

CORNER DELI SETUP • ~900 SF + ~892 SF LL • HIGH-TRAFFIC BUSHWICK AVE LOCATION



## 600 BUSHWICK AVENUE

LOCATED BETWEEN MELROSE STREET AND JEFFERSON STREET

- Approx. 1,792 GSF: ~900 SF ground floor retail space + ~892 SF basement (storage/prep)
- New retail space with glass storefront
- Currently configured as a deli (turnkey potential for food use)
- Corner unit with strong visibility and natural light
- HVAC in place
- Flexible layout suitable for a variety of uses
- Positioned among high-traffic neighboring businesses including Casa Caribe, Checkers & Rally's, Dunkin', Popeyes, Mr. Kiwi, and more
- Surrounded by a dense mix of national and local retailers driving consistent foot traffic
- 3-minute walk to J, M, Z trains at Myrtle Avenue Station (J M Z)
- 3-minute walk to B46 & B47 bus lines
- 5-minute walk to B15 bus

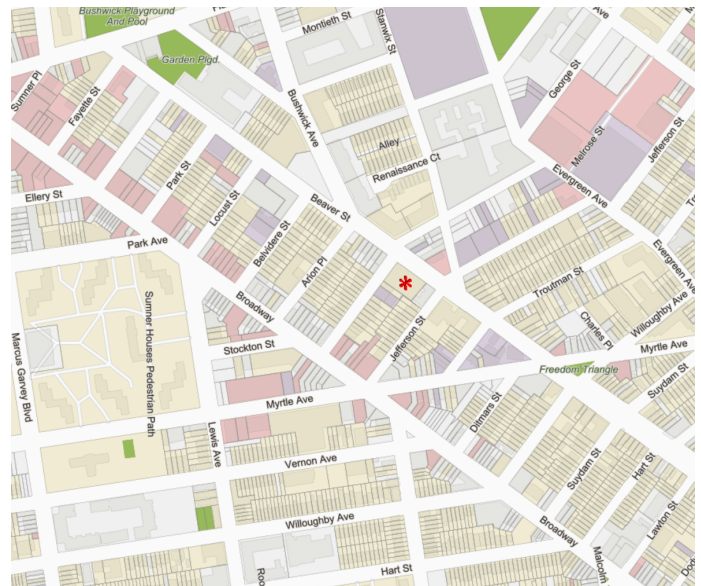
### LICENSED BROKER

EVERGREEN REALTY & INVESTMENTS

PHONE : 646.838.1378

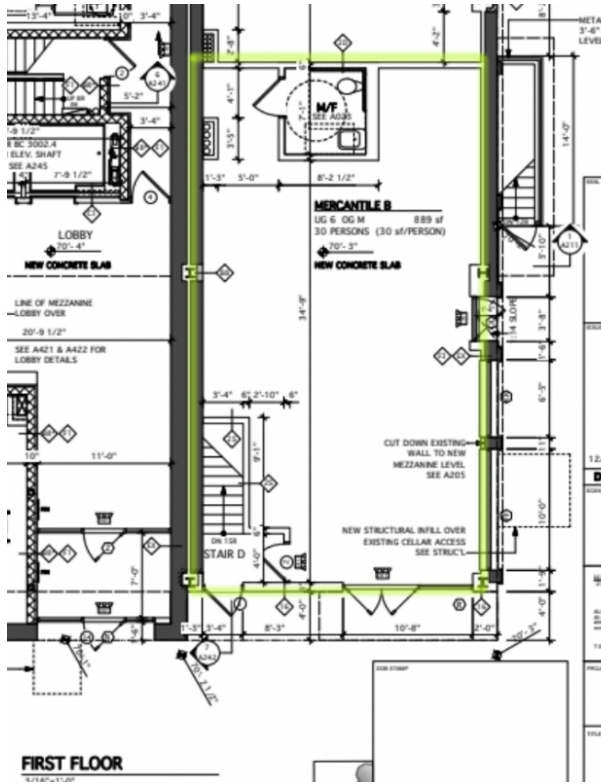
E-MAIL : [INFO@EVRGREALTY.COM](mailto:INFO@EVRGREALTY.COM)

**\$6,200/MONTH**



FLOORPLAN

FIRST FLOOR:



BASEMENT:

