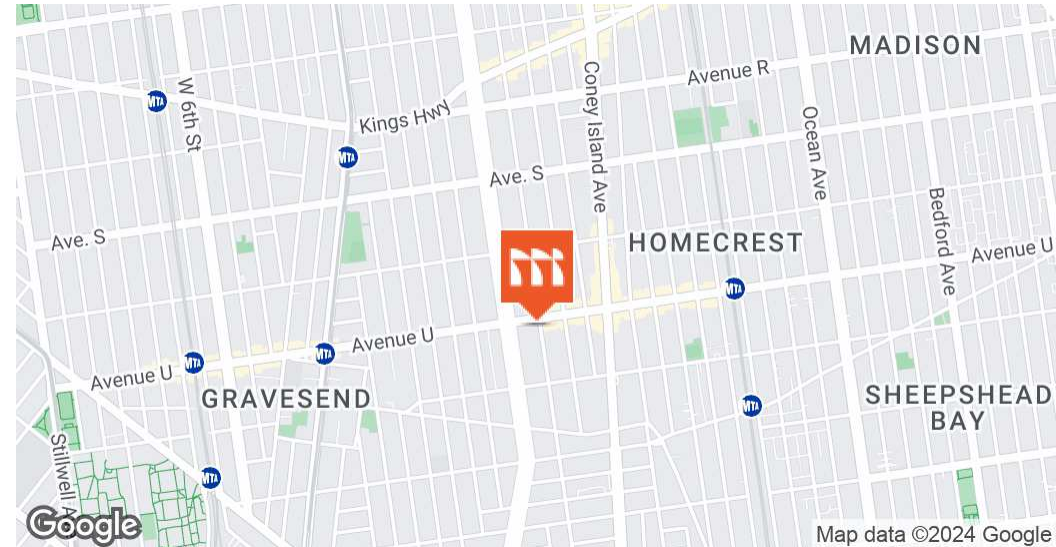
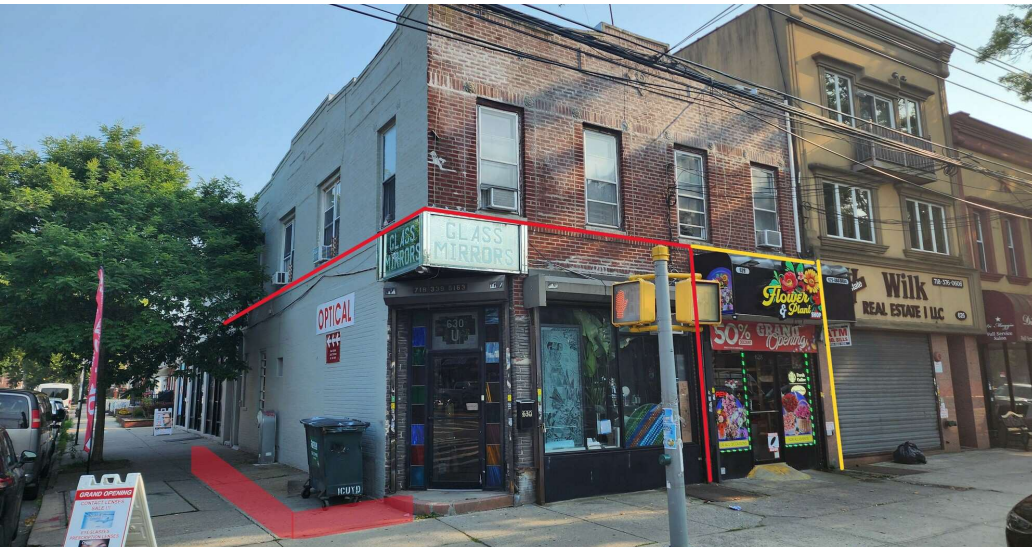


628 AVENUE U
628 AVENUE U

RETAIL PROPERTY FOR LEASE

GABRIEL BETESH

718.415.7808
gb@marquisnyc.com



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	5,500 SF
Available SF:	300 - 1,400 SF
Year Built:	1931
Market:	Gravesend
Submarket:	Sheepshead Bay

PROPERTY OVERVIEW

Prime Street Retail located in the affluent Syrian community . First Time in 30+ years on the market , with the Option to add a cafe license for sidewalk enclosed seating . Great for All uses sizes range from 300 Sq Ft to 1,400 Sq Ft. Great Frontage from 11 ft to 30 Ft Available. Strategically located in the heart of Syrian community, this property presents an unparalleled opportunity for businesses seeking a dynamic retail opportunity.

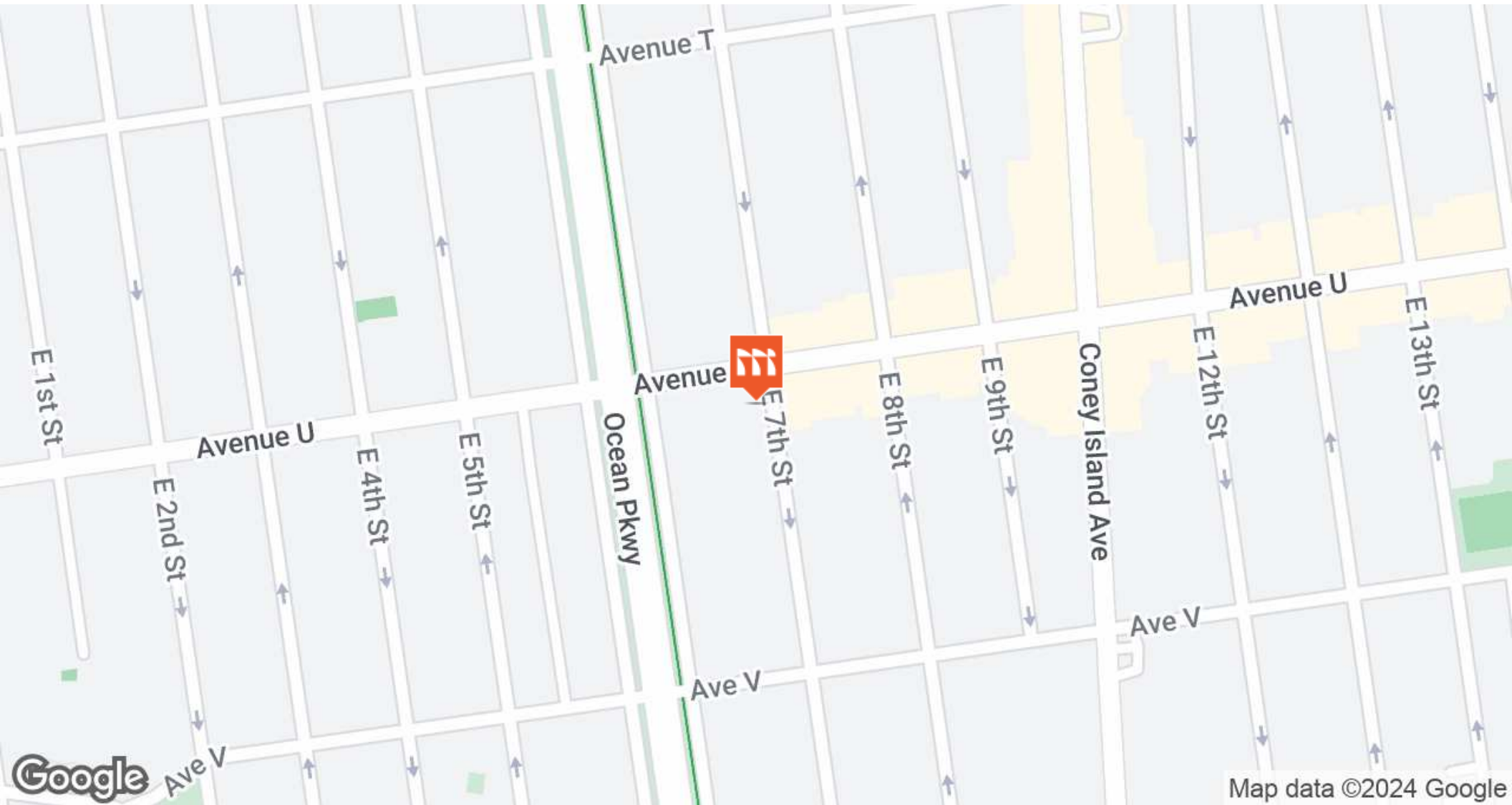
PROPERTY HIGHLIGHTS

- - Prominent corner location
- - Exceptional frontage for high visibility
- - Versatile space suitable for various retail concepts
- - Longstanding presence in the vibrant Syrian community
- - Rare opportunity in the market after 30+ years

GABRIEL BETESH

718.415.7808
gb@marquisnyc.com

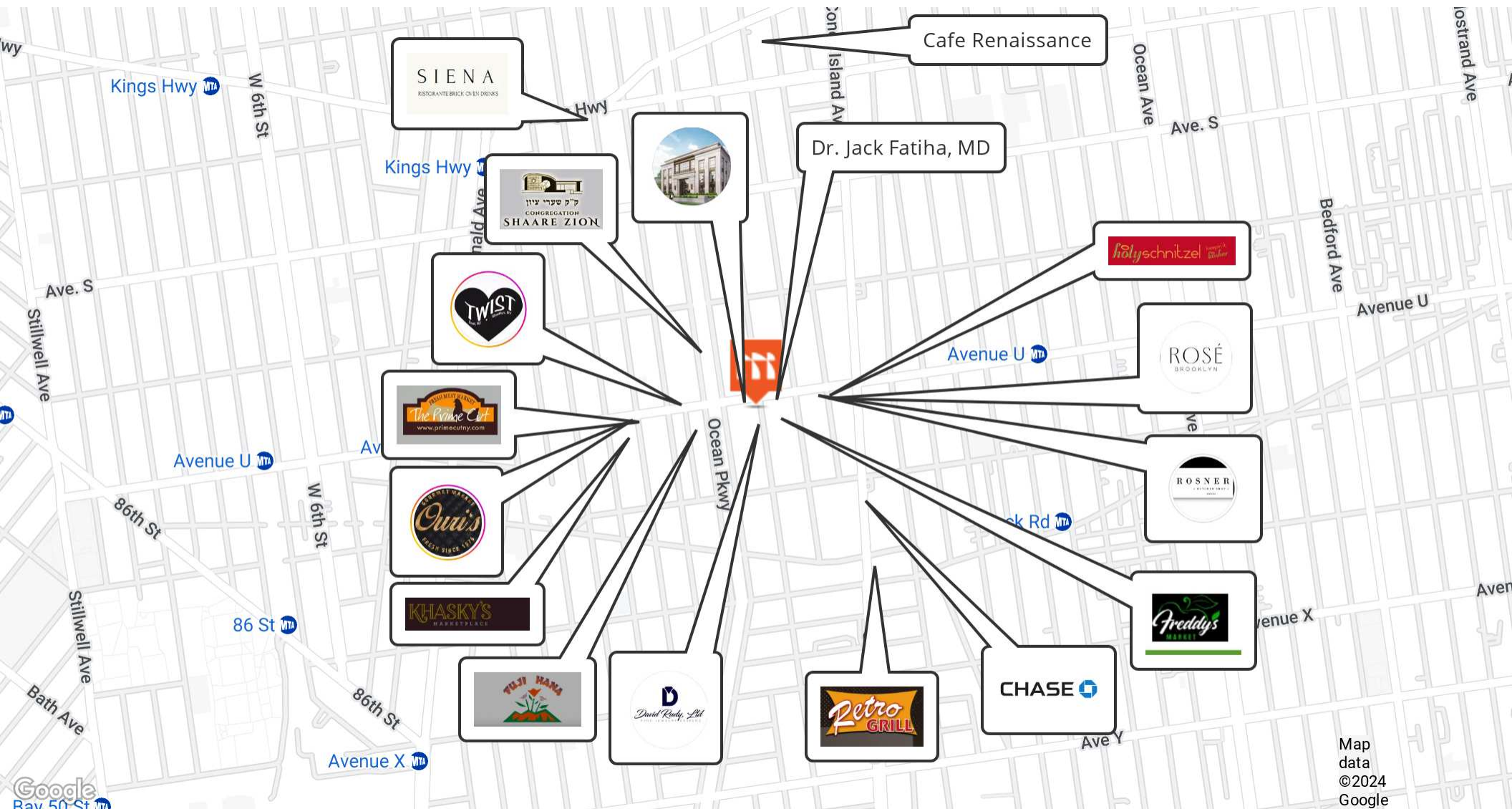
RETAIL PROPERTY **FOR LEASE**



GABRIEL BETESH

718.415.7808
gb@marquisnyc.com

RETAIL PROPERTY **FOR LEASE** 

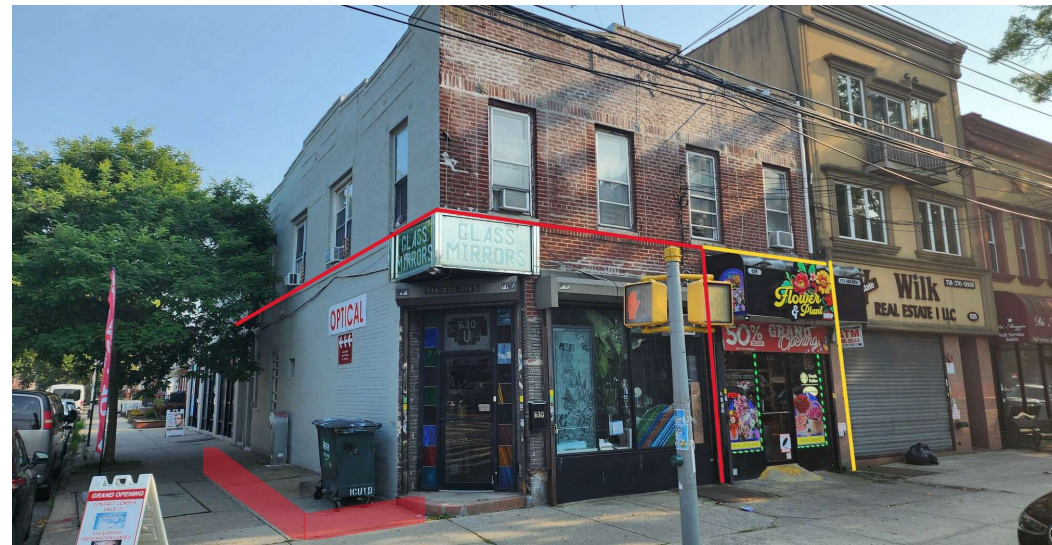


Map data ©2024 Google

GABRIEL BETESH

718.415.7808
gb@marquisnyc.com

RETAIL PROPERTY **FOR LEASE**



GABRIEL BETESH

718.415.7808

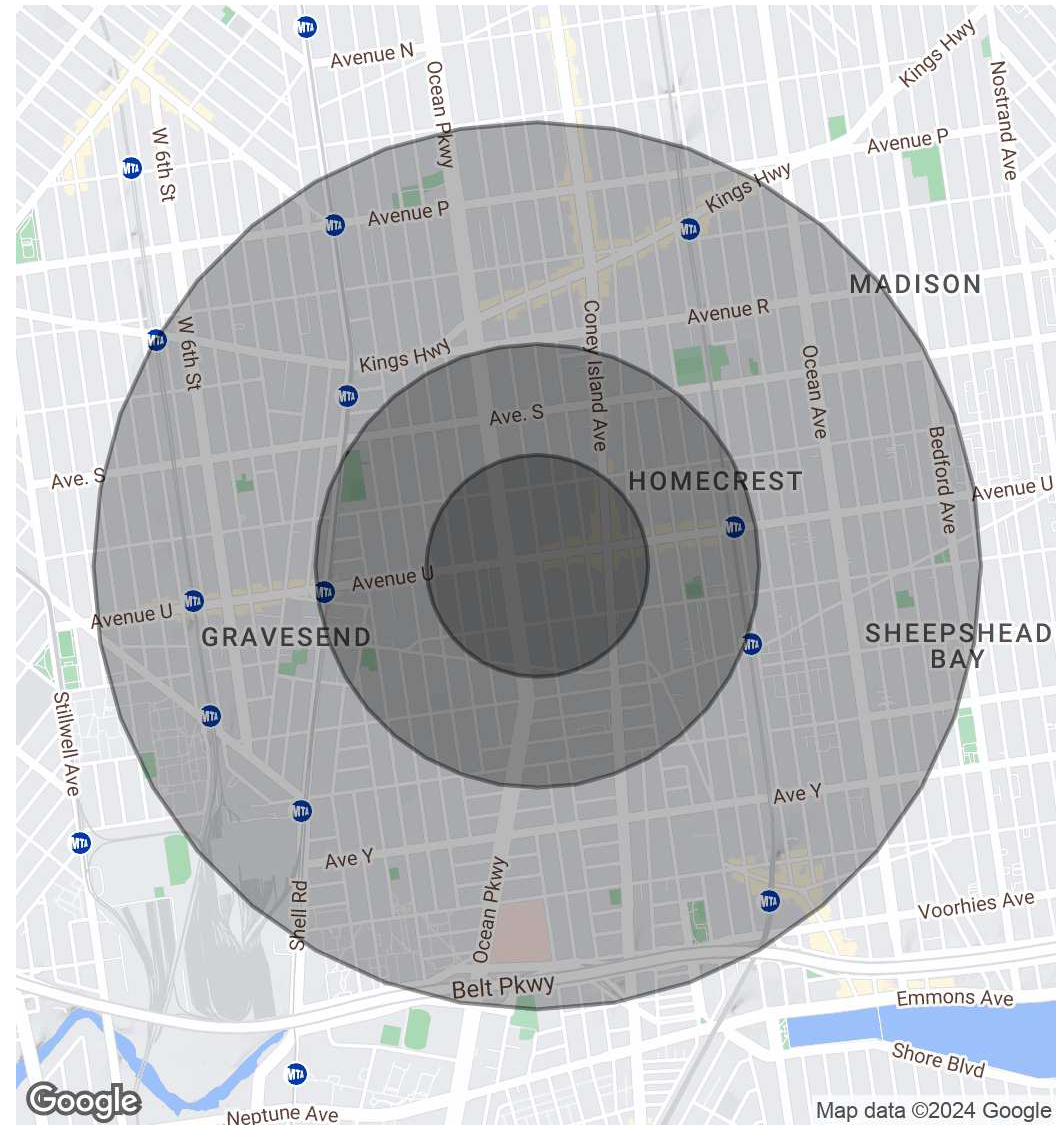
gb@marquisnyc.com

RETAIL PROPERTY **FOR LEASE**

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	6,975	32,724	133,740
Average Age	33.3	34.4	38.6
Average Age (Male)	31.6	33.5	36.4
Average Age (Female)	34.0	35.6	40.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	2,707	12,333	52,809
# of Persons per HH	2.6	2.7	2.5
Average HH Income	\$86,147	\$83,661	\$80,151
Average House Value	\$793,963	\$835,849	\$753,678

2020 American Community Survey (ACS)



GABRIEL BETESH

718.415.7808
gb@marquisnyc.com

RETAIL PROPERTY **FOR LEASE**



LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	300 - 1,400 SF	Lease Rate:	Negotiable

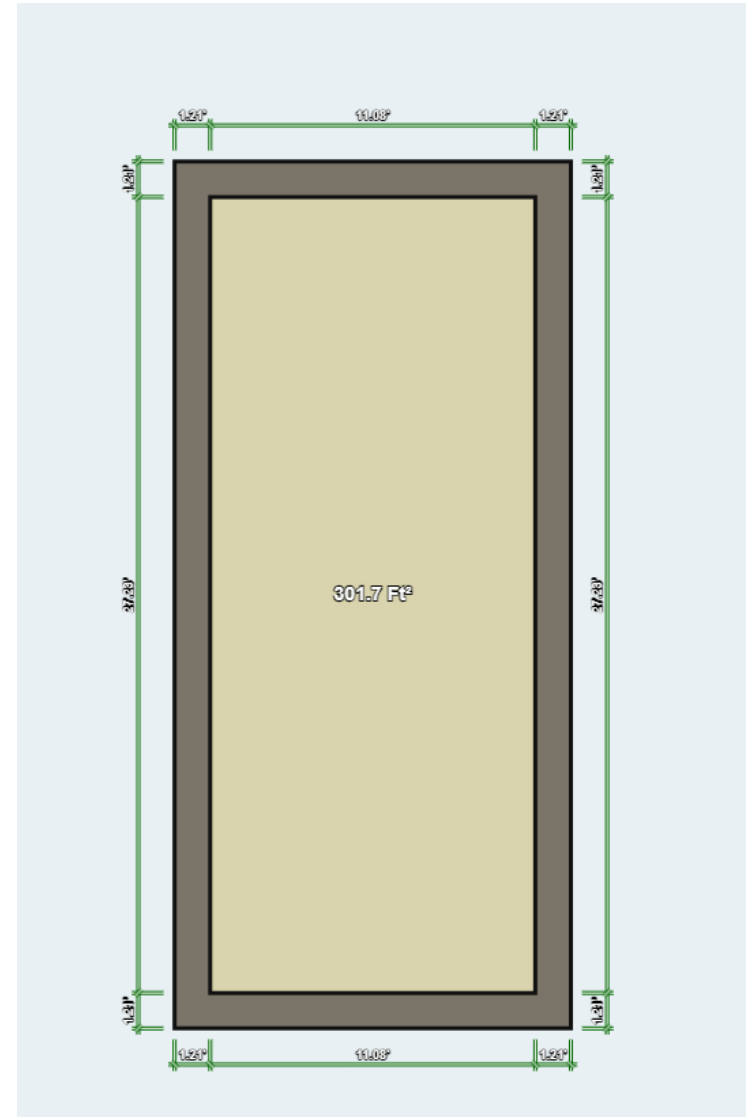
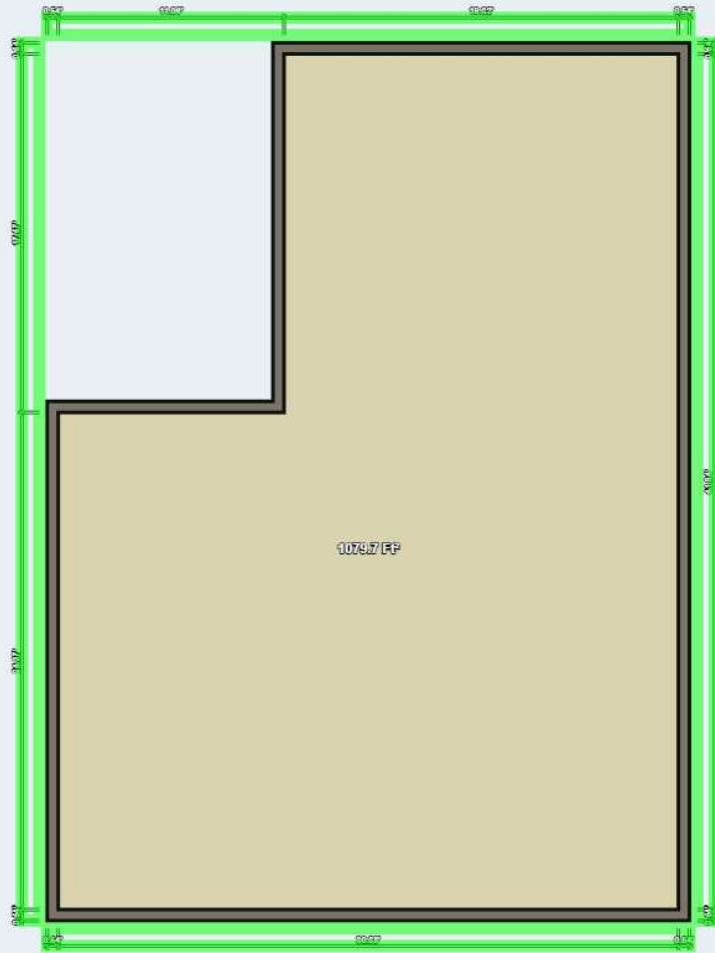
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
628 Avenue U	Available	300 - 1,400 SF	Modified Gross	Negotiable	-

GABRIEL BETESH

718.415.7808
gb@marquisnyc.com

RETAIL PROPERTY **FOR LEASE**



GABRIEL BETESH

718.415.7808
gb@marquisnyc.com

RETAIL PROPERTY **FOR LEASE**