

RETAIL SPACE FOR LEASE

3163 CONEY ISLAND AVENUE

BROOKLYN, NY 11235



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FOR MORE INFORMATION ON THIS PROPERTY PLEASE CALL OUR OFFICE: 718.517.8700

PROPERTY DETAILS

LOCATION INFO

BTW BRIGHTON BEACH & OCEANVIEW

BLOCK & LOT

08707-0068

AVAILABLE SIZE

1,000 SF + BASEMENT

BASE RENT

MODIFIED GROSS
UPON REQUEST

NEIGHBORHOOD

BRIGHTON BEACH

ZONING

R6, C1-2

COMMENTS

- RETAIL SPACE WITH BASEMENT
- GREAT BRANDING OPPORTUNITY
- HIGH TRAFFIC AREA
- CENTRAL HVAC
- STEPS FROM SUBWAY STATION
- 20 FT FRONTAGE ON CONEY ISLAND AVE

TRANSPORTATION

B1

B

Walk Score
97

B4

D

Transit Score
85

B68

F

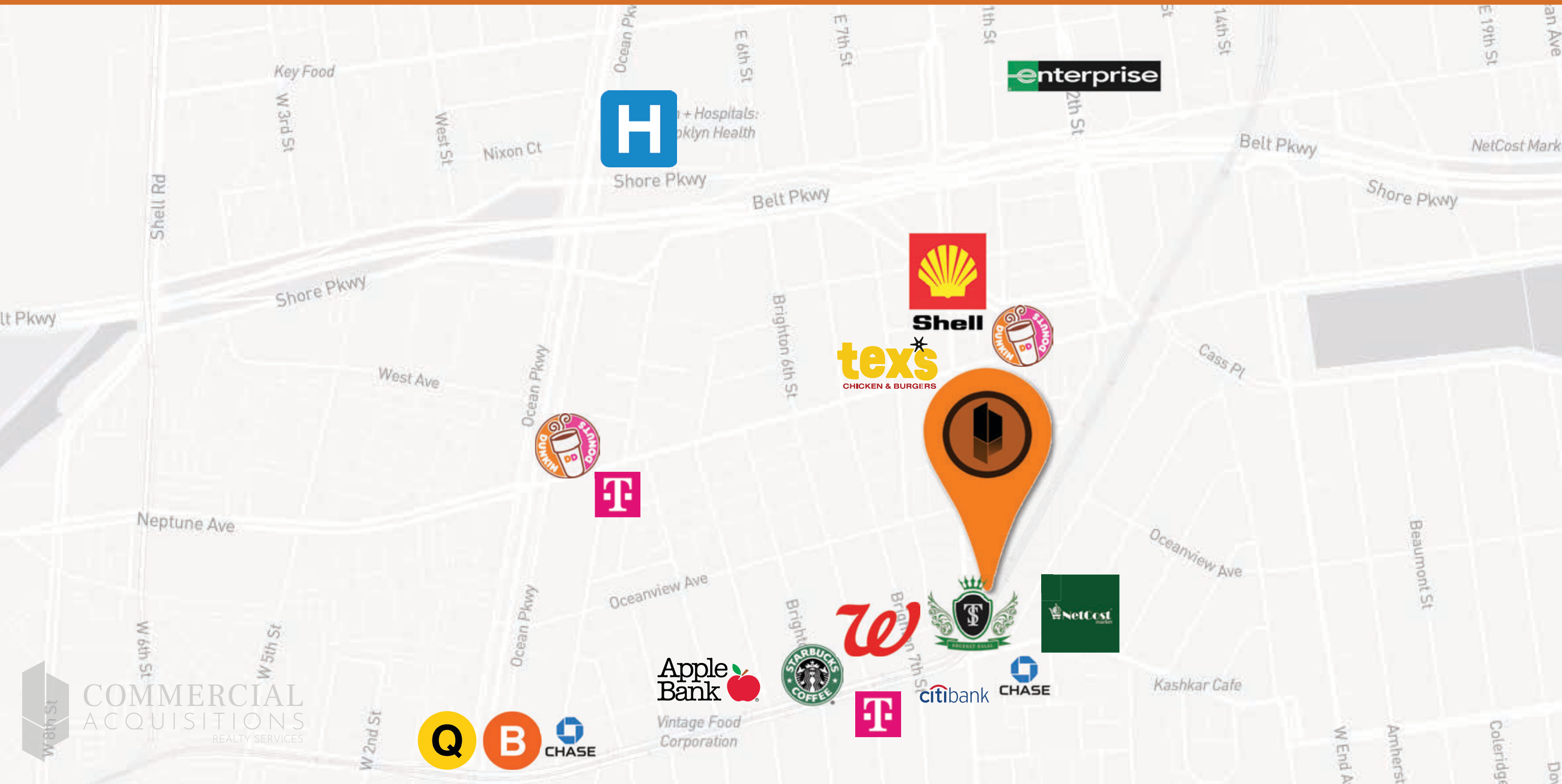
Bike Score
62

N

Q

NEIGHBORHOOD TENANTS

- CHASE BANK
 - APPLE BANK
 - CITI BANK
 - DUNKIN
 - STARBUCKS
- T-MOBILE
 - WALGREENS
 - PHARMACY
 - MEDICAL OFFICES



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FOR MORE INFORMATION ON THIS PROPERTY PLEASE CALL OUR OFFICE: **718.517.8700**

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