



470 4th Avenue Brooklyn, NY 11215

Asking Rent: \$75 PSF

GOWANUS RETAIL SPACE FOR LEASE

Property Highlights

- Located steps from the 9th Street Subway Station which is serviced by the F, G, and R trains
- Great exposure on 4th avenue with 34,320 daily traffic count
- Within a mile radius: 108,709 residents and \$134,994 average annual household income
- Over 850 new residential units in vicinity

Neighboring Tenants



OLIVIER
COFFEE

BARREL
&
FARE



CAFÉ
REGULAR

Skylark



TABLE
87
COAL OVEN PIZZA
Home Of The Coal Oven Slice



Property Facts

CROSS STREETS:	Between 10th & 11th Street
FRONTAGE:	52' on 4th Avenue
GROUND FLOOR:	Space A: 866 SF
	Space B: 208 SF
	Space C: 2,208 SF
BASEMENT:	957 SF
ZONING:	R8A/C2-4
RE TAXES (18/19):	Pro Rata

Transportation

- R, F, R train located steps away at 4th avenue-9th street subway station
- B37, B61, B63 and B103 MTA buses service the immediate area

For Further Information, Please Contact Exclusive Leasing Team:

Timothy D. King | 718.687.4210 | tking@cpxre.com

Dominic Mascara | 718.935.0534 | dominic.mascara@svn.com

Ryan Parsons | 718.687.4217 | ryan.parsons@svn.com



All information contained herein was provided by or obtained from the owner of the property or from sources that we deem reliable. Though we have no reason to doubt the validity of the information, we do not warrant any information disclosed. It is strongly urged that the prospective purchaser/tenant carefully verify each item of size, RE Taxes, permitted legal use, and other information presented herein.

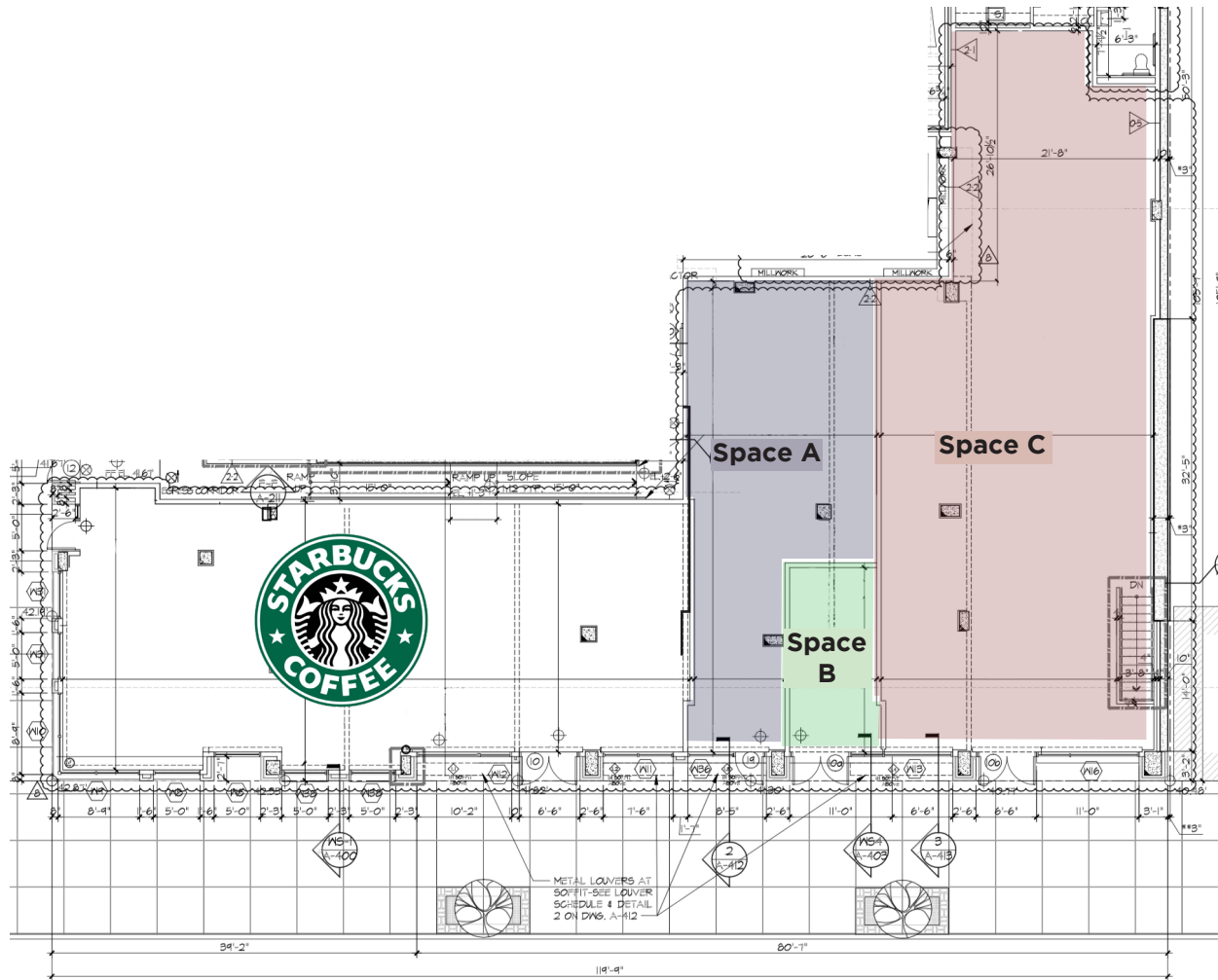
81 WILLOUGHBY STREET, 8TH FLOOR, BROOKLYN, NY 11201

P: 718.935.1800

CPEXRE.COM

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4th Avenue

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