

2771 NOSTRAND AVENUE

BETWEEN AVENUE N & KINGS HIGHWAY | MIDWOOD



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SIZE: 7,000 SF Ground Floor
+550 SF loading dock/garage
1,100 SF Mezzanine
3,000 SF Lower Level
11,600 SF Total

FRONTAGE: 200' wraparound

CEILING HEIGHT: Ground Floor: 10' - 25'
Mezzanine: 9' - 17'
Lower Level: 8'

POSSESSION: Immediate

TRANSPORTATION: **B7** **B82**

HIGHLIGHTS:

- All uses considered
- Space can be divided
- Includes gated parking lot with 6 spaces
- Two forms of egress & one loading dock on ground floor
- Two forms of egress on lower level
- Private elevator servicing the Ground Floor, Second Floor & Lower Level
- ADA compliant bathroom located on Ground Floor
- Prime location, just steps away from the vibrant Kings Highway corridor

NEIGHBORING TENANTS:

- *Burger King, Mobil, Plaza Honda, Plaza Kia, Plaza Toyota, Acura of Brooklyn, Mount Sinai Brooklyn*



CONTACT OUR BROKERS FOR MORE INFORMATION:

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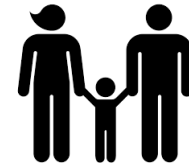
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AREA DEMOGRAPHICS (1 MILE RADIUS)



POPULATION:
63,426



NUMBER OF
HOUSEHOLDS:
21,273



AVG. HOUSEHOLD
INCOME:
\$98,208

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