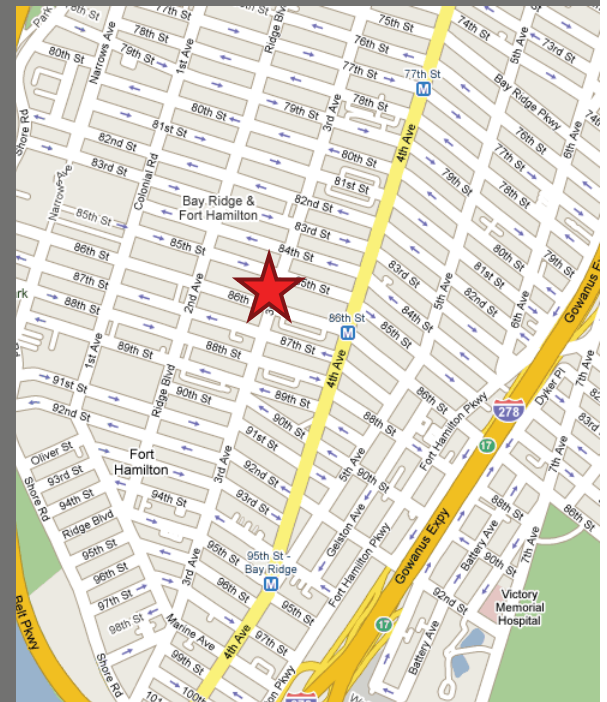
8518 Third Avenue - For Lease

Brooklyn, NY 11209 - Bay Ridge

Retail Space For Lease



Retail Leasing



Location: 86th Street & 85th Street

Ground Floor Size: 4,000 SF (approx)

Dimensions: 40' x 100' (approx.)

Frontage: 40'

Basement: 2,000 SF (approx.)

Ceiling Heights: 10 FT (approx.)

Zoning: R6B/C2-3

RE Taxes: \$11,106 (08/09)

Ground Floor Rent: \$45 PSF

TRANSPORTATION

Ⓡ train at 86th Street Stop 1 block from site
Over 3 MILLION transfers annually (8,220 daily)
B37 & B16 stops on the block

NEIGHBORING TENANTS

Ridgewood Savings, Northfield Bank, Areos, Carvel, Cinnabon, Alaska Sun Tanning, Pilo Arts Day Spa, Cold Stone Creamery, NYSC, Children's Place, GAP, Chase

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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