



## 1107-1111 Brighton Beach Avenue

1107-1111 Brighton Beach Ave, Brooklyn, NY 11235



**Daniel Scharfman**

APTSNY.com

111 N Central Ave, Suite 400, Hartsdale, NY 10530

[retail@aptsny.com](mailto:retail@aptsny.com)

(917) 444-9777



# 1107-1111 Brighton Beach Avenue

\$67.50 - \$102.00 /SF/YR

1107–1111 Brighton Beach Avenue offers high-visibility retail leasing opportunities at the base of a 77-unit residential building in one of Brooklyn's most vibrant coastal neighborhoods. Just steps from the signalized...

- Prime retail spaces on busy Brighton Beach Avenue with strong visibility, foot traffic, and immediate availability in a vibrant neighborhood.
- 1107 Brighton Beach Avenue features 800 square feet, a new storefront, large windows, basement storage, and listed at \$4,500 per month by the owner.
- Adjacent unit at 1111 Brighton Beach Avenue offers 500 RSF in clean white-box condition, ready for occupancy at \$4,250 per month by the owner.
- Situated at the base of a 77-unit mid-rise residential building, surrounded by retail, dining, service businesses, and a dense residential community.
- Nearly 85,200 residents live within 1 mile, with an average household income of \$85,077, providing a strong customer base for local businesses.



Rental Rate: \$67.50 - \$102.00 /SF/YR

Property Type: Multifamily

Property Subtype: Apartment

Apartment Style: Mid Rise

Year Built: 1926

Walk Score ®: 96 (Walker's Paradise)

Transit Score ®: 81 (Excellent Transit)

Rental Rate Mo: \$5.63 /SF/MO

### 1st Floor Ste 1107

1

Space Available	800 SF
Rental Rate	\$67.50 /SF/YR
Date Available	Now
Service Type	TBD
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	5 - 10 Years

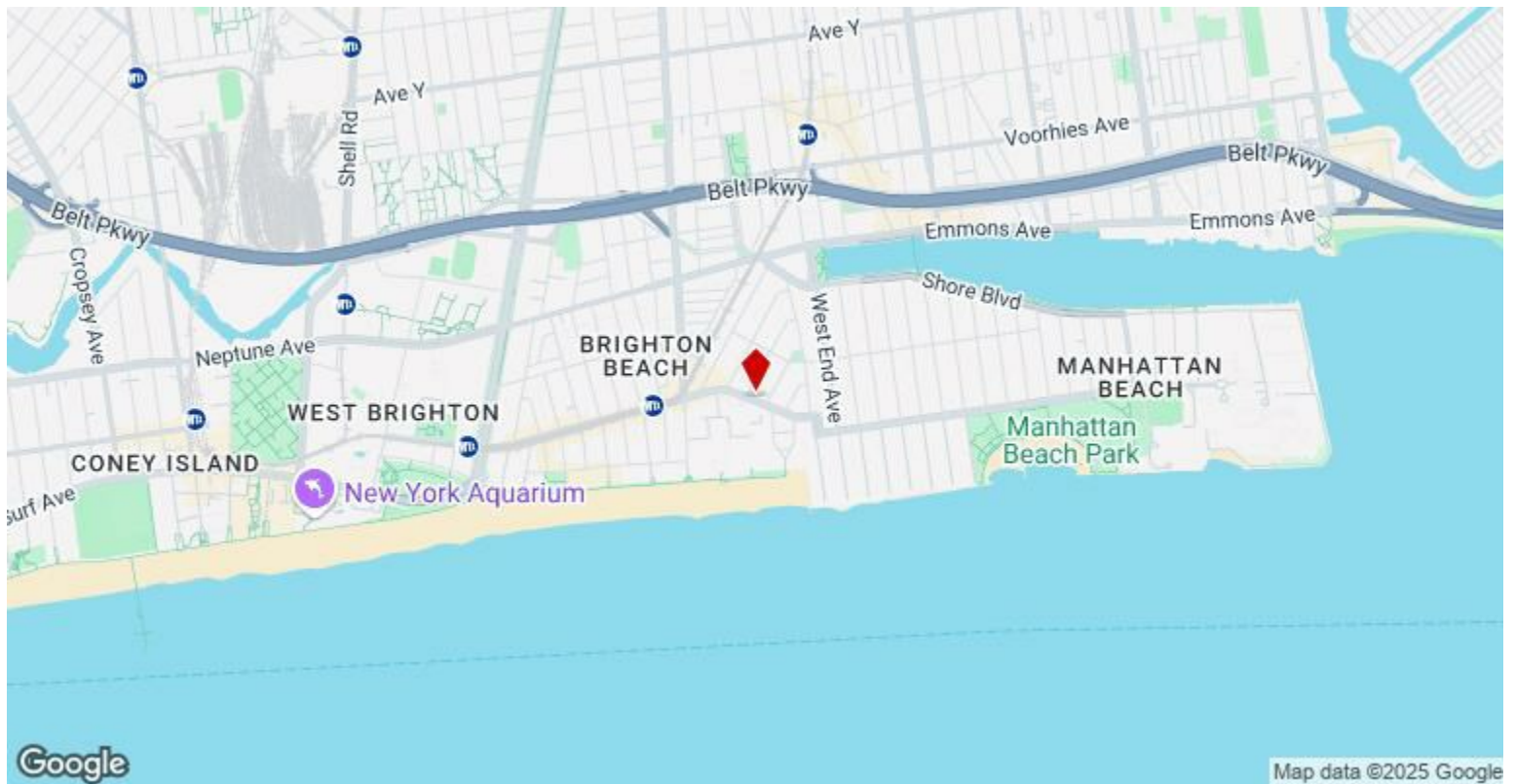
1107 Brighton Beach Avenue, located at the corner of Brighton 13th Street in the heart of Brighton Beach, offers ground-floor retail space for rent. The unit features a brand-new storefront and offers approximately 800 square feet of rentable space, plus basement storage accessible via a sidewalk hatch. The asking rent is \$4,500 per month. Adjacent to this space, 1111 Brighton Beach Avenue offers an additional retail unit with approximately 500 rentable square feet. Delivered in clean white-box condition, the space is ready for immediate occupancy and well-suited for a small store. The asking rent is \$4,250 per month. Both listings are offered directly by the owner.

### 1st Floor Ste 1111

2

Space Available	500 SF
Rental Rate	\$102.00 /SF/YR
Date Available	Now
Service Type	TBD
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	5 - 10 Years

1111 Brighton Beach Avenue, located at the corner of Brighton 13th Street in the heart of Brighton Beach, offers ground-floor retail space with a brand-new storefront. The owner is listing the space directly. The asking rent is \$4,500 per month. Adjacent to this location, 1107 Brighton Beach Avenue offers approximately 800 rentable square feet with an additional 500 square feet of basement storage. Delivered in clean white-box condition, the space is ready for immediate occupancy and well suited for a small store. This unit is also listed directly by the owner. The asking rent is \$4,250 per month.



## 1107-1111 Brighton Beach Ave, Brooklyn, NY 11235

1107–1111 Brighton Beach Avenue offers high-visibility retail leasing opportunities at the base of a 77-unit residential building in one of Brooklyn's most vibrant coastal neighborhoods. Just steps from the signalized intersection of Brighton Beach Avenue and Brighton 13th Street, these ground-floor spaces benefit from strong foot traffic, excellent vehicle visibility, and a dense surrounding population.

1107 Brighton Beach Avenue offers approximately 800 rentable square feet of retail space. The space features a brand-new storefront, large display windows, new flooring, and expansive signage opportunities to capture local attention. The space includes basement storage accessible via a convenient sidewalk hatch. This unit is immediately available and listed directly by the owner at \$4,500 monthly.

Adjacent to this space, 1111 Brighton Beach Avenue features approximately 500 rentable square feet, delivered in clean white-box condition and ideal for a boutique or service-oriented retailer. This space is also immediately available and listed directly by the owner at \$4,250 monthly.

Surrounded by well-established retail, dining, and neighborhood services, these storefronts sit within a thriving commercial corridor just minutes from beach access. With over 85,000 residents within a mile radius and an average household income of \$85,077, this is an ideal location for businesses to serve a dense, walkable community.

1107-1111 Brighton Beach Avenue is perfect for retailers, service providers, and small businesses seeking to establish an immediate presence in a high-demand Brooklyn neighborhood.

## Property Photos



## Property Photos



## Property Photos



## Property Photos



# Property Photos

**3085 Brighton**  
3085 Brighton 13th St, 10235 New York, USA

▼ **Ground Floor**

