



NEIGHBORING

DUANEreade™
by *Walgreens*

 InvestorsBank

 Starbucks

 MEATWISE MEAT

 CITYMD
URGENT CARE

 POPEYES

 EGOIST

 AT&T

 verizon

 CHASE

 citibank

 metro
by T-Mobile

Location: SW Corner of Brighton Beach Ave & Brighton 2nd 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 1st 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

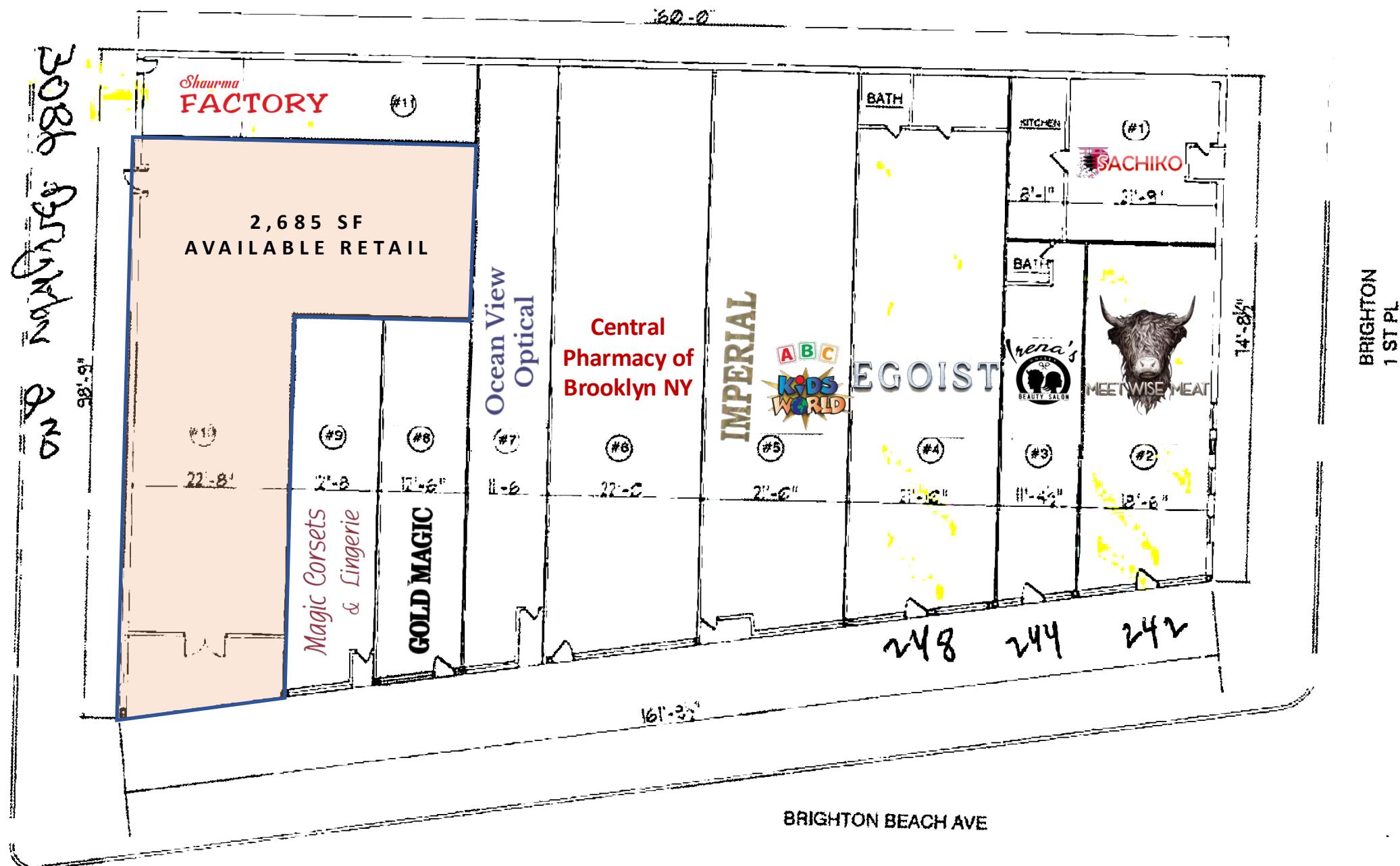
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256 Brighton Beach Ave

BRIGHTON BEACH BROOKLYN, NY

SITE PLAN





256 Brighton Beach Ave

BRIGHTON BEACH BROOKLYN, NY

RETAIL MAP

