



COMMERCIAL
ACQUISITIONS
REALTY SERVICES

RENDERING

RETAIL SPACE FOR LEASE

1109 CHURCH AVENUE

PROSPECT PARK SOUTH · BROOKLYN NY 11218

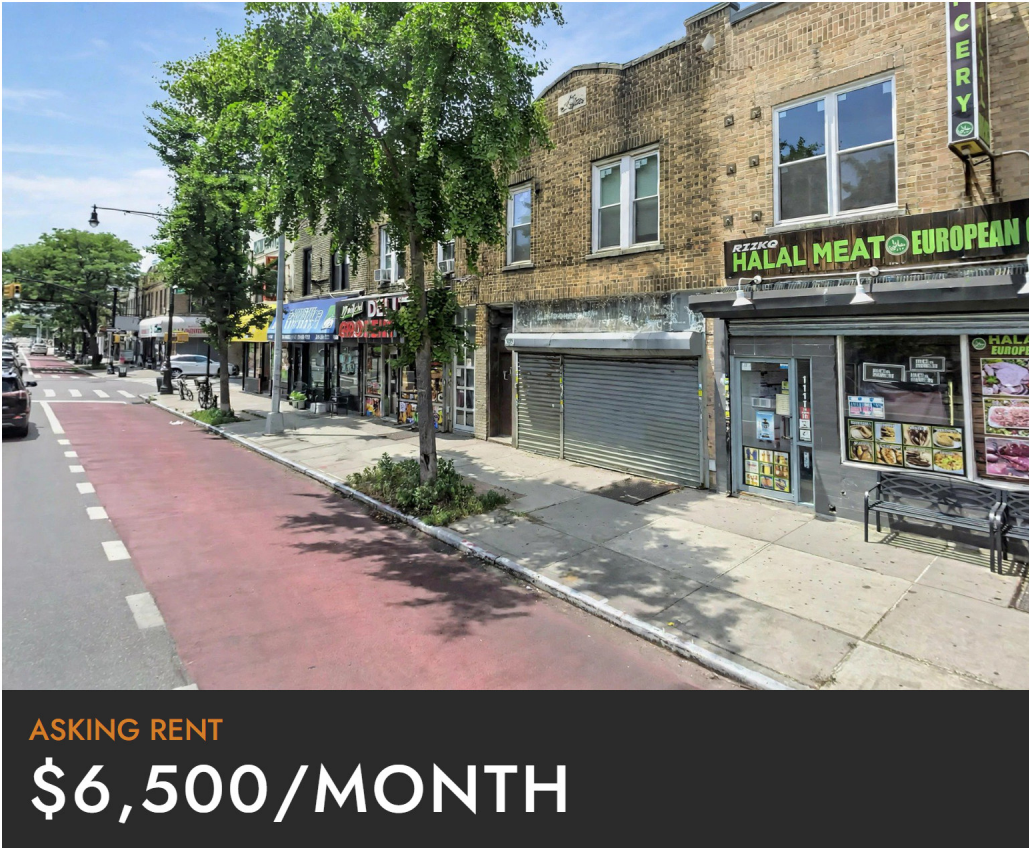
LEASING BROCHURE

EXCLUSIVE BROKER
ARSEN ATBASHYAN
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EXECUTIVE SUMMARY

THE SPACE

ADDRESS	1109 Church Avenue, Brooklyn, NY 11218
NEIGHBORHOOD	Prospect Park South
CROSS STREETS	Between Westminster Road & Stratford Road
SIZE	1,500 SF
BASEMENT AVAILABLE	Storage Space for Additional Fee
HIGH TRAFFIC	Commercial Corridor



ASKING RENT
\$6,500/MONTH

1,500 SF

SIZE

BASEMENT AVAILABLE

FOR ADDITIONAL FEE

HIGH TRAFFIC

COMMERCIAL CORRIDOR

PROPERTY

INTERIOR PHOTOS

**LEGAL DISCLAIMER**

Commercial Acquisitions Inc. has made every effort to obtain the information regarding this listing from sources deemed reliable. However, we cannot warrant the complete accuracy thereof, subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All financial projections, cap rate estimates, rental income assumptions, and appreciation forecasts contained herein are for illustrative purposes only and do not constitute a guarantee of future performance. Prospective purchasers are advised to independently verify all information of special interest to them, including but not limited to tax abatement status, frontage measurements, zoning compliance, and lease terms. ALL MEASUREMENTS ARE APPROXIMATE.

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LOCATION

MARKET MAP & SURROUNDING TENANTS

Located in Prospect Park South, the property sits on Church Avenue, a commercial street serving the surrounding residential blocks with neighborhood shops, services and everyday retail. The location draws local foot traffic from residents who live within walking distance and through public transit in the area.



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