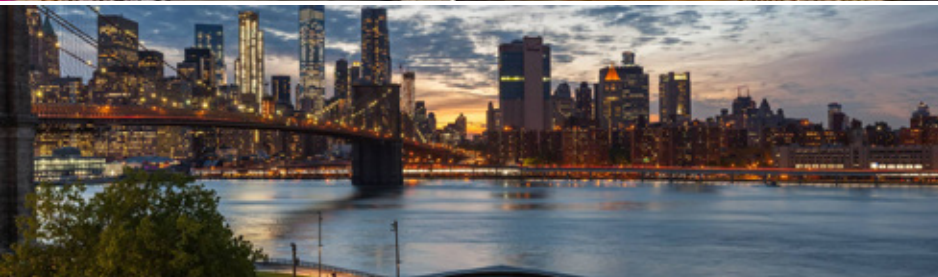


# 3181 Harkness Avenue

FOR LEASE

Brooklyn, New York



## PROPERTY DESCRIPTION

Size

**10,000 SF**

*(unrestricted outdoor and roof dining)*

**400' of unobstructed water views**

**70,000 average daily traffic volume**

Address

**3181 Harkness Avenue, Brooklyn, NY**

Type

**Retail**

## Special Features

*Fully built out restaurant with equipment and fixtures included*

*Recently renovated interior*

*No Key Money request*

*Expansive outdoor seating overlooking the bay*

*Conveniently situated right off the Belt Parkway with easy access to the Highway*

*Ample onsite parking*

## Neighboring Retailers

*Cold Stone Creamery*

*Clemente's Crab House*

*United Artists Theatres*

*Regal UA Sheepshead Bay*

*L'Algeroise Plus*

*Kids Academy NY*

*ALDI Supermarket*

**Kelly Koukou**

Executive Managing Director & Principal

516.835.7833

kkoukou@lee-associates.com

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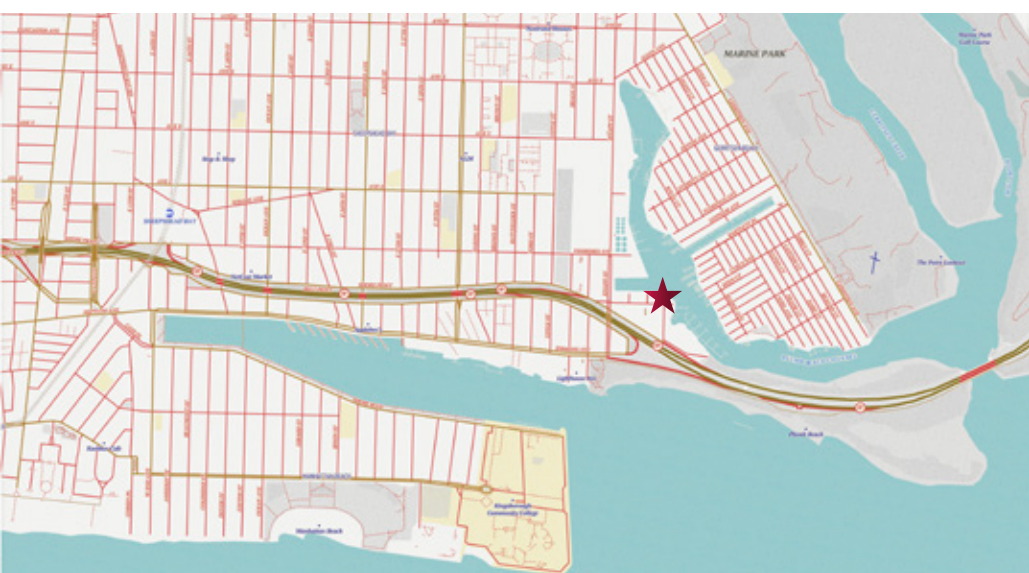
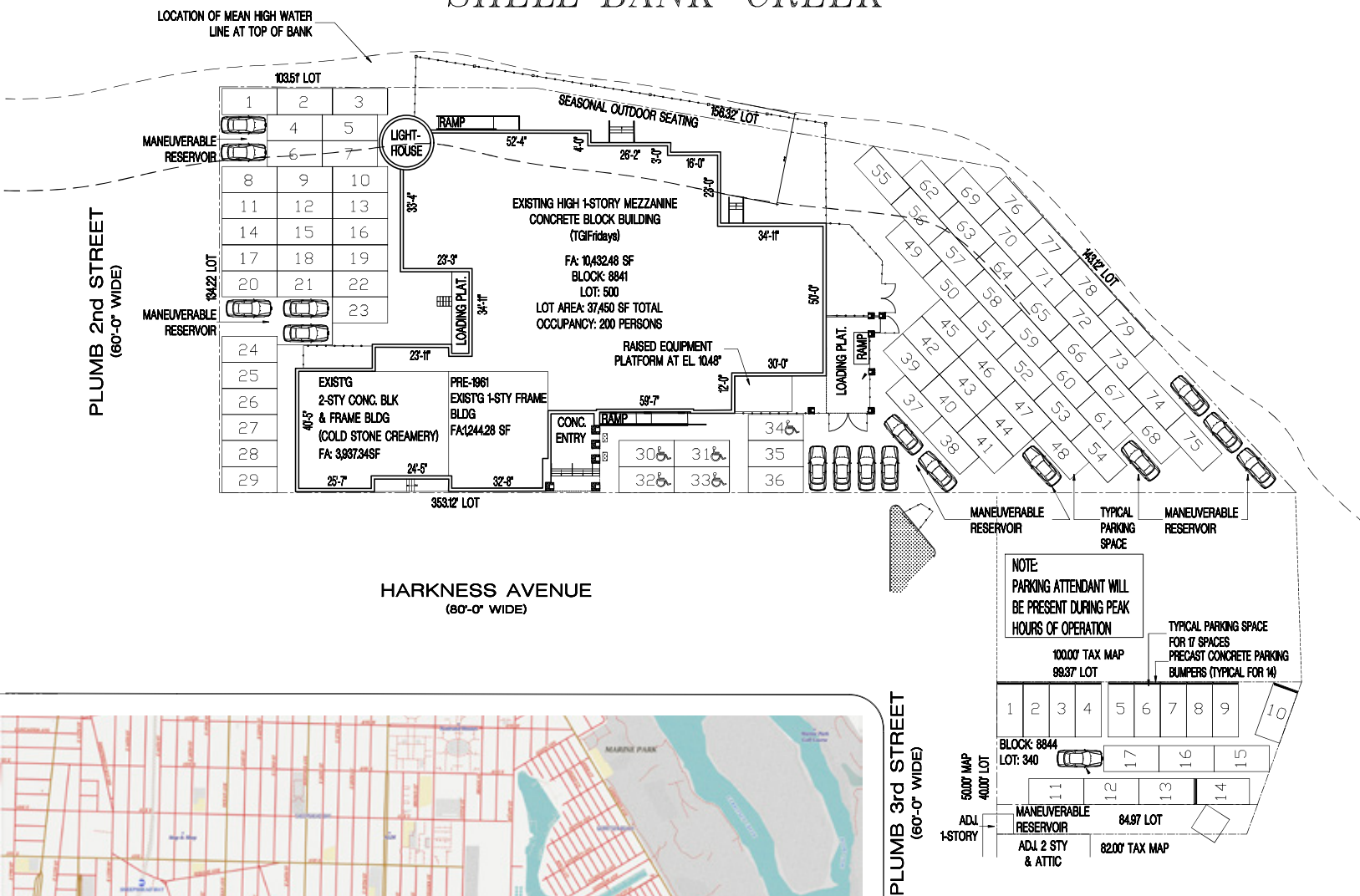
**LEE & ASSOCIATES**

# 3181 Harkness Avenue

FOR LEASE

Brooklyn, New York

## SHELL BANK CREEK



**Kelly Koukou**  
Executive Managing Director & Principal  
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**LEE & ASSOCIATES**