

224 BRIGHTON BEACH AVENUE

BROKERS PROTECTED

BRIGHTON BEACH
BROOKLYN | NEW YORK



NO TURN
FOR TRUCKS
EXCEPT LOCAL

RW
RW REAL ESTATE GROUP, LLC

SPACE DETAILS

BRIGHTON BEACH AVENUE (CAN BE COMBINED)

Space 06 1,217 SF

Space 12 2,208 SF

BRIGHTON 1 PLACE

Space 03 519 SF

Space 02 492 SF

Space 01 540 SF

CEILING HEIGHT

20 FT

POSSESSION

Immediate

RENT

Upon Request

FRONTAGE ON THE AVENUE

Space 06 22 FT on Brighton Beach Av

Space 12 25 FT on Brighton Beach Av

Space 11 15 FT on Brighton Beach Av

FRONTAGE ON THE SIDE STREET

Space 03 12 FT on Brighton 1 Place

Space 02 12 FT on Brighton 1 Place

Space 01 12 FT on Brighton 1 Place

TRANSPORTATION

Walking distance – Q&B Trains

COMMENTS

Newly gut renovated freestanding building with NEW storefronts. Located on a heavily trafficked avenue. Opportunity for great brand exposure. Ideal for retail, medical, urgent care, restaurants, and many more tenant categories.

TRAFFIC COUNTS

14.3K Ocean Parkway/Ocean View Ave

8.5K Brighton Beach Ave/Brighton 4th

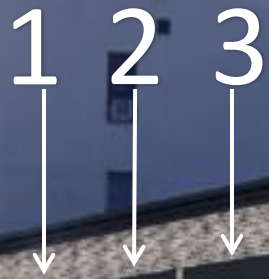
3.6K W Brighton Ave/W 1st St

32.4K. Ocean Pkwy/Oceanview Ave

SITE PLAN



Space 3 519 SF
Space 2 492 SF
Space 1 540 SF



RETAIL RETAIL RETAIL

ITALIAN
Scarpetta
EST. 2018
EATERY

RETAIL

RETAIL

RETAIL

RETAIL

Space 6 1,217 SF 22 FT on Brighton Beach Av
Space 7+8 2,208 SF 25 FT on Brighton Beach Av
Space 9 967 SF 15.FT on Brighton Beach Av



RW

RW REAL ESTATE GROUP, LLC

Space 4 862 SF



AERIAL



TRAFFIC COUNTS

- 1.4K Ocean Parkway/Ocean View Ave
- 8.5K Brighton Beach Ave/Brighton 4th
- 3.6K W Brighton Ave/W 1st St
- 32.4K Ocean Pkwy/Oceanview Ave

224

CONTACT US FOR ADDITIONAL INFORMATION

NATHAN WILSON

646 389 8704

nathan.wilson@rwrealestategroup.com

RW

RW REAL ESTATE GROUP, LLC

97-77 Queens Boulevard, Suite 620

Rego Park, New York 11374

rwrealestategroup.com