

EXCLUSIVE

176-192 KINGS HIGHWAY

BETWEEN WEST 11TH AND WEST 12TH STREET | GRAVESEND BROOKLYN

MAG
REALTY ASSOCIATES
REAL ESTATE REDEFINED



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SIZE

Ground Floor 5,300 SF Approx
Lower Level 5,000 SF Approx

Divisions Considered

FRONTAGE

385'

CEILING HEIGHT (Approximate)

13' for Ground Floor
8' for Lower Level

ASKING RENT

Upon Request

POSSESSION

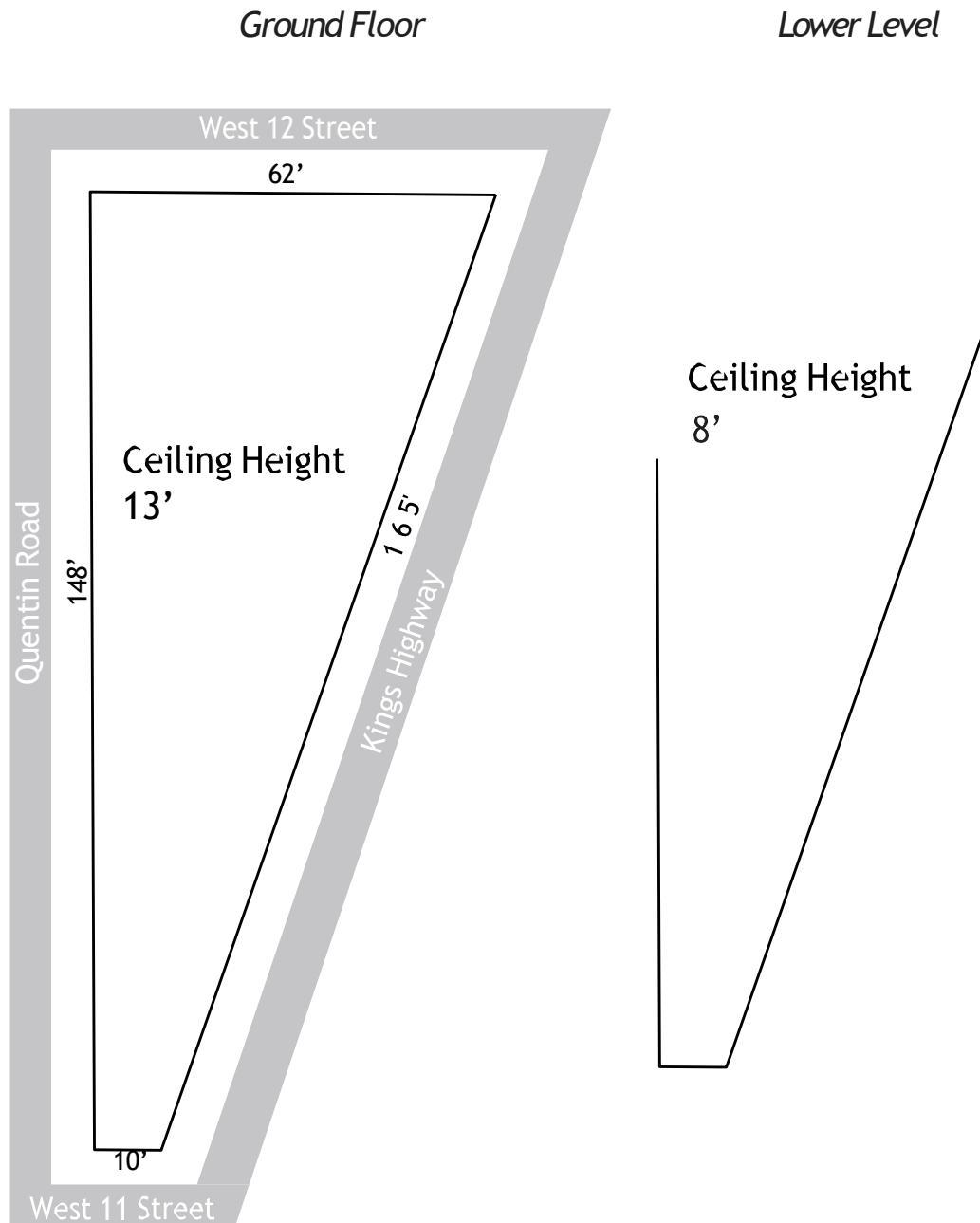
Immediate

TRANSPORTATION

N B-82

COMMENTS

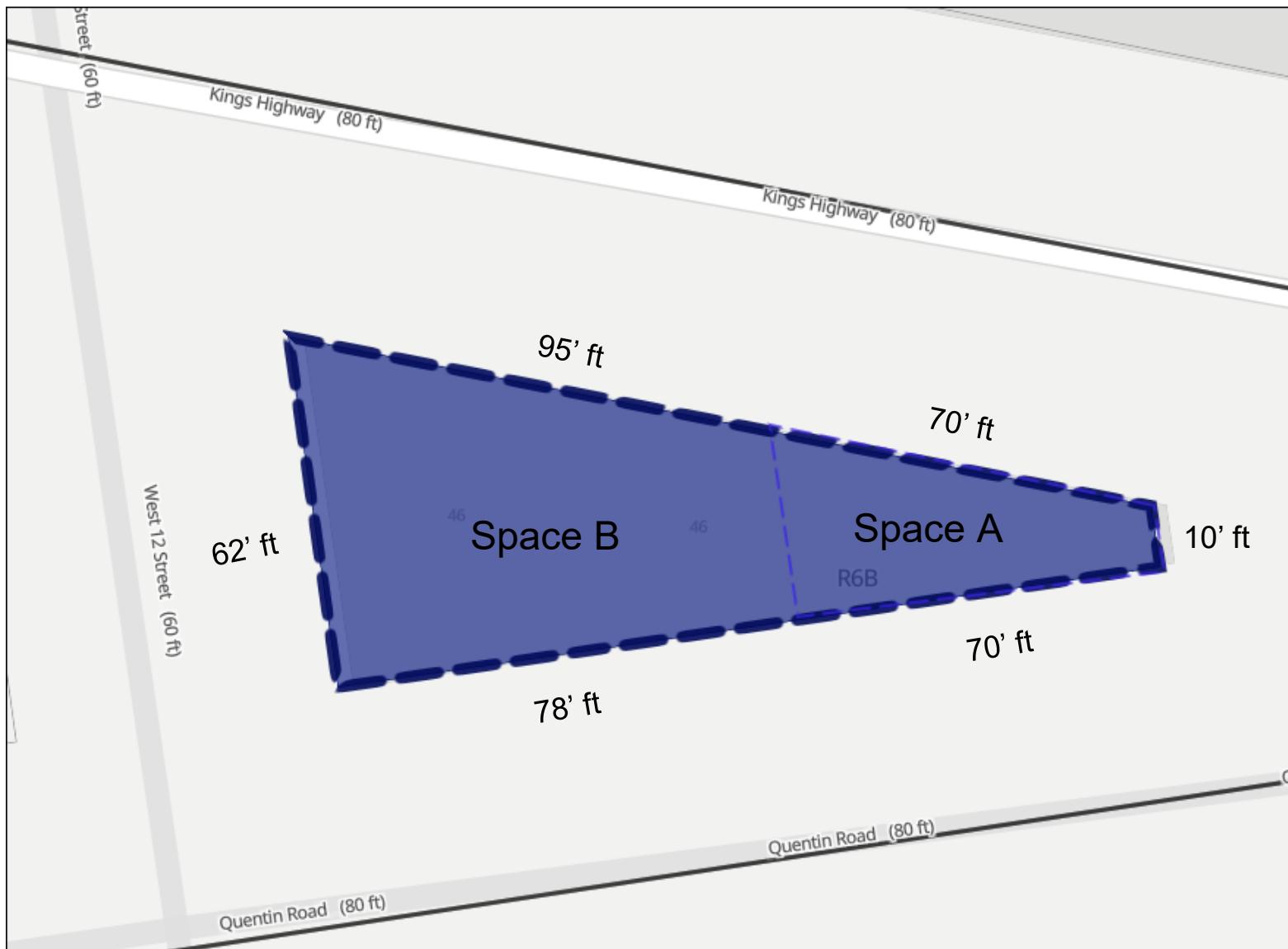
- High ceilings
- High volume car traffic tremendous exposure
- Close proximity to ten schools within five minute walk
- Venting and food is allowed
- Multiple new residential developments in the area
- Space can be divided
- Lower level has a separate entrance



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DIVISON OPTIONS

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Corner Space A

- Ground approx. 1300 SF
- 150' ft frontage total

Corner Space B

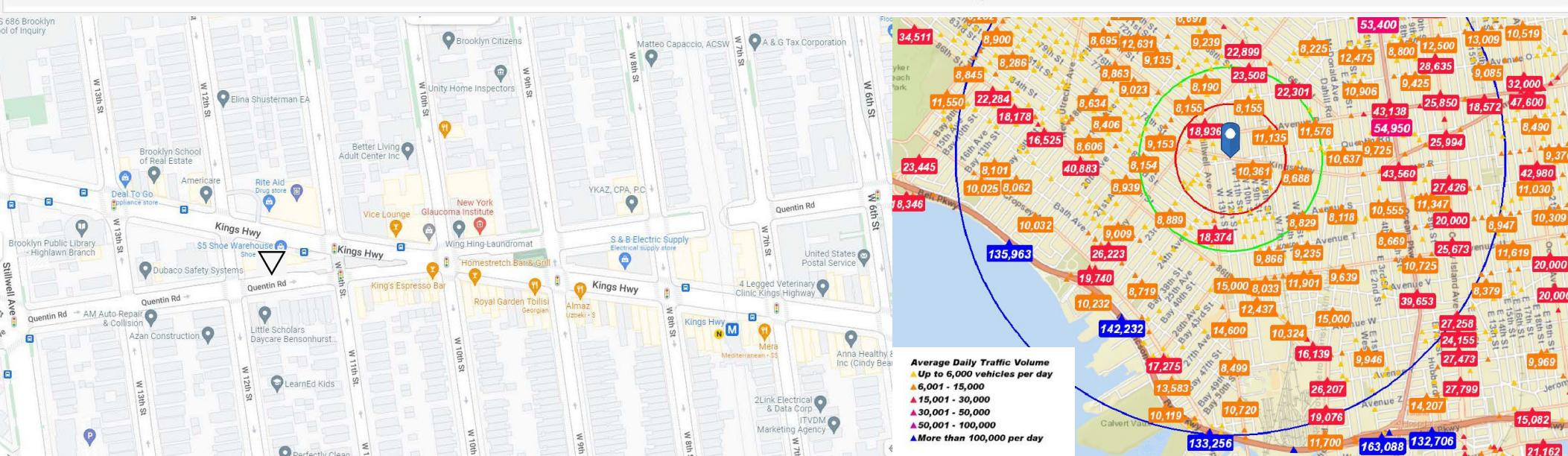
- Ground approx. 4000 SF
- 235' ft frontage total

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Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Kings Hwy	W 9th St W	11,081	2022	0.14 mi
Ave P	W 12th St E	10,814	2022	0.14 mi
Ave P	W 11th St W	11,057	2019	0.15 mi
Ave P	W 13th St E	6,997	2018	0.17 mi
Stillwell Ave	Ave P N	10,724	2022	0.18 mi
Kings Hwy	Stillwell Ave E	12,855	2022	0.21 mi
W 8th St	Kings Hwy N	1,323	2022	0.21 mi
Kings Highway	Stillwell Ave E	12,950	2018	0.22 mi
Bay Pkwy	76th St NE	16,005	2022	0.22 mi
Stillwell Avenue	Ave P N	10,877	2018	0.23 mi



FOR MORE INFORMATION CONTACT

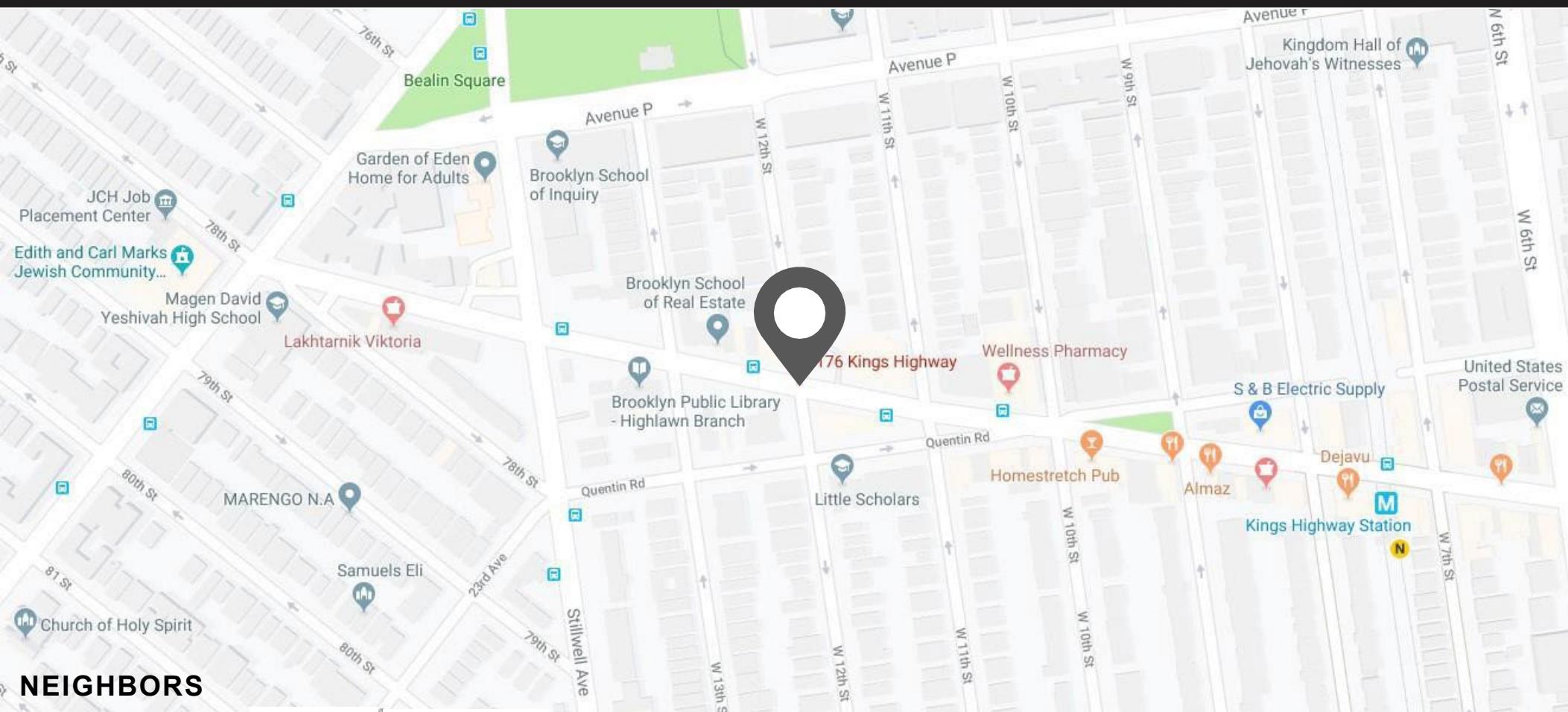
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The logo for MAG REALTY ASSOCIATES. It features the letters 'MAG' in a large, bold, black, sans-serif font. Below 'MAG', the words 'REALTY ASSOCIATES' are written in a smaller, black, all-caps, sans-serif font. Underneath that, the words 'REAL ESTATE REDEFINED' are written in a very small, black, all-caps, sans-serif font.

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www.magnyre.com

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NEIGHBORS



DUNKIN'



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