



LEASING BROCHURE

205 AVENUE U

GRAVESEND · BROOKLYN NY 11223

NEWLY RENOVATED RETAIL STOREFRONT SPACE

EXCLUSIVE BROKER

DENIS ABAYEV

718-954-1363

denis@commercialacq.com

EXECUTIVE SUMMARY

THE SPACE

A **600 SF newly renovated retail space** at 205 Avenue U, on the Avenue U retail corridor in Gravesend, Brooklyn. The space has a glass storefront with approximately 50 feet of wraparound frontage, giving a tenant strong street visibility and plenty of room for window display and signage. Rent is available upon request.

Wraparound frontage. Approximately 50 feet of glass storefront wraps the space, giving a tenant a long run of window display and signage facing foot and vehicle traffic on Avenue U. It suits a business that depends on visibility and walk-in customers more than on large square footage.

Ideal for retail and service use. Well suited for a boutique, cell phone or electronics store, optical shop, nail or beauty salon, tax preparer, insurance or real estate office, or any small-format retailer or service business looking for a compact, newly renovated space with a glass storefront on an established neighborhood shopping street.

Prime location. Avenue U is an established neighborhood retail corridor, lined with storefronts that serve the surrounding residential blocks of Gravesend. A tenant here joins an active shopping street with a local customer base that shops close to home. Rent is available upon request.



ASKING RENT

UPON REQUEST

600 SF

SIZE

APPROX. 50'

WRAPAROUND FRONTAGE

NEWLY RENOVATED

WITH GLASS STOREFRONT

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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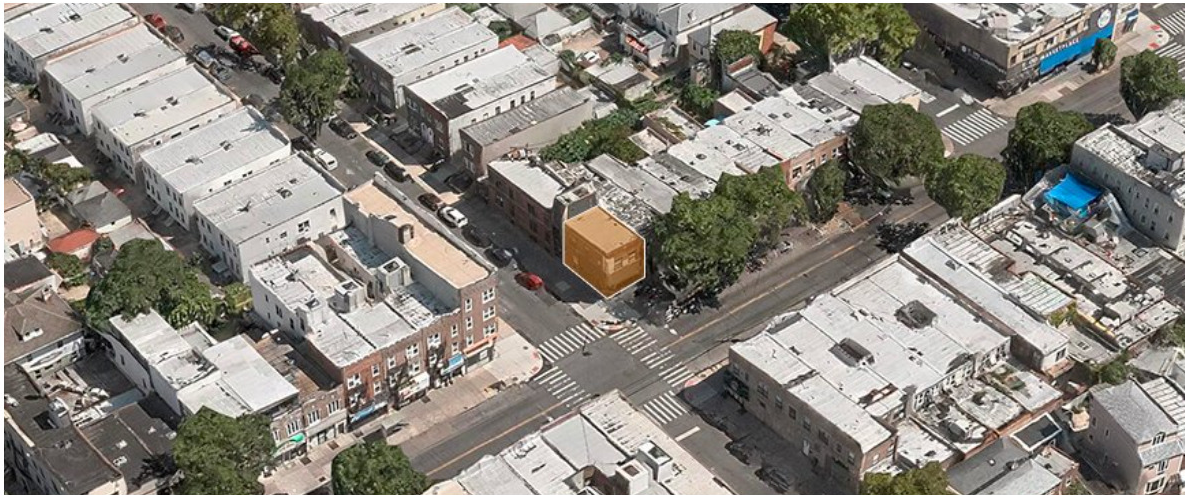
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PROPERTY OVERVIEW

PROPERTY INFORMATION

ADDRESS	205 AVENUE U, BROOKLYN NY 11223
NEIGHBORHOOD	GRAVESEND
CROSS STREETS	AVENUE U BETWEEN WEST 5TH STREET AND WEST 4TH STREET
SIZE	600 SF
SPACE TYPE	RETAIL STOREFRONT, NEWLY RENOVATED
FRONTAGE	APPROX. 50' WRAPAROUND, GLASS STOREFRONT
ZONING	C2-3, R5B
IDEAL USES	RETAIL, PERSONAL SERVICES, PROFESSIONAL OFFICE
RENT	UPON REQUEST



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PROPERTY

INTERIOR PHOTOS



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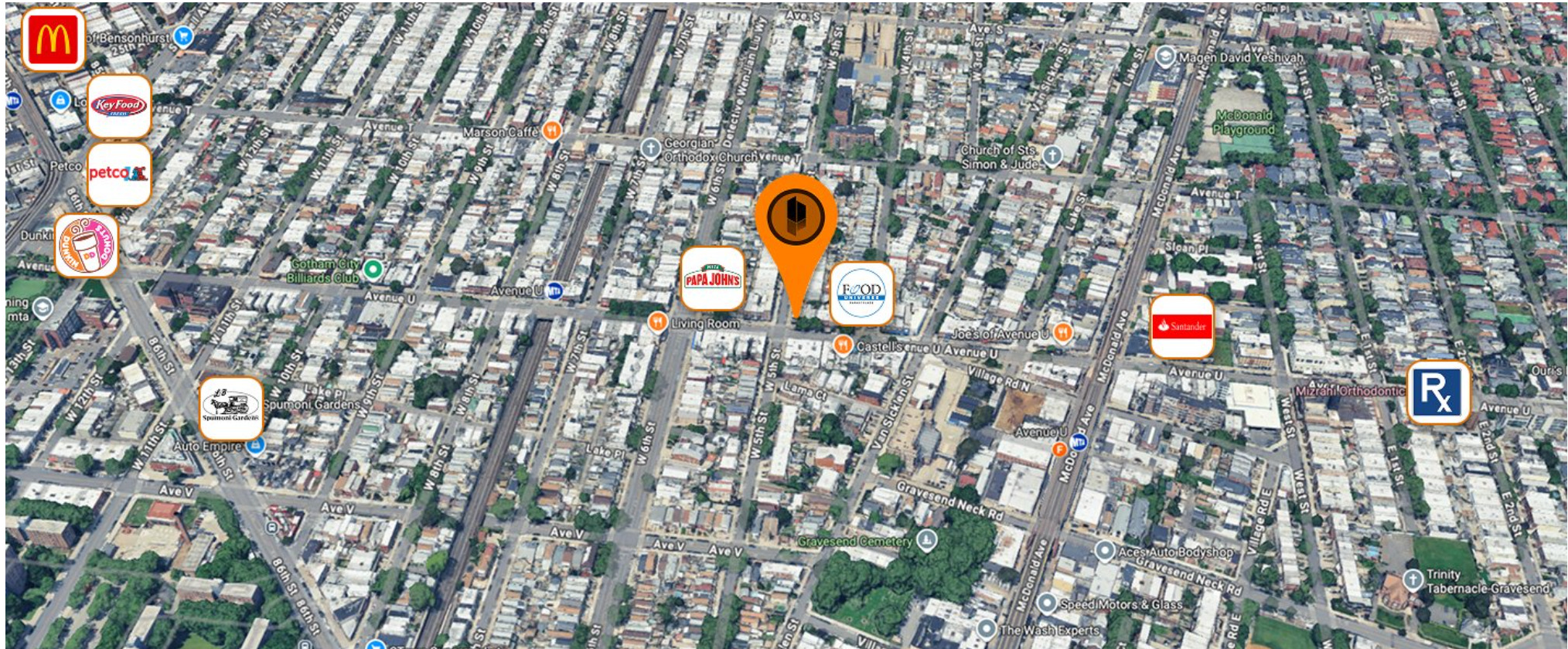
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LOCATION

MARKET MAP & SURROUNDING TENANTS

205 Avenue U sits on the Avenue U retail corridor in Gravesend, Brooklyn, a neighborhood shopping street serving the dense residential blocks around it. The space has approximately 50 feet of wraparound glass frontage, giving it strong visibility to pedestrians and drivers along the avenue. Transit brings in customers from beyond the immediate blocks: the F train stops at Avenue U and McDonald Avenue, the N train stops at Avenue U and West 7th Street, and the B3 bus runs right along the corridor. The mix of commuters, local shoppers, and neighborhood residents keeps the avenue active throughout the day. Residents here tend to shop and run errands close to home, so a small-format retail or service business gets steady everyday exposure and a strong base of repeat customers.



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