

STORE FOR LEASE

Exclusive Listing / Commercial Acquisitions Inc.



314 BRIGHTON BEACH AVE, BROOKLYN, NY 11235

Btw Brighton 3rd St & Brighton 4th St

ASKING PRICE

**UPON
REQUEST**

SIZE

2,000 SF

BLOCK & LOT

08686-0059

ZONING

R6, C1-2

FLOOR

1ST FL

Highlights:

20' Frontage

Prime Brighton Beach Location

Close To Public Transportation

20,000 Avg Daily Traffic

Basement Included

Surrounded By Major Businesses

PROPERTY OVERVIEW

Prime retail opportunity at 314 Brighton Beach Ave, located in the heart of one of Brooklyn's most active commercial corridors. The space is offered for lease and includes a full basement, providing additional storage or operational flexibility. Positioned in a high-density retail strip with constant foot traffic, this location is ideal for a wide range of retail or service uses seeking maximum exposure.

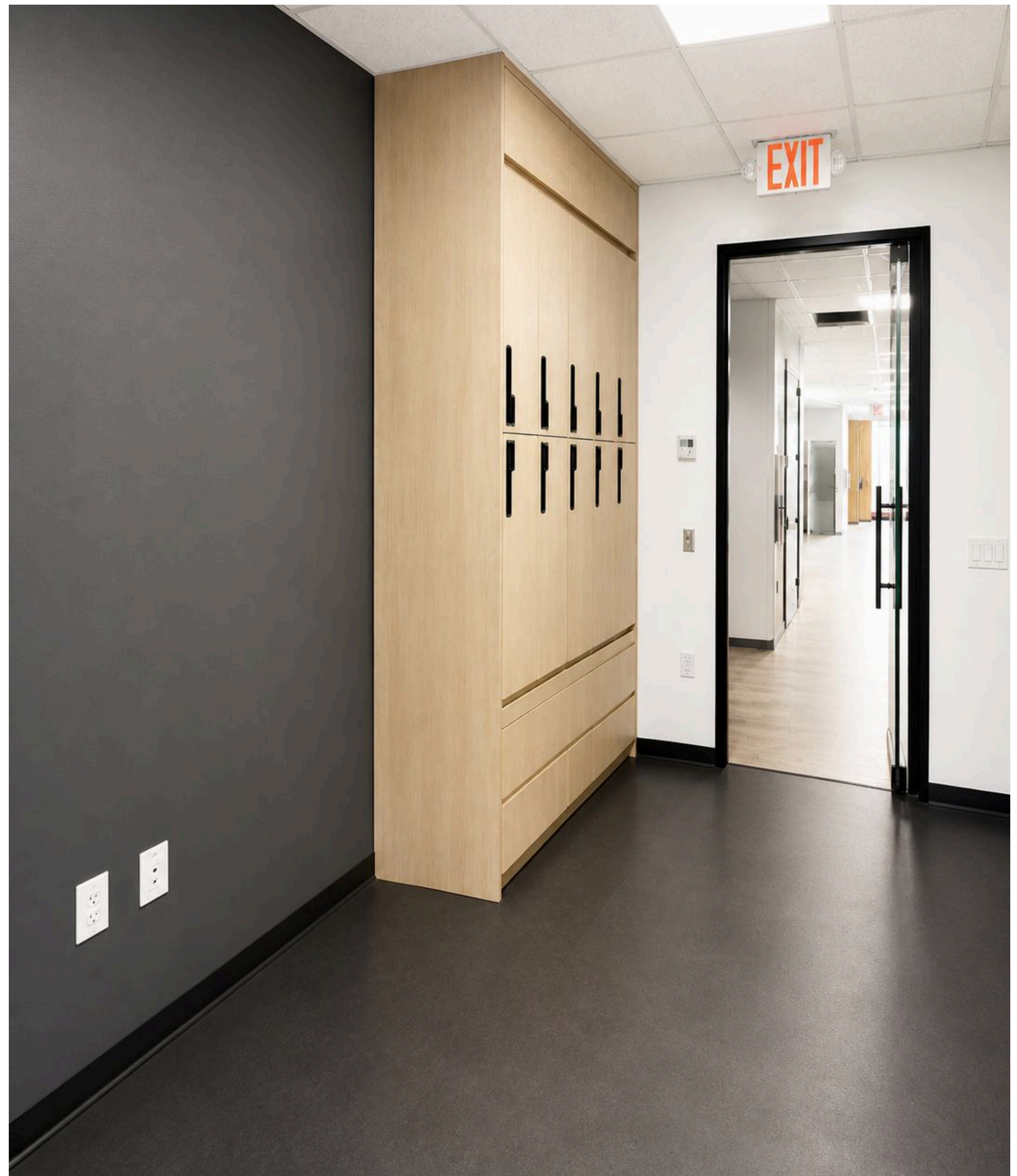
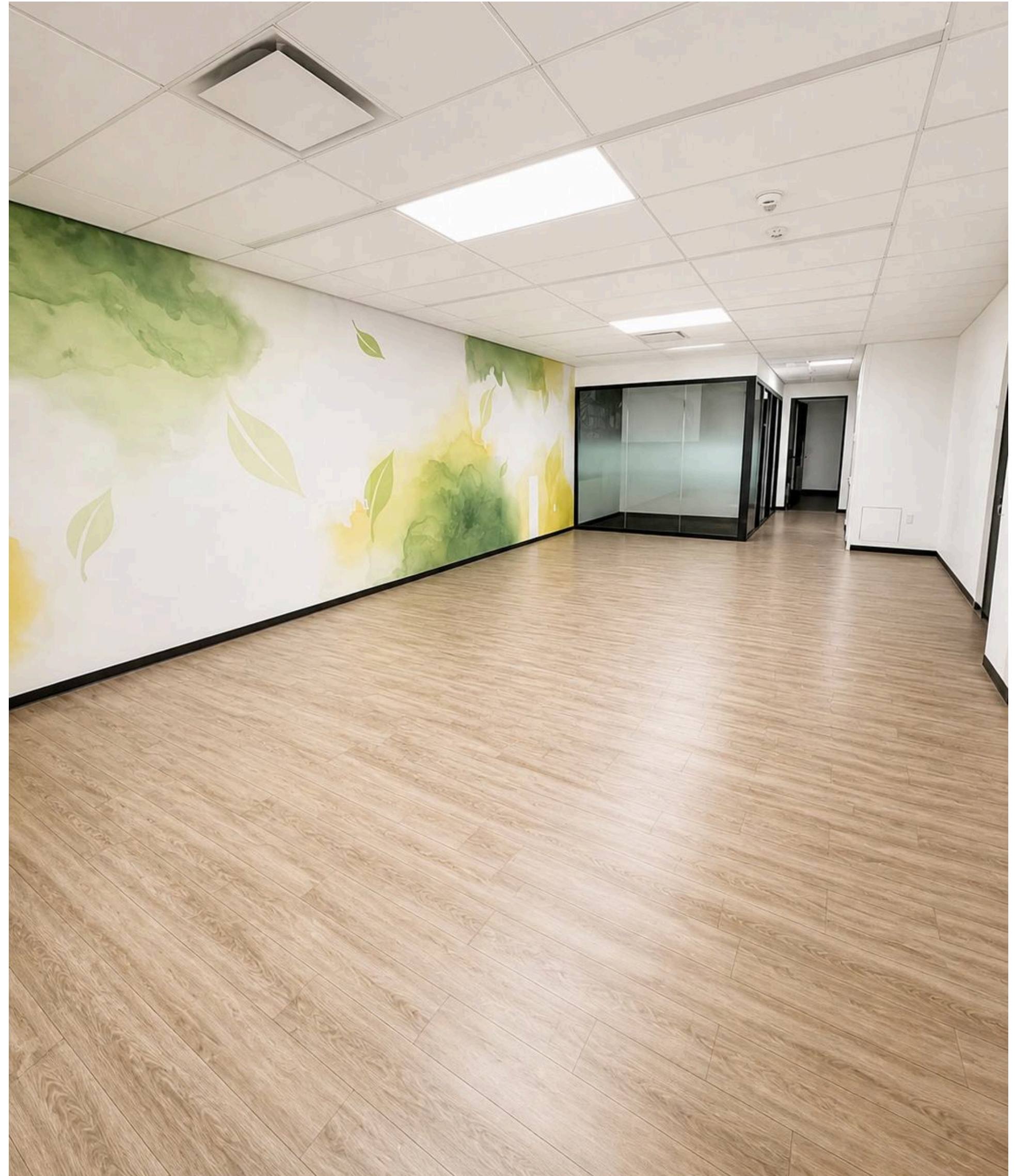
EXCLUSIVE BROKER

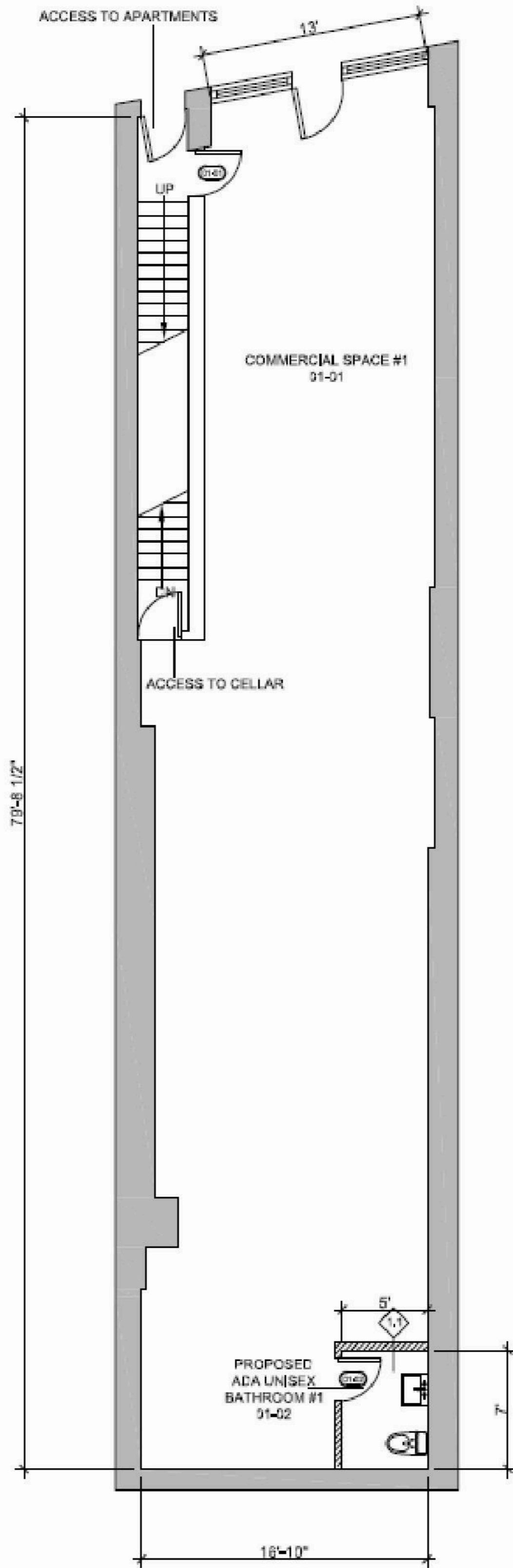
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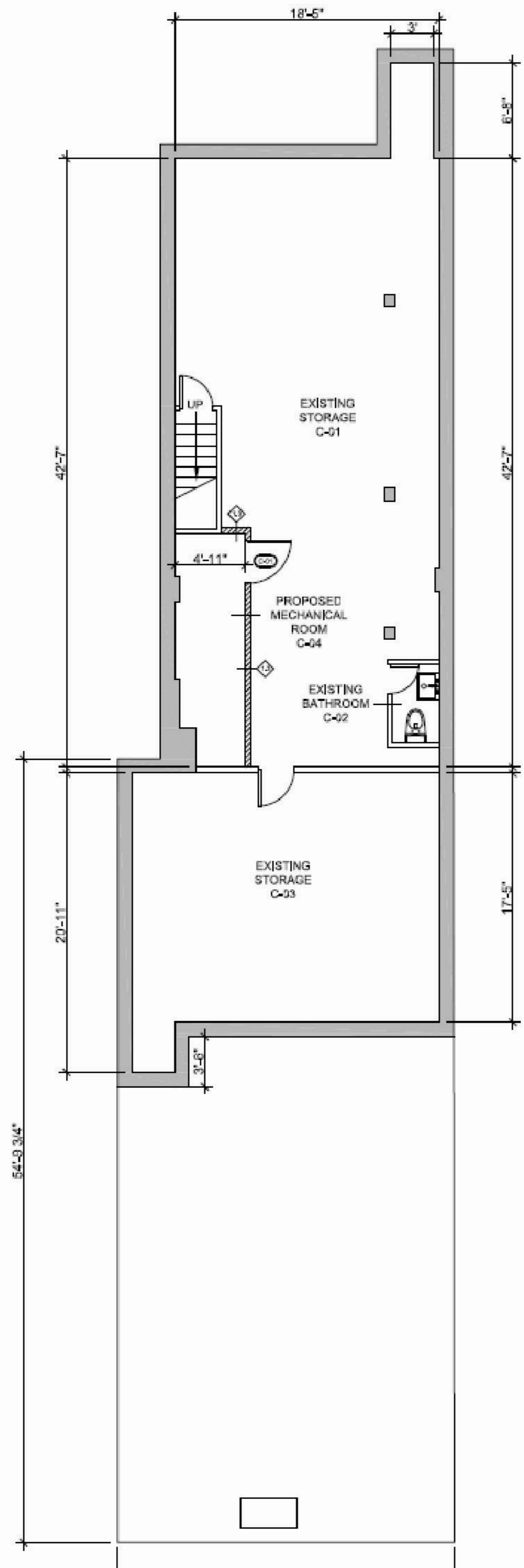
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2 PROPOSED 1ST FLOOR
SCALE: 3/16" = 1'-0"



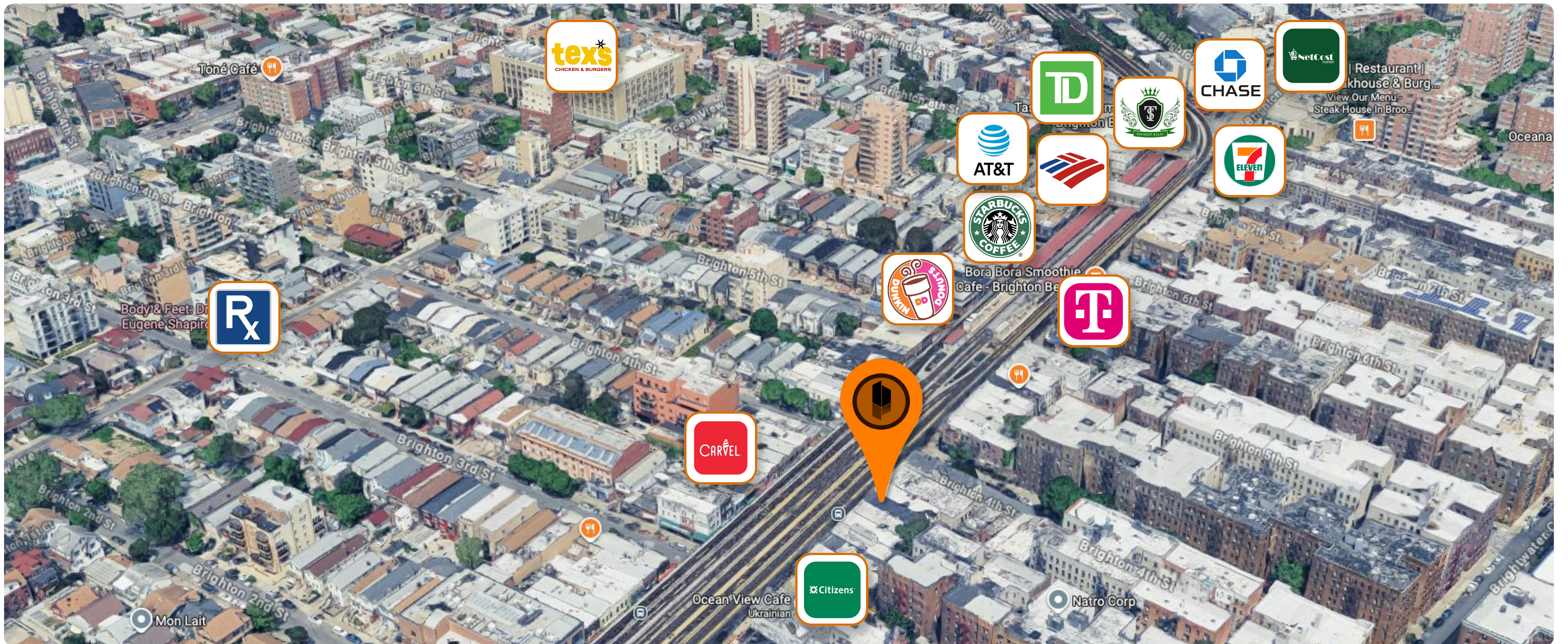
1 PROPOSED PLAN CELLAR
SCALE: 3/16" = 1'-0"

BRIGHTON BEACH AVE

Location Overview

Commercial Acquisitions Inc.

AREA MAP



TRANSIT ACCESS

SUBWAY Q, B - Lines

BUS B68, B1

CAR Close access to Coney Island Ave

TENANTS & AMENITIES ANALYSIS

Surrounded by strong national and local retailers including Chase Bank, Bank of America, Citizens Bank, NetCost Market, Tashkent Supermarket, along with popular destinations like Starbucks and Dunkin', plus numerous local restaurants and retail shops driving continuous activity.

TRAFFIC ANALYSIS

Foot Traffic:
~15,000 – 20,000 pedestrians/day
Traffic Type:
50% local residents
35% commuters
15% destination traffic



BROKER OPINION OF VALUE

A highly desirable leasing opportunity in a proven retail corridor with exceptional foot traffic and strong co-tenancy. The inclusion of a basement adds operational versatility, while the prime positioning supports a wide range of concepts. Ideal for tenants looking to establish or expand in a high-demand, high-visibility Brooklyn location.