

BIG BOX/FITNESS/FREESTANDING/MEDICAL/RESTAURANT PERMITTED/SHOPPING CENTER/STREET RETAIL

3001 MERMAID AVENUE

Between West 30th and 31st Streets

CONEY ISLAND

BROOKLYN | NEW YORK

2,600 SF
+
10,914 SF
For Lease



**NEW STOREFRONT CAN BE INSTALLED
PER TENANT REQUIREMENTS**

SPACE DETAILS

LOCATION

Between West 30th and 31st Streets

SIZE

Space A:
Ground Floor 2,600 SF*
**Divisible*

Space B:
Ground Floor 10,914 SF

FRONTAGE

Space A:
Mermaid Avenue 36 FT 2 IN

Space B:
Mermaid Avenue 157 FT
West 30th Street 67 FT

CEILING HEIGHTS

16 FT 4 IN to Deck, 11 FT 2 IN Drop

STATUS

Formerly Rite Aid

POSSESSION

Immediate

RENT

Upon request

TERM

10 - 15 years

NEIGHBORS

T Mobile, Dunkin', Popeyes, Citibank,
Family Dental, Mega Aid, and Fine Fare

COMMENTS

Logical divisions considered

Storefront can be changed per tenant's requirements

Restaurants welcome, second generation
fast casual space available.

TRANSPORTATION

2024 Bus Ridership Report

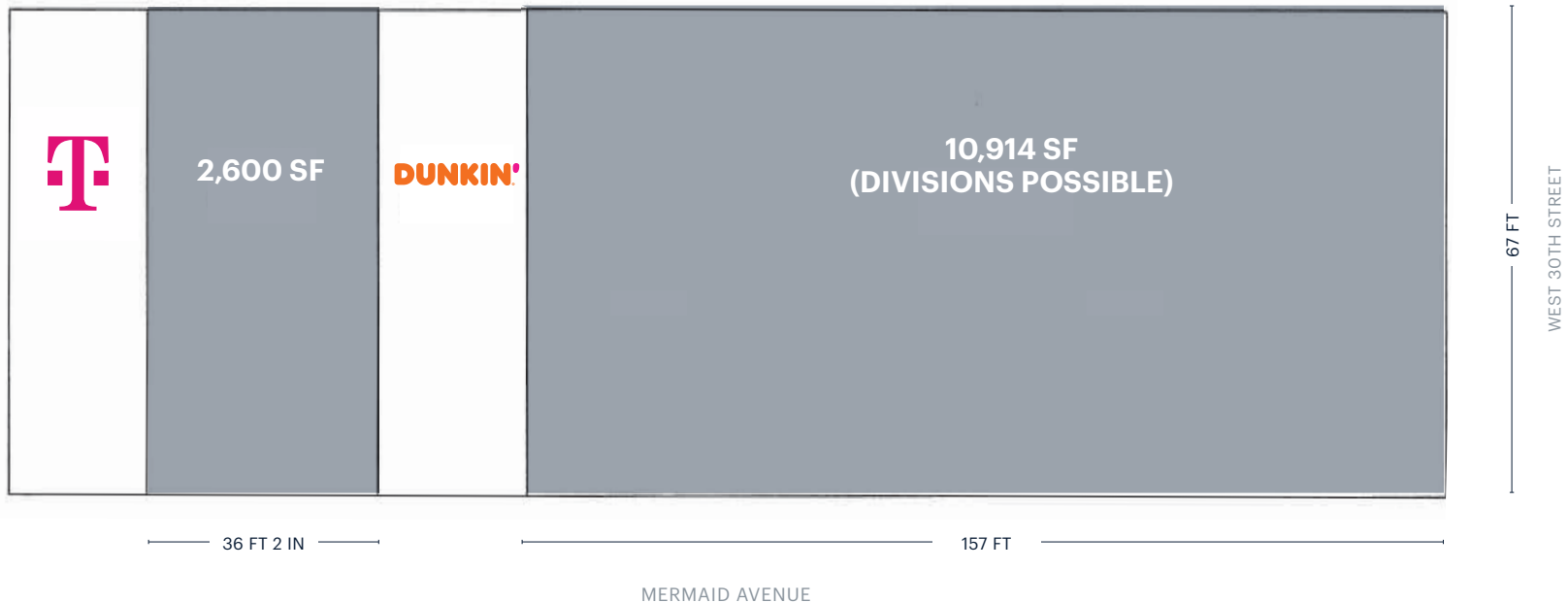
Mermaid Ave / W 30th Street 

Annual 499,478

Weekday 1,610

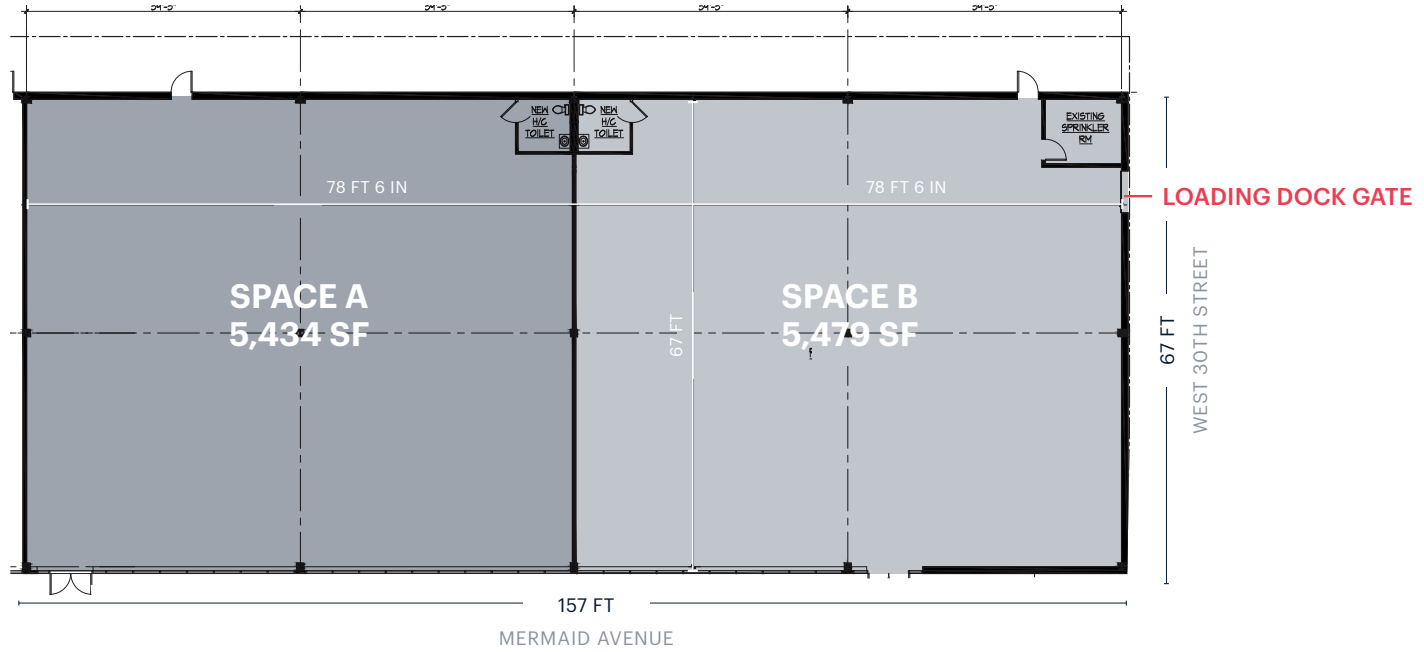
Weekend 1,608

GROUND FLOOR

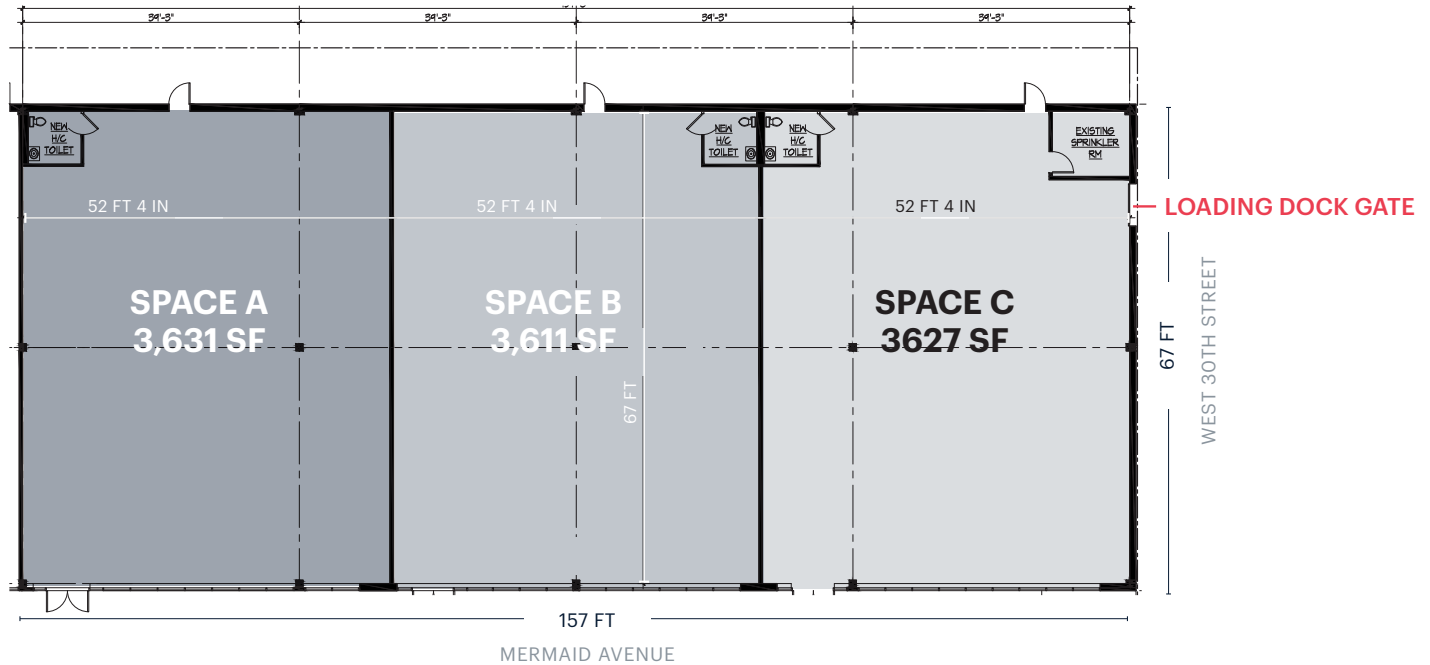


LARGER SPACE (FORMERLY RITE AID) DIVISION SCENARIOS

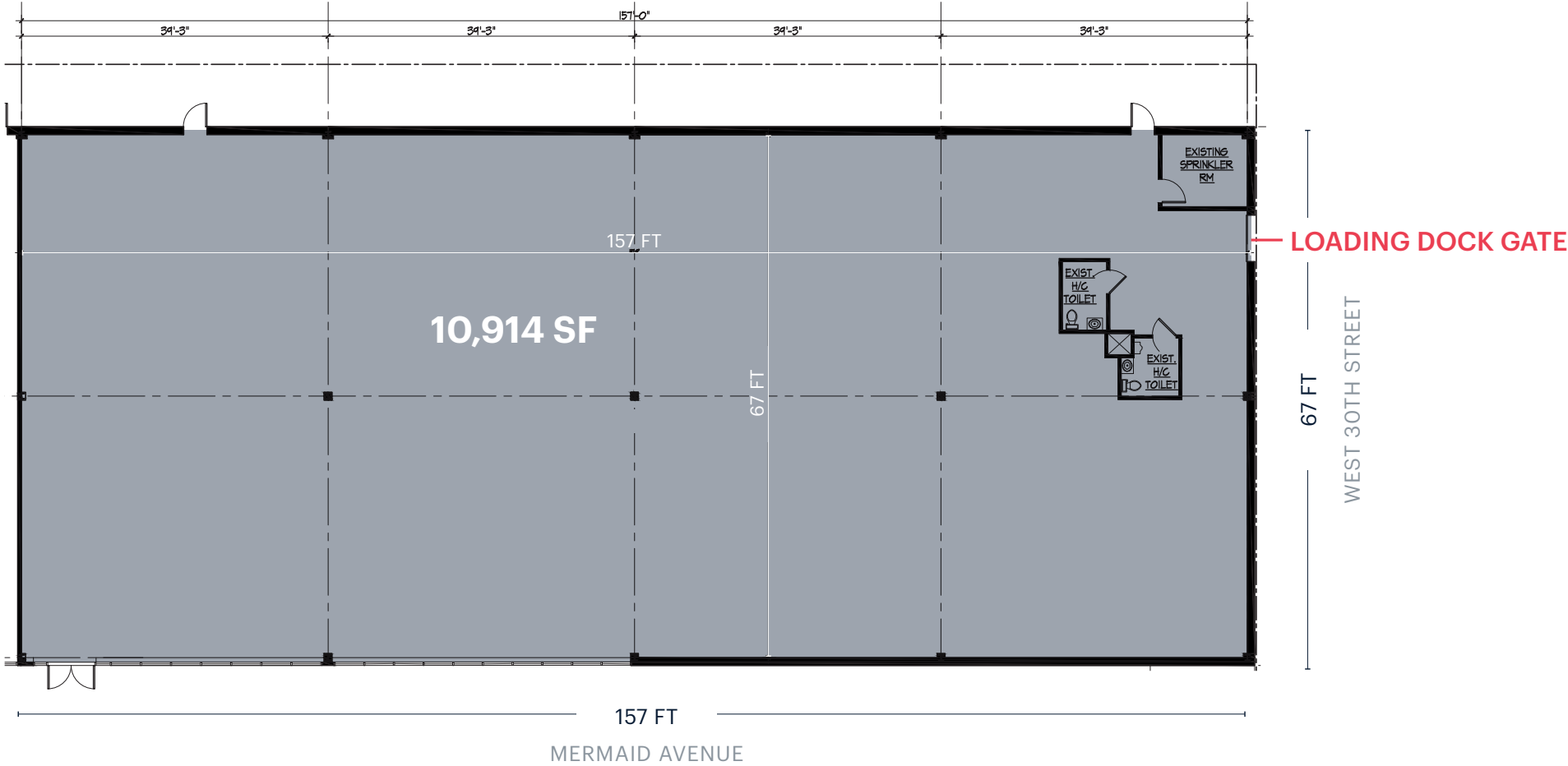
TWO TENANT SCENARIO



THREE TENANT SCENARIO



LARGE SPACE (FORMERLY RITE AID) AS IS



SITE PHOTOS



AREA RETAIL



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This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

