

**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

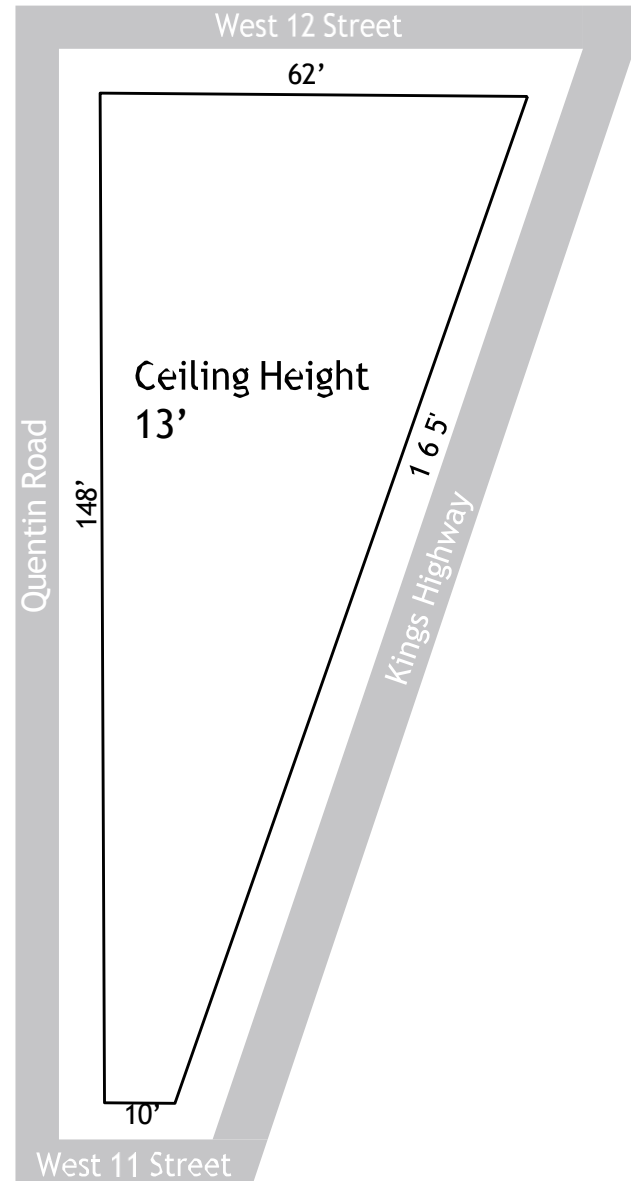


**B-82**

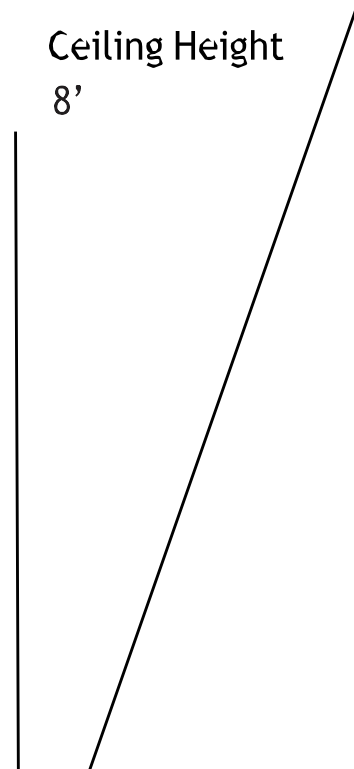
## COMMENTS

- 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

## Ground Floor

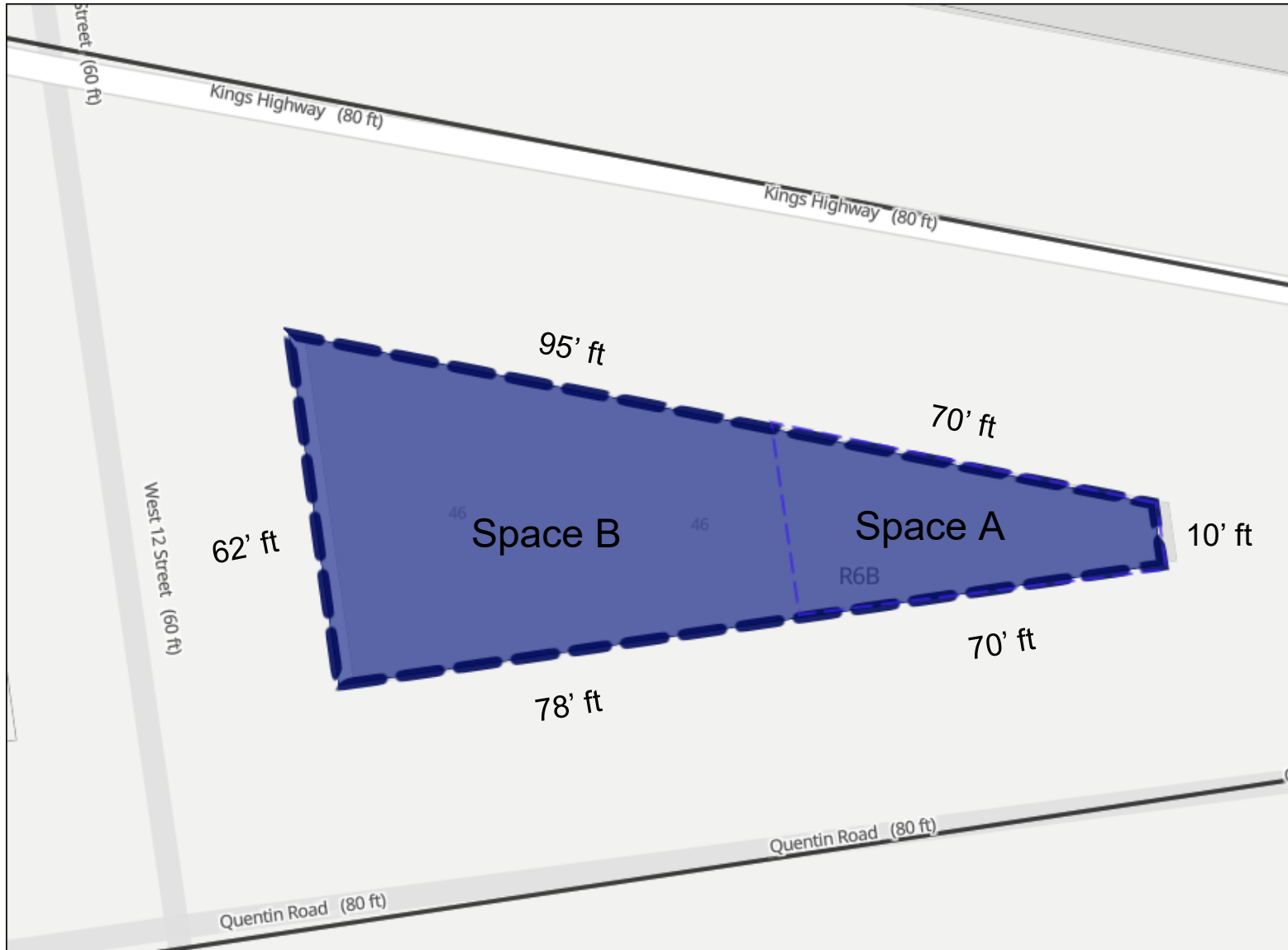


## Lower Level



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## DIVISION OPTIONS



### Corner Space A

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

### Corner Space B

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

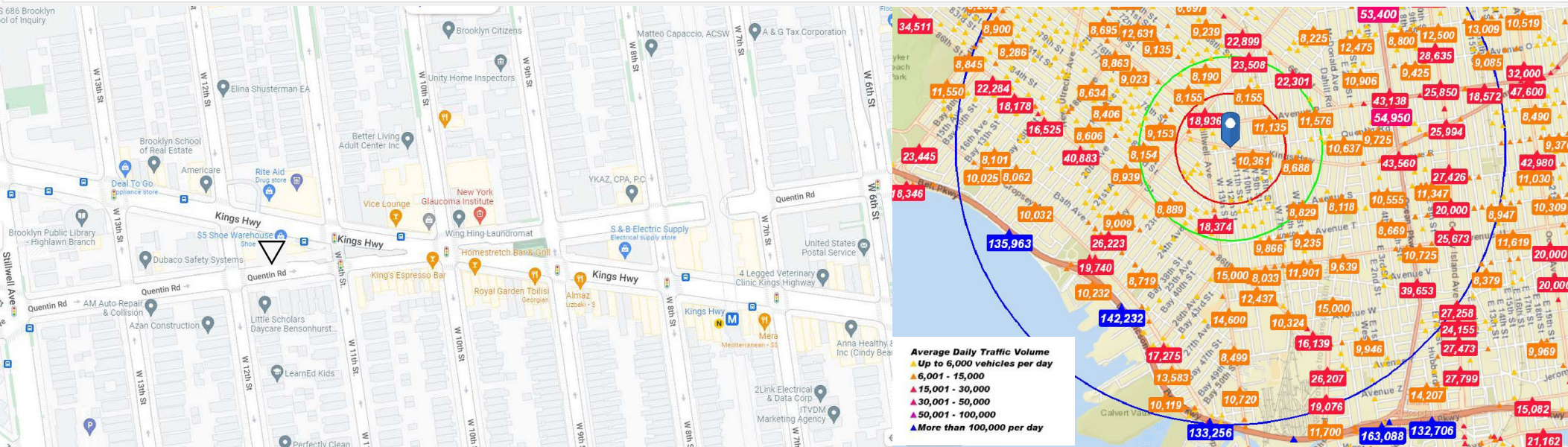


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## Traffic

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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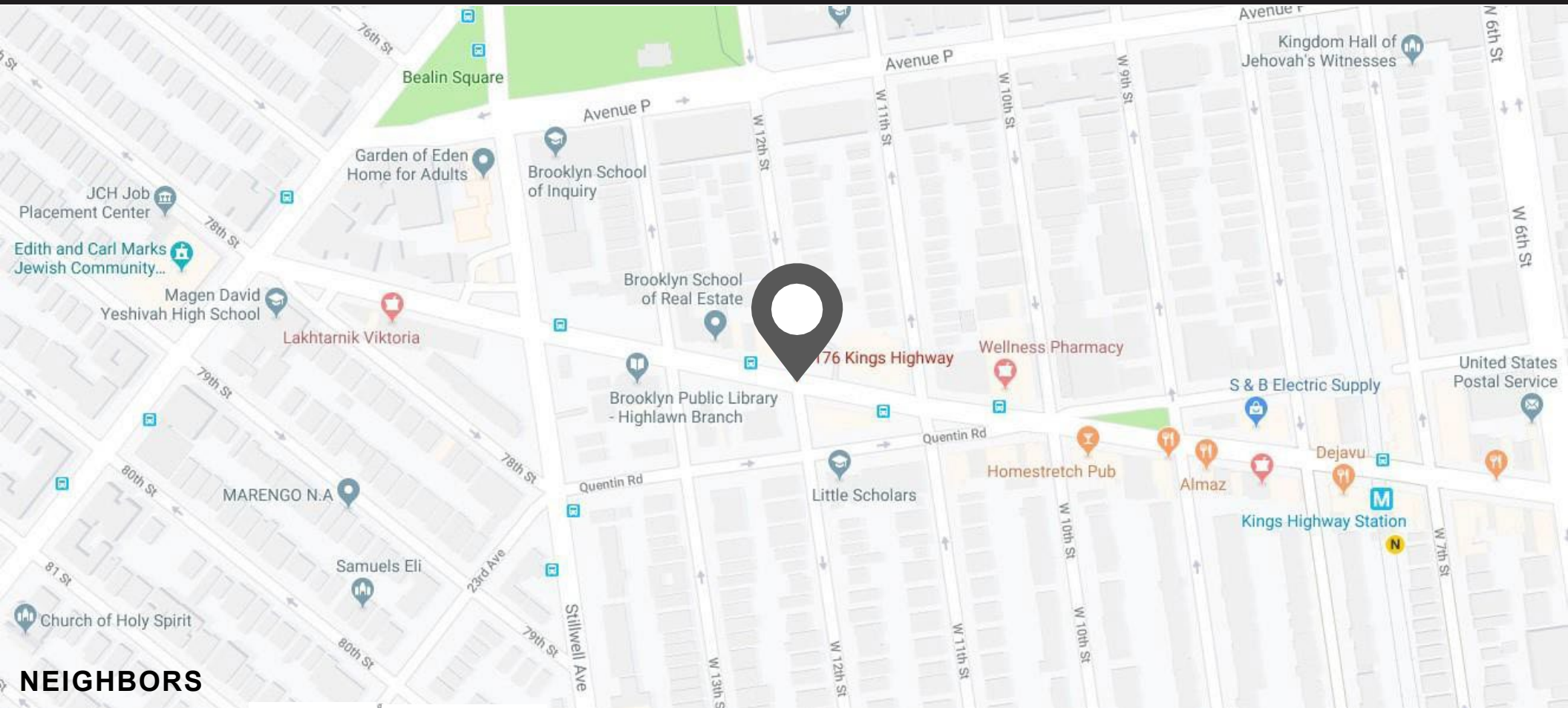
**MAG REALTY ASSOCIATES**

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## NEIGHBORS



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