



LEASING BROCHURE

1818 GRAVESEND NECK ROAD

SHEEPSHEAD BAY · BROOKLYN, NY 11229

RETAIL SPACE FOR LEASE

EXCLUSIVE BROKER

ARSEN ATBASHYAN

917-939-3760

arsen@commercialacq.com

EXECUTIVE SUMMARY

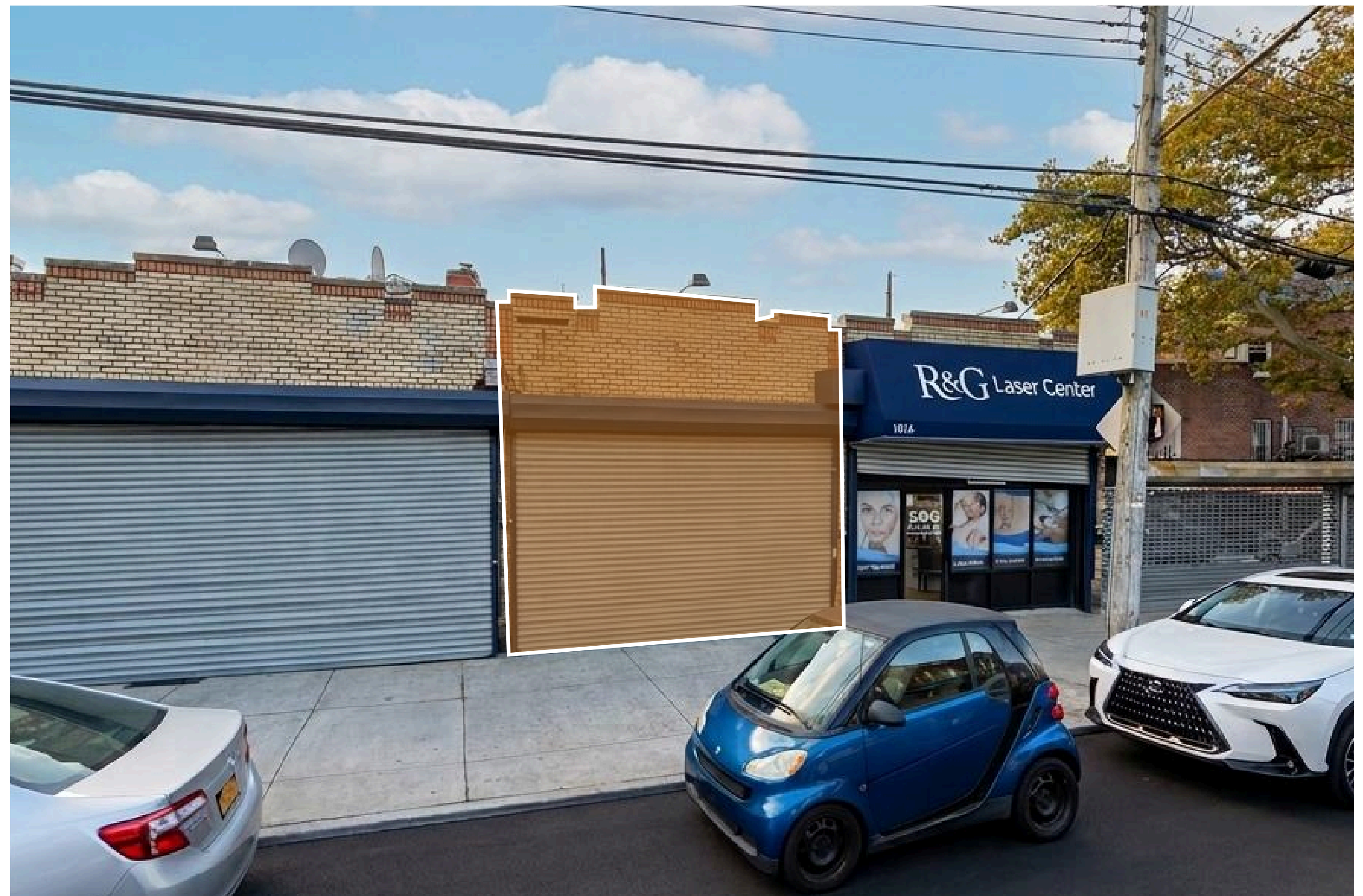
THE SPACE

A 600 SF ground-floor retail storefront with a full 600 SF basement at 1818 Gravesend Neck Road in Sheepshead Bay, Brooklyn. The space features an open sales floor with a rear service window, a private bathroom and kitchenette, and a full basement for storage or back-of-house use. Offered at \$2,900 per month with immediate availability.

Street-level retail. Direct sidewalk frontage with a roll-down security gate and signage above the storefront. Tiled floors, drop ceiling with recessed lighting, and A/C in place, so a tenant can open with minimal build-out.

Ideal for retail or service use. Well suited for a nail or hair salon, barber, dry cleaner, phone or electronics shop, insurance or tax office, medical or dental office, or any neighborhood retail operator looking for an established, high-traffic residential corridor.

Easy to reach. Customers and staff can arrive by Q train at Neck Road, the B4 or B49 bus, or by car via Ocean Avenue or the Belt Parkway, with street parking on Gravesend Neck Road and surrounding blocks.



ASKING RENT

\$2,900/MONTH

600 SF

SIZE + 600 SF BASEMENT

IMMEDIATE

AVAILABILITY

RETAIL

GROUND FLOOR STOREFRONT



EXCLUSIVE BROKER

ARSEN ATBASHYAN

917-939-3760

arsen@commercialacq.com

PROPERTY OVERVIEW

PROPERTY INFORMATION

ADDRESS	1818 GRAVESEND NECK ROAD, BROOKLYN NY 11229
NEIGHBORHOOD	SHEEPSHEAD BAY
CROSS STREETS	BETWEEN EAST 18TH ST & EAST 19TH ST
SIZE	600 SF + 600 SF BASEMENT
SPACE TYPE	RETAIL STORE
FRONTAGE	APPROXIMATELY 15 FT WITH ROLL-DOWN GATE
ZONING	R4
ASKING RENT	\$2,900/MONTH
IDEAL USES	RETAIL, SALON, MEDICAL, PROFESSIONAL OFFICE
AVAILABILITY	IMMEDIATE



LEGAL DISCLAIMER

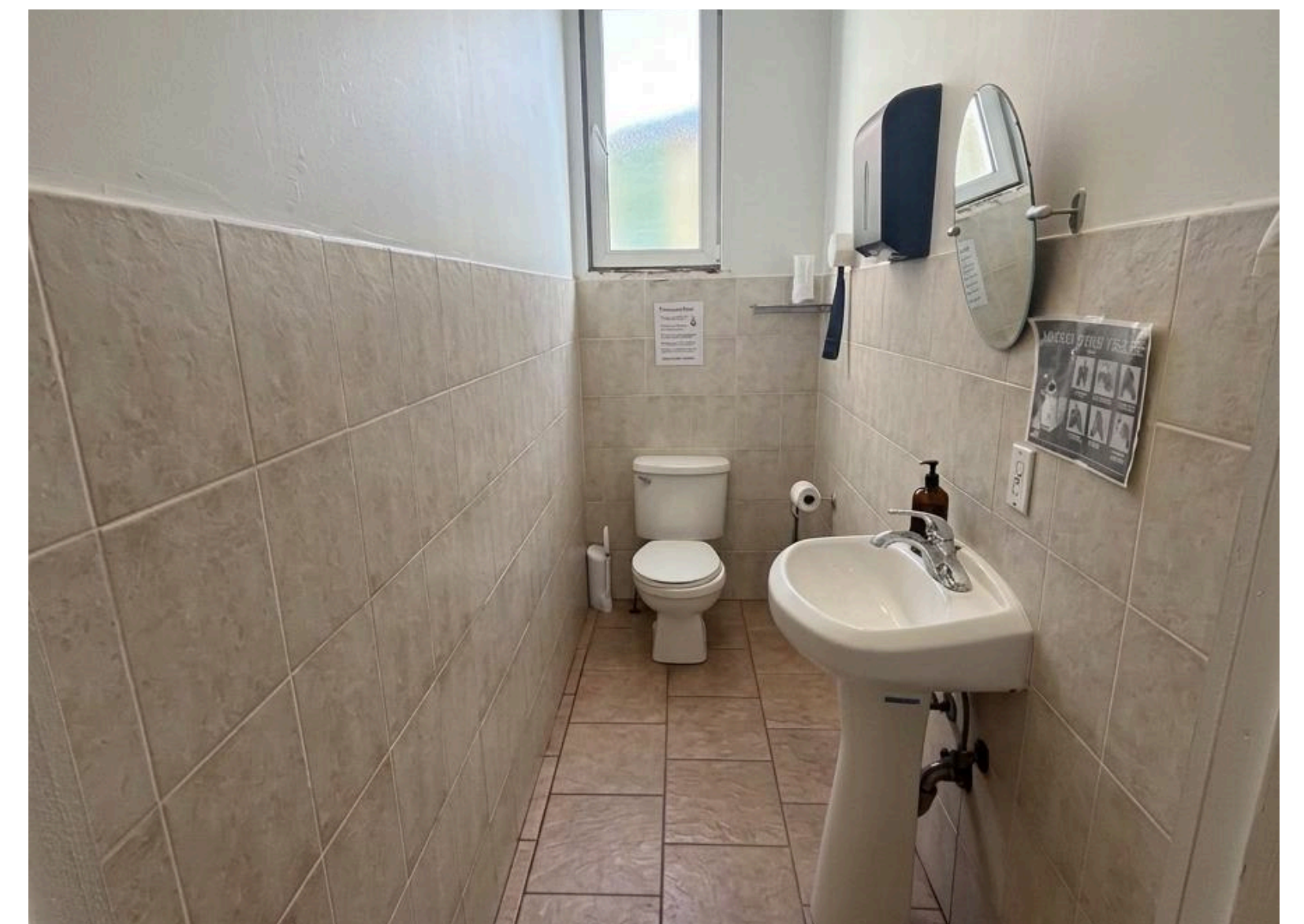
Commercial Acquisitions Inc. has made every effort to obtain the information regarding this listing from sources deemed reliable. However, we cannot warrant the complete accuracy thereof, subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal 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.



EXCLUSIVE BROKER
ARSEN ATBASHYAN
917-939-3760
arsen@commercialacq.com

PROPERTY

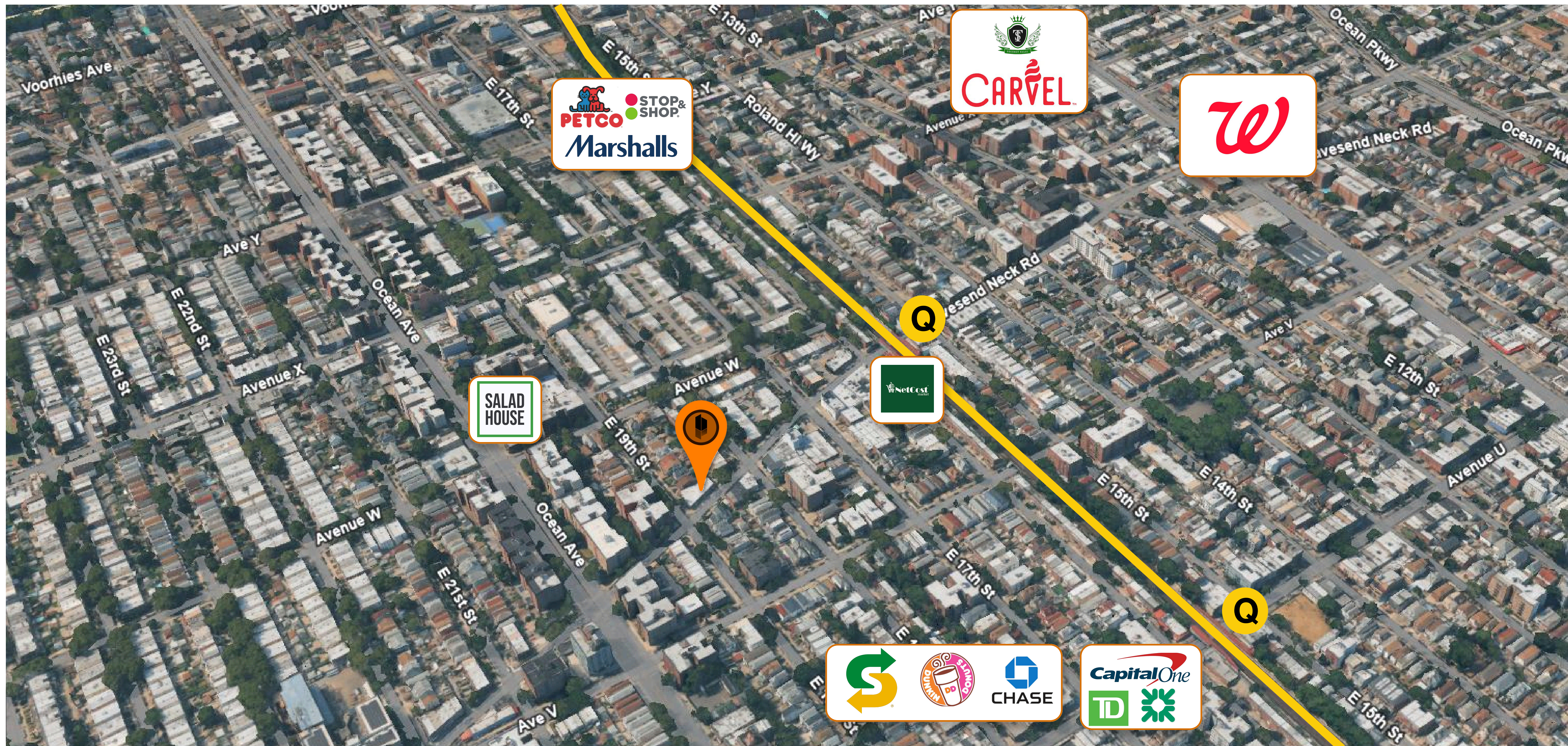
INTERIOR PHOTOS



LOCATION

MARKET MAP & SURROUNDING TENANTS

The space sits in the heart of Sheepshead Bay, on Gravesend Neck Road between East 18th and East 19th Streets, just off Ocean Avenue. The site is a short walk from the Neck Road Q subway station and the East 16th Street and Avenue U retail strips. Ocean Avenue gives direct access to Emmons Avenue, the Sheepshead Bay waterfront and the Belt Parkway. National and regional tenants surround the location.





1818 GRAVESEND NECK ROAD

SHEEPSHEAD BAY · BROOKLYN, NY 11229

EXCLUSIVE BROKER

ARSEN ATBASHYAN

Cell: 917-939-3760 · Office: 718-517-8700 · arsen@commercialacq.com

Commercial Acquisitions Inc.