



*corcoran*



**FOR LEASE | 561 Gates Ave, Brooklyn NY 11221**  
**RETAIL | ~305 SF**  
**ASKING RENT: \$3,200 / MONTH**

Introducing 561 Gates Avenue, a charming 305 square foot retail space ideally suited for a juice bar or grab-and-go food concept, located in the heart of Bedford-Stuyvesant, Brooklyn. Positioned along Gates Avenue, the space offers strong neighborhood visibility and steady foot traffic, making it an excellent opportunity for an owner-operator or emerging brand seeking a community-driven location.

The space is efficiently laid out to maximize functionality within a compact footprint and is well suited for takeaway service. Prior use as a juice bar, with infrastructure already in place, allows for a streamlined setup for similar concepts. All legal uses will be considered. Surrounded by residential density and local businesses, 561 Gates Avenue benefits from consistent neighborhood activity and easy access to public transportation, offering a strong opportunity to establish a presence in one of Brooklyn's most vibrant and growing communities.

Commuting is effortless with nearby access to the A, C, and G subway lines, the LIRR, and the B44 bus, providing seamless connectivity throughout Brooklyn and Manhattan. The surrounding area offers a vibrant mix of restaurants, boutique shops, and nearby green spaces, creating an energetic and convenient environment for both customers and staff. Whether you're launching a new concept or expanding your footprint in New York City, 561 Gates Avenue delivers a rare combination of accessibility, neighborhood appeal, and authentic Brooklyn character that defines today's most successful retail environments.

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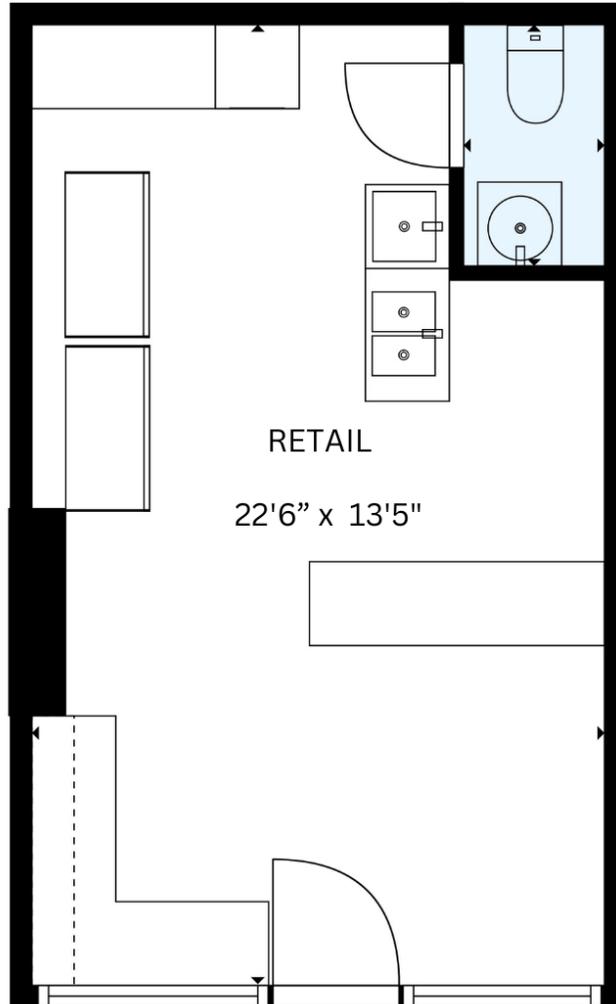
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# 561 Gates Ave Retail Space For Lease



Ground Floor

Estimated Net Square Footage: 305 SF

Scale in feet. Indicative only. Dimensions are approximate. All Information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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