



3814 Nostrand Avenue Brooklyn, NY, 11235

Asking Rent: \$45 PSF

SHEEPSHEAD BAY ADJACENT RETAIL SPACES FOR LEASE

Property Highlights

SVN | CPEX Real Estate has been exclusively hired to market the commercial space at 3814 Nostrand Avenue, Brooklyn, NY

- 3814 Nostrand Avenue is 1,120 SF
- 3814 Nostrand Avenue has a rear exit
- On site parking available



Transportation

- The B36 and B44 bus stops are less than a block away.

Property Facts

LOCATION:	Between Avenue Y and Avenue Z
SPACE SIZE:	1,120 SF
AVAILABILITY:	Immediately
LEASE TERM:	Negotiable
ZONING:	R4, C2-2
TAXES:	Pro Rata

For Further Information, Please Contact Exclusive Leasing Team:

Timothy D. King | 718.687.4210 | tim.king@svn.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 tenant/purchaser carefully verify each item of size, RE Taxes, permitted legal use, and other information presented herein.

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

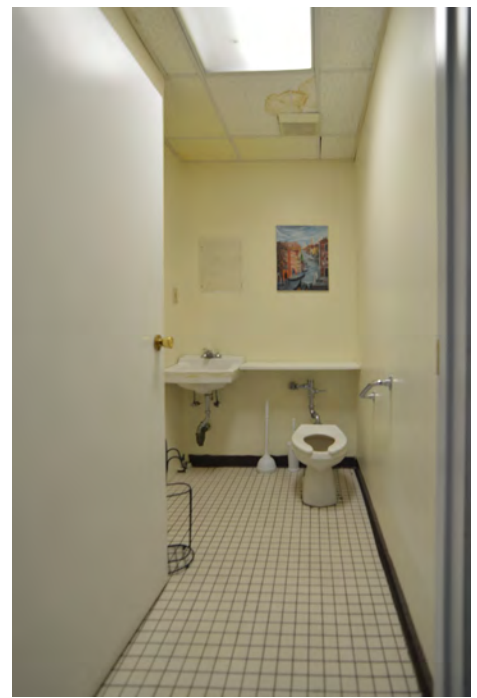
P: 718.935.1800

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Retail Space Photos



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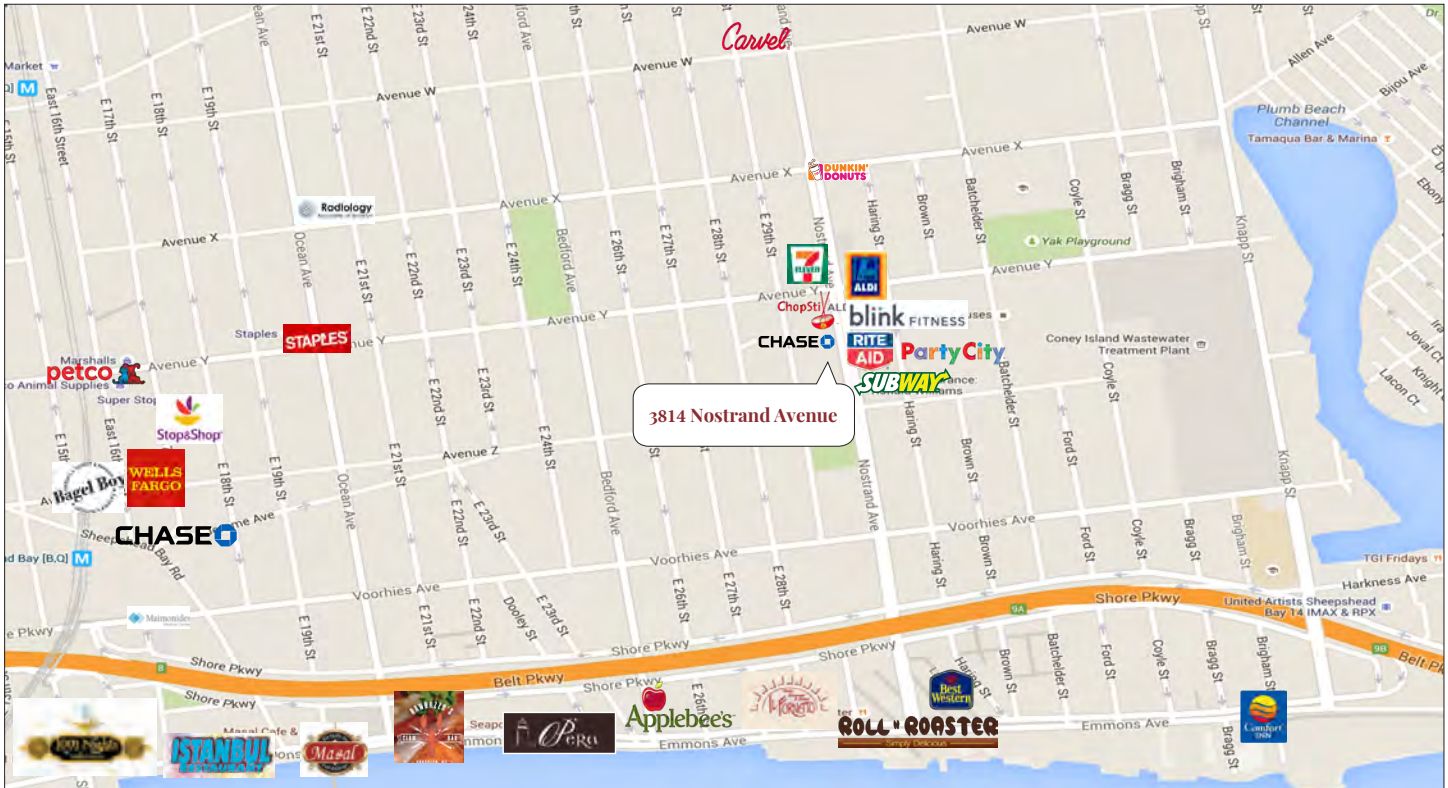
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Retail Map



Demographics

2018 Demographic (Estimated)	1.0 mile
2018 Est. Population	86,788
2018 Est. Household Population	36,059
2018 Est. Average Household Income	\$88,595
Annual Subway Ridership at Sheepshead Bay Station	4,297,325



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