

# 256 Brighton Beach Ave

BRIGHTON BEACH  
BROOKLYN, NY



**Location:** SW Corner of Brighton Beach Ave & Brighton 2<sup>nd</sup> Street

**Ground Floor:** 2,685 sf

**Basement:** 1,000 sf

**Ceiling:** 12.5 ft

**Frontage:** 23 ft on Brighton Beach Ave  
99 ft on Brighton 1<sup>st</sup> Pl

### Highlights:

- Corner retail space located on highly trafficked Brighton Beach Ave.
- Large basement for additional storage.
- Landlord's Work and Tenant Improvement Allowance available for qualified groups.
- **Q** train located two blocks West at Ocean Parkway station with 744,994 annual ridership (2023).
- **B** **Q** trains located four blocks East at Brighton Beach station with 2.635mm annual ridership.
- B1 & B16 MTA buses service the immediate area.

Exclusive Leasing Broker

**Keat Chew**

keat@kineticreg.com

347.571.3338

### TENANTS

NEIGHBORING

**DUANE**reade™  
by *Walgreens*



**CITYMD**  
URGENT CARE

**POPEYES**

**EGOIST**



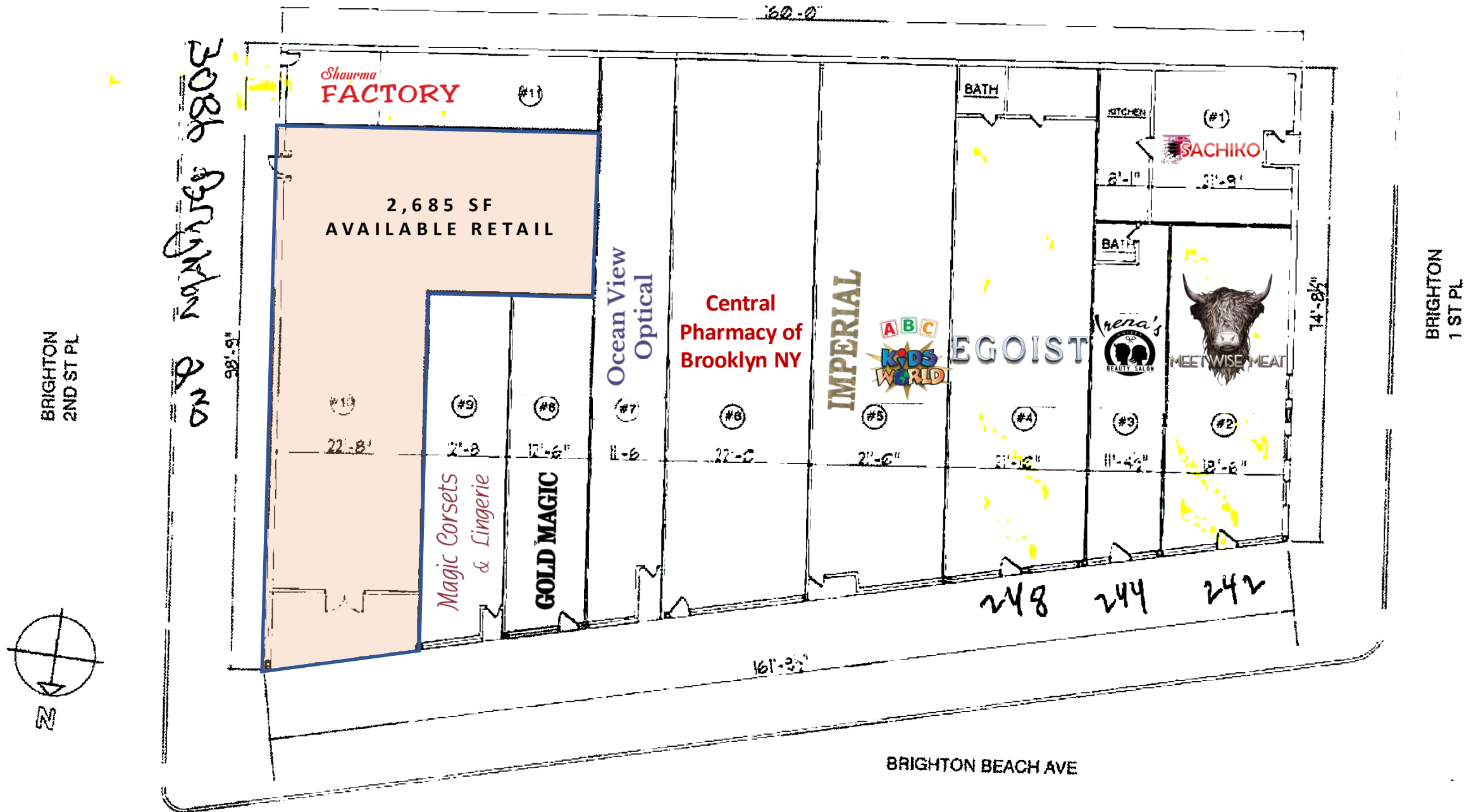
**verizon**✓

**CHASE**

**citi**bank

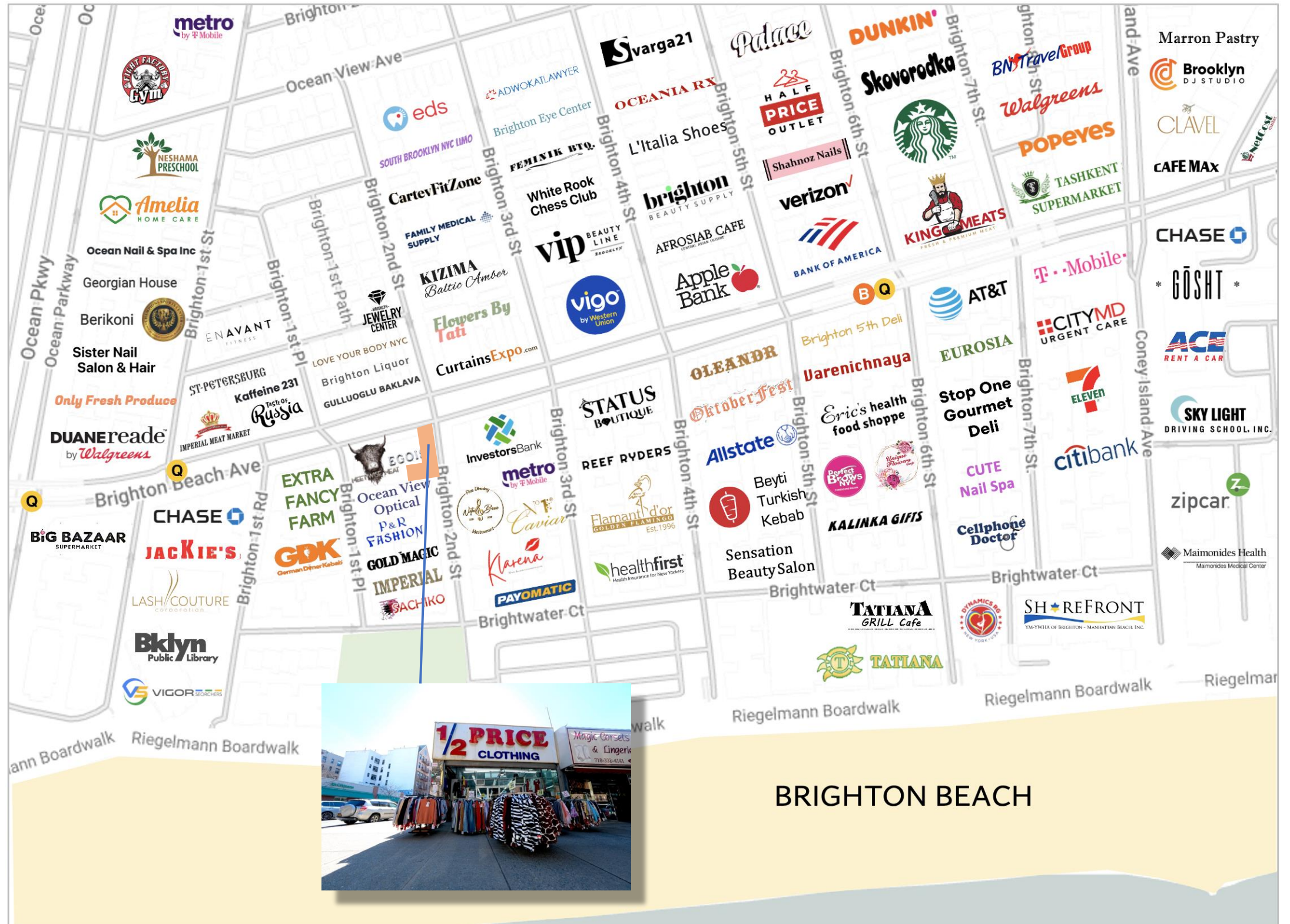
**metro**  
by T-Mobile

## SITE PLAN





## RETAIL MAP



BRIGHTON BEACH