

3779-3861 NOSTRAND AVE  
BROOKLYN, NEW YORK



DEDICATED  
**ON-SITE  
PARKING**  
(±200 CARS)

**11,000**  
CARS PER DAY  
ON NOSTRAND AVE


EASY ACCESS TO  
**B36, Bx44,  
& BM3**

2 BLOCKS NORTH OF  
**SHORE PKWY,  
WATERFRONT**

## **SPACES FOR LEASE**

**±9,973 SF** with full basement

**±2,000 SF** (inline)

- The property is situated on the east side of Nostrand Avenue between Avenue Y and Avenue Z, and features 700' of frontage along one of South Brooklyn's most highly trafficked, major shopping corridors.
- Located just 2 blocks north of Shore/Belt Parkway, 3 blocks from the Emmons Avenue Waterfront.
- Dedicated on-site parking for ±200 cars.
-  B36 & B44 directly in front of the center.



CONTACT EXCLUSIVE LISTING AGENT:

**MIA ABDU**

914.968.8500 x326

mabdou@rmfriedland.com

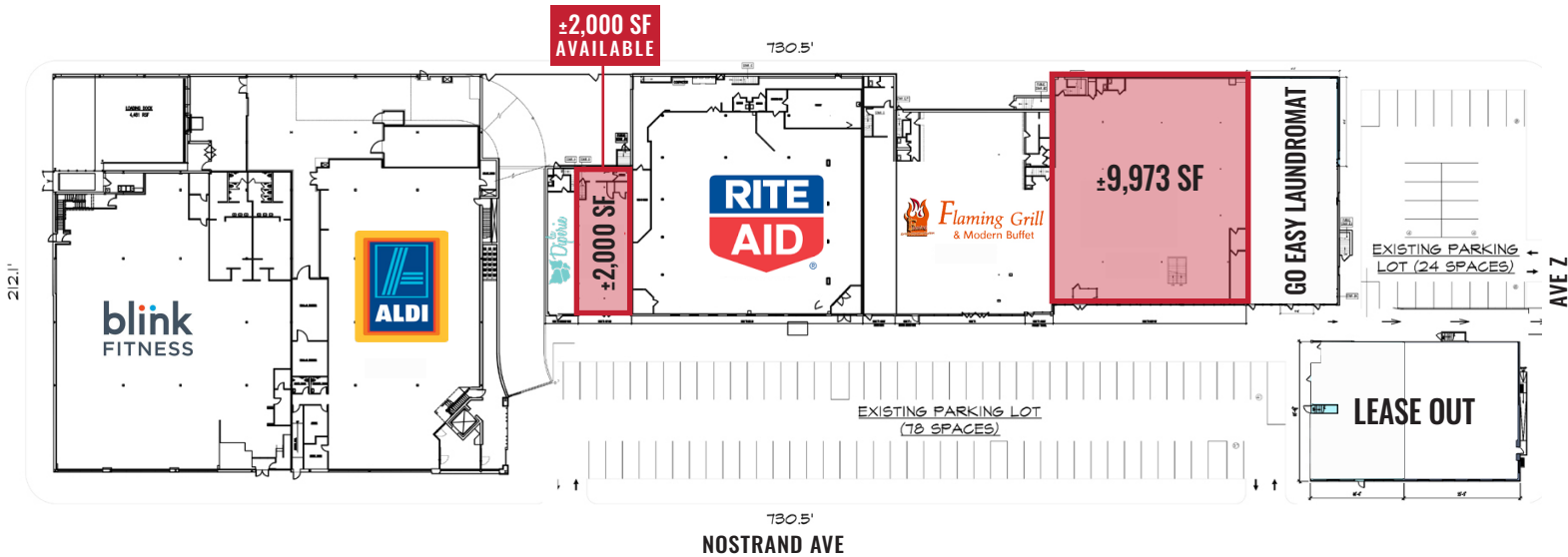
**RM FRIEDLAND**

COMMERCIAL REAL ESTATE SERVICES

440 Mamaroneck Ave • Harrison, NY 10528 • [rmfriedland.com](http://rmfriedland.com)

# 3779-3861 NOSTRAND AVE BROOKLYN, NEW YORK

**±2,000 SF | ±9,973 SF  
FOR LEASE**



## DEMOGRAPHICS

	.25 MILE	.5 MILE	1 MILE
Population	6,732	26,543	79,710
Number of Households	2,951	10,877	32,035
Average HH Income	\$100,288	\$96,122	\$103,096
Annual HH Expenditure	\$209.73 M	\$744.57 M	\$2.31 B
Annual Retail Expenditure	\$98.18 M	\$348.27 M	\$1.08 B

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# 3779-3861 NOSTRAND AVE BROOKLYN, NEW YORK

±2,000 SF | ±9,973 SF  
**FOR LEASE**



0.8 miles to  
Belt/Shore Pkwy



B & Q Trains  
Sheepshead Bay Station



Easy access to  
B36, Bx44, and BM3

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