



MRG

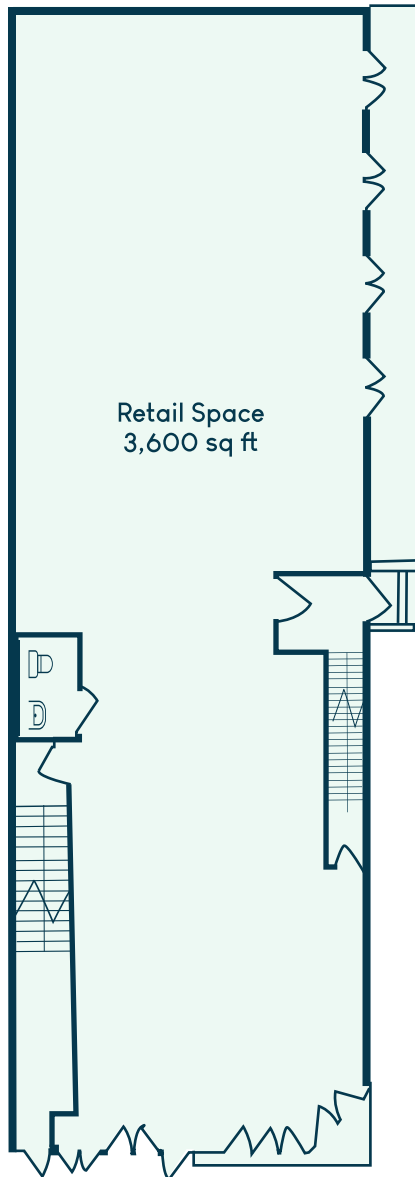
For Lease

461 Myrtle Ave

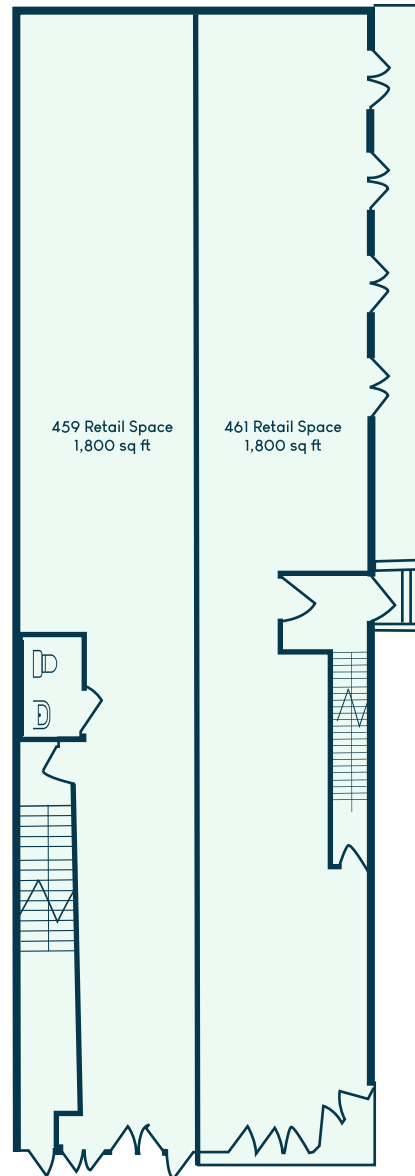
Newly Renovated Corner Retail For Lease

1,200-3,600 sq ft | 461 Myrtle Ave | Brooklyn, NY 11205

FLOOR PLANS



Option A



Option B

OVERVIEW

- **Address:** 461 Myrtle Ave, Brooklyn, NY 11205
- **Cross Streets:** Myrtle Ave & Washington Ave
- **Neighborhood:** Clinton Hill




SPACE DETAILS

- **Size:** 1,200-3,600 sq ft
- **Frontage:** 50 ft
- **Ground Floor Ceiling Height:** 13 ft
- **Basement Ceiling Height:** 8-9 ft

HIGHLIGHTS

- New leveled flooring, ready for custom finish
- Finished ceilings and walls (exposed brick & drywall, prepped for paint)
- Large storefront windows for high visibility
- Private terrace for commercial use

TRANSPORTATION

-  Clinton-Washington Aves (C) 10 min, Classon Ave (G) 11 min, Clinton-Washington Aves (G) 13 min, B54/B62/B69 buses.
-  Atlantic Terminal (LIRR) – 10 min drive, Nostrand Ave (LIRR) – 12 min drive
-  JFK – 30 min drive (11.2 mi), LaGuardia – 25 min drive (9.2 mi), Newark – 50 min drive (16.9 mi)

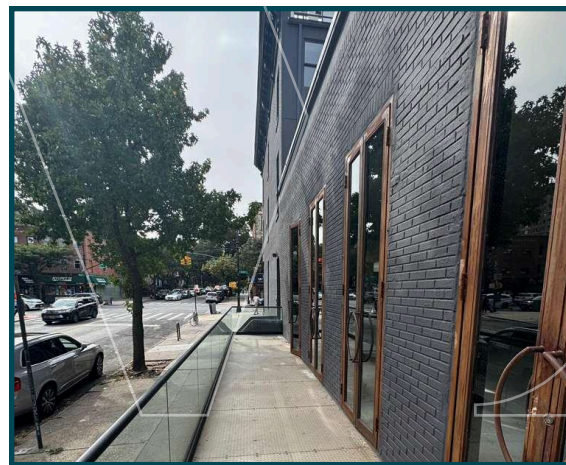
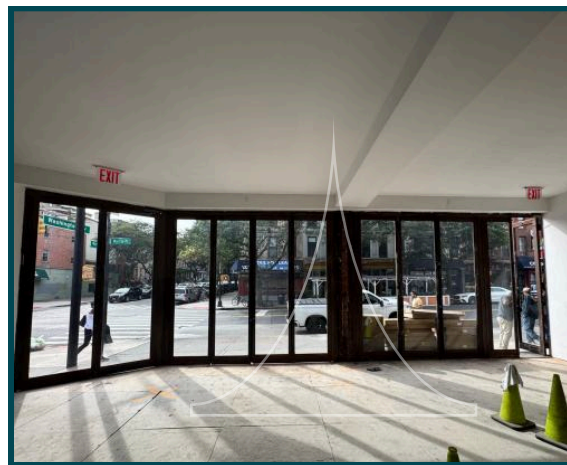
DEMOGRAPHICS

- **Population:** 184,008
- **Median Household Income:** \$107,700
- **Median Home Value:** \$966,916

NEIGHBORS

Peck's, Halal Munchies, Thai 101 Brooklyn, T-Mobile Authorized Retailer, Chase Bank, Bank of America Financial Center

INTERIOR PHOTOS



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FOR MORE INFORMATION
PLEASE CONTACT:

EDDIE KEDA

212-314-4684 Ext.104

Eddie@mrgny.com



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