

RETAIL WAREHOUSE FOR LEASE

DRIVE IN / CURB CUT

Exclusive Listing / Commercial Acquisitions Inc.



3375 SHORE PKWY, BROOKLYN, NY 11235

Btw Sheepshead Bay Rd & E 19th St

ASKING PRICE

\$7,800/M

SIZE

3,000 SF

BLOCK & LOT

08772-0073

ZONING

C2-2

FLOOR

**GROUND
FLOOR**

Highlights: 30' Frontage Prime Location Drive In Gates With A Curb Cut Sprinkler System
Great Signage Opportunity Surrounded By Major Businesses 12' Ceiling

PROPERTY OVERVIEW

Positioned along Shore Parkway in the Sheepshead Bay corridor, 3375 Shore Pkwy presents a clean, highly visible retail opportunity ideal for a wide range of uses. The space features a strong storefront presence with full-width roll-down gates, high ceilings, and a flexible open layout suitable for retail, showroom, service, or light food use.

Surrounded by a mix of residential buildings and neighborhood retail, the location benefits from steady local demand and easy accessibility. Proximity to major roadways, including Belt Parkway, enhances connectivity for both customers and operators. This is a practical, high-exposure space in a dense Brooklyn pocket where consistent foot and vehicle traffic support everyday business activity.

EXCLUSIVE BROKER

Vadim Atbashyan

516-852-1601 / vadim@commercialacq.com

Commercial Acquisitions Inc.

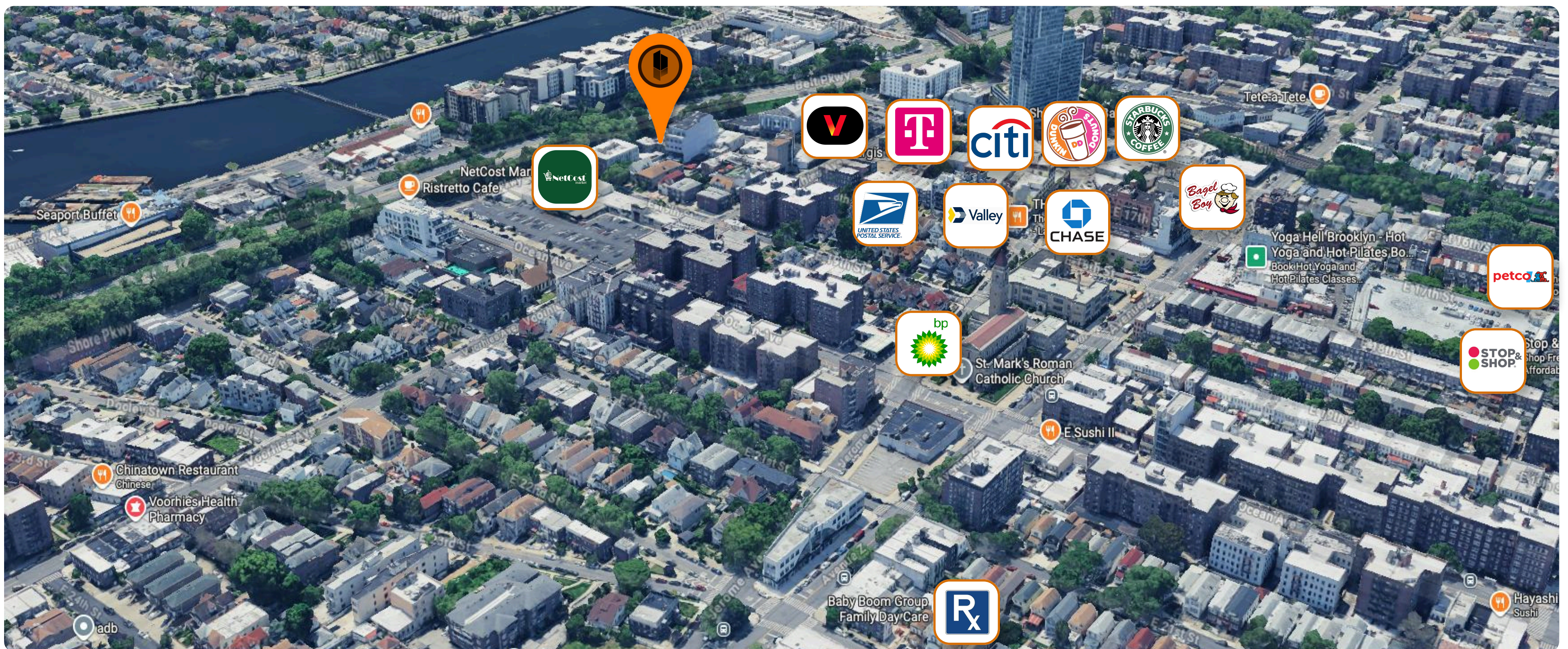
718-517-8700 / commercialacq.com



Location Overview

Commercial Acquisitions Inc.

AREA MAP



TRANSIT ACCESS

SUBWAY Q, B - Lines

BUS B49, B36

CAR Close access to Belt PKWY

TRAFFIC ANALYSIS

Foot Traffic:
~17,000 pedestrians/day
Traffic Type:
50% local residents
35% commuters
15% destination traffic



LEGAL DISCLAIMER

Commercial Acquisitions Inc. has made every effort to obtain the information regarding this listing from sources deemed reliable. However, we cannot warrant the complete accuracy thereof, subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All financial projections, cap rate estimates, rental income assumptions, and appreciation forecasts contained herein are for illustrative purposes only and do not constitute a guarantee of future performance. Prospective purchasers are advised to independently verify all information of special interest to them, including but not limited to tax abatement status, frontage measurements, zoning compliance, and lease terms. ALL MEASUREMENTS ARE APPROXIMATE.