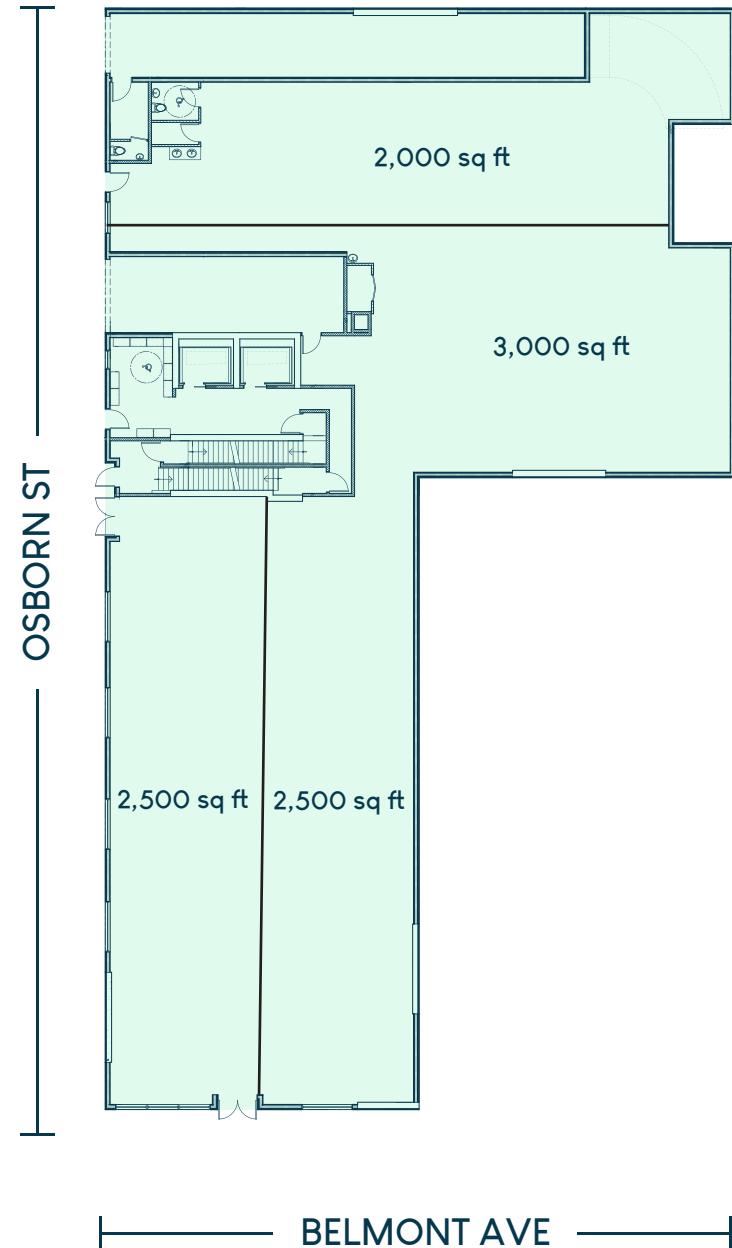


MRG

For Lease



GROUND FLOOR SPACE



OVERVIEW

- **Address:** 47 Belmont Ave, Brooklyn, NY 11212
- **Cross Streets:** Osborn St & Pitkin Ave
- **Neighborhood:** Brownsville

SPACE DETAILS

- **Size:** 2,500 - 18,000 sq ft
- **Ceiling Height:** 12 ft
- **Frontage:** 200 ft

HIGHLIGHTS

- New development
- Build to suit opportunity
- Over 200 ft of wrap around glass frontage
- Loading dock
- Division opportunity

TRANSPORTATION

- 4 min walk to B60, B12, B14
- 6 min walk to train 2, 3, 8 min walk to train L
- 20 min drive to LGA, 15 min drive to JFK, 35 min drive to EWR

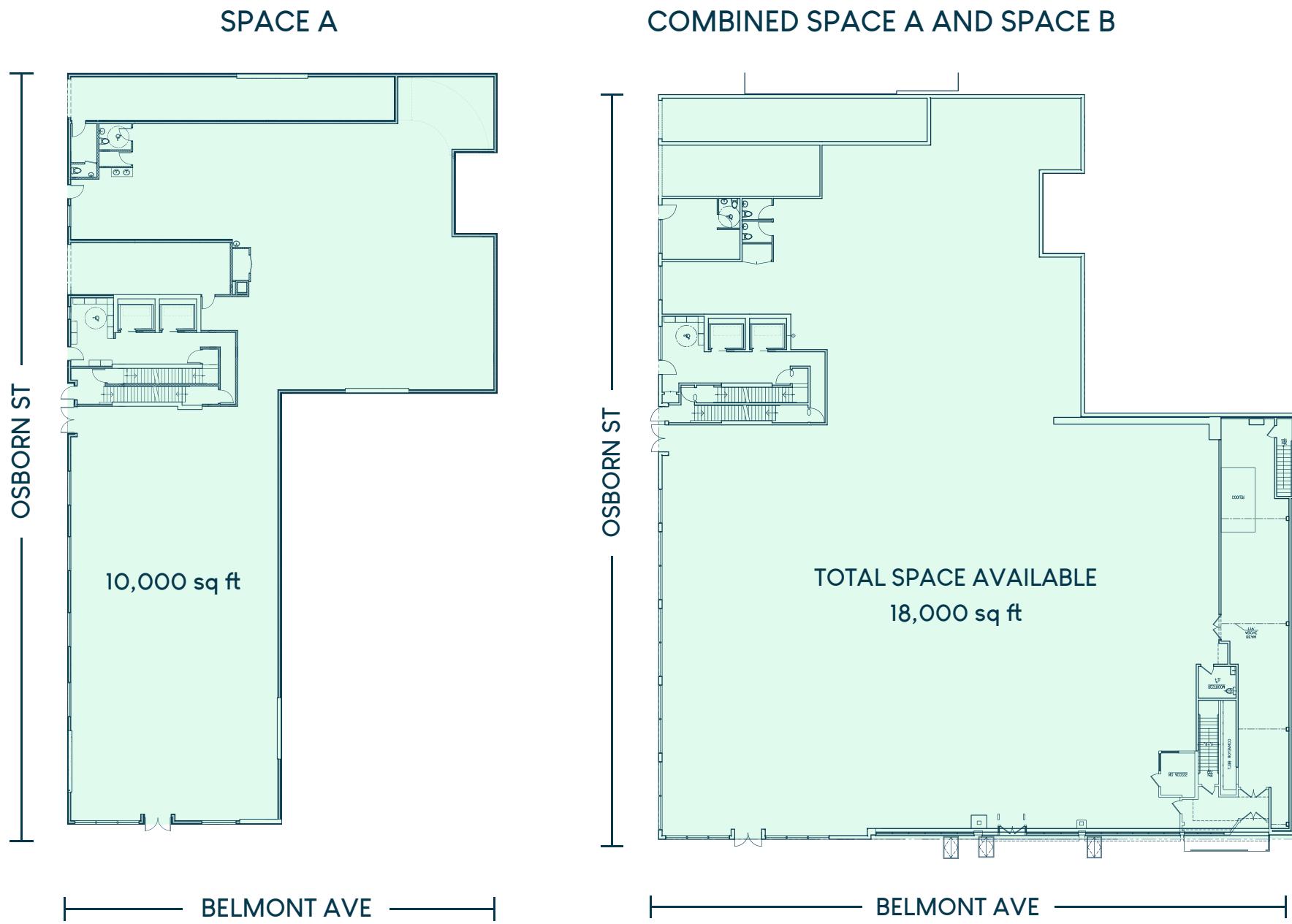
DEMOGRAPHICS

- **Population:** 87,900
- **Median Household Income:** \$40,060
- **Median Home Value:** \$559,000

NEIGHBORS

Dollar Tree, CTown Supermarkets, BK Hooked, Natasha's Fashions Inc., Snipes, Amazing Home Care, Brownsville Nita Fish and Fry, Domino's Pizza, T-Mobile, Planet Fitness, Chase Bank, Kansas Chicken and Burger, Clara's Beauty Salon, Good Brothers Steak & Take, Yilai 99¢ & Up Store, Larry's Furniture Inc., Eat to the Bone Restaurant, Star Menswear, Beautify, Rainbow Shops, CC Playground, Grace Farmers Market & Vegetables, Nikki Jewelers, The Ville Gourmet Deli, Shun Fat Kitchen, Dennis Place, Big Apple Kitchen, American Medical Center, Brooklyn Community Health Center, Maya Pharmacy, BridgeMD Urgent Care - Brooklyn

GROUND FLOOR SPACE



CONCEPTUAL RENDERINGS



Prime Retail Space For Lease

MRG

MRG

47
Belmont Ave
Brooklyn, NY 11212

FOR MORE INFORMATION
PLEASE CONTACT:

ZACK SETTON
212-314-4684 Ext. 106
Zack@mrgny.com



All information supplied in this marketing presentation and/or flyer is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of listings from sale/lease and to any listing condition. Any square footage, dimensions, floor plans and/or technical data set forth are approximations and are subject to further elaboration/confirmation.

MRG