



RETAIL SPACE FOR LEASE

531 CHURCH AVENUE

KENSINGTON · BROOKLYN NY 11218

LEASING BROCHURE

EXCLUSIVE BROKER

DENIS ABAYEV

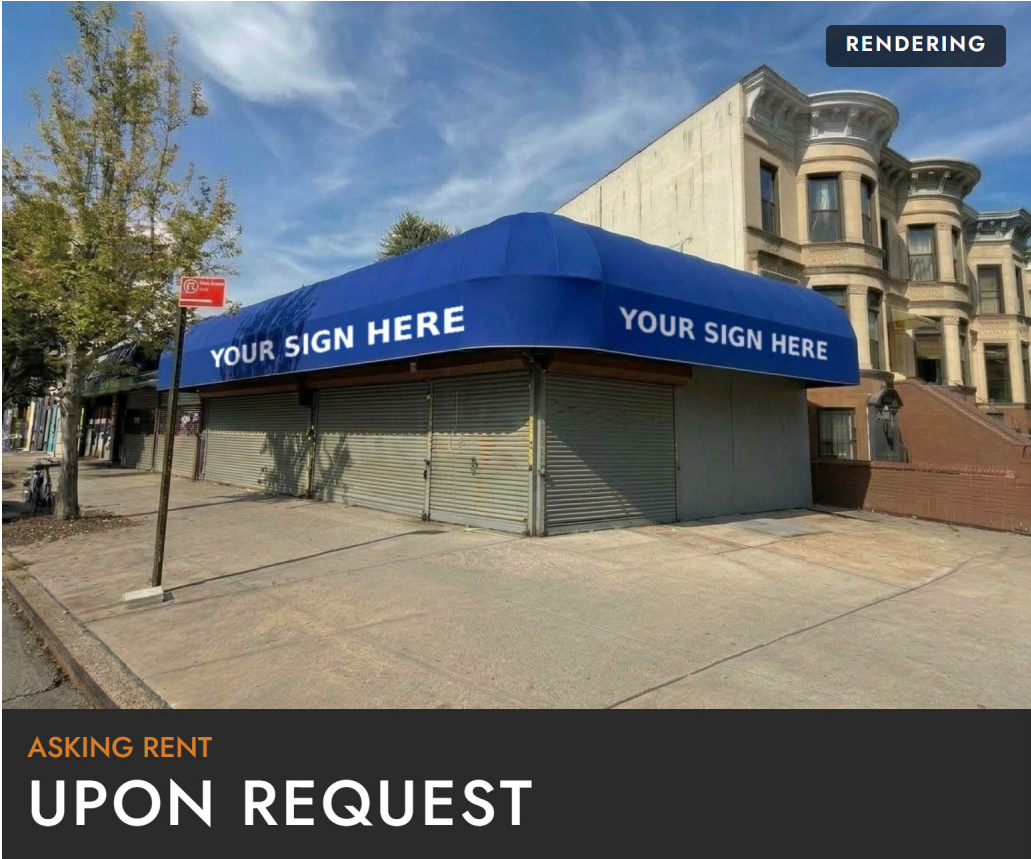
718-954-1363

denis@commercialacq.com

EXECUTIVE SUMMARY

THE SPACE

ADDRESS	531 Church Avenue, Brooklyn, NY 11218
NEIGHBORHOOD	Kensington
CROSS STREETS	Between East 5th Street & Ocean Parkway
SIZE	1,500 SF
YARD	Outdoor Space, could be suited for seating
IDEAL USES	Retail, Restaurant, or Medical
FRONTAGE	Excellent Exposure and Sign Opportunity
ACCESS	Right off Ocean Parkway and the Prospect Expressway



1,500 SF

SIZE

LARGE YARD

COULD BE USED FOR SEATING

OVER 60'

WRAPAROUND FRONTAGE

PROPERTY

EXTERIOR 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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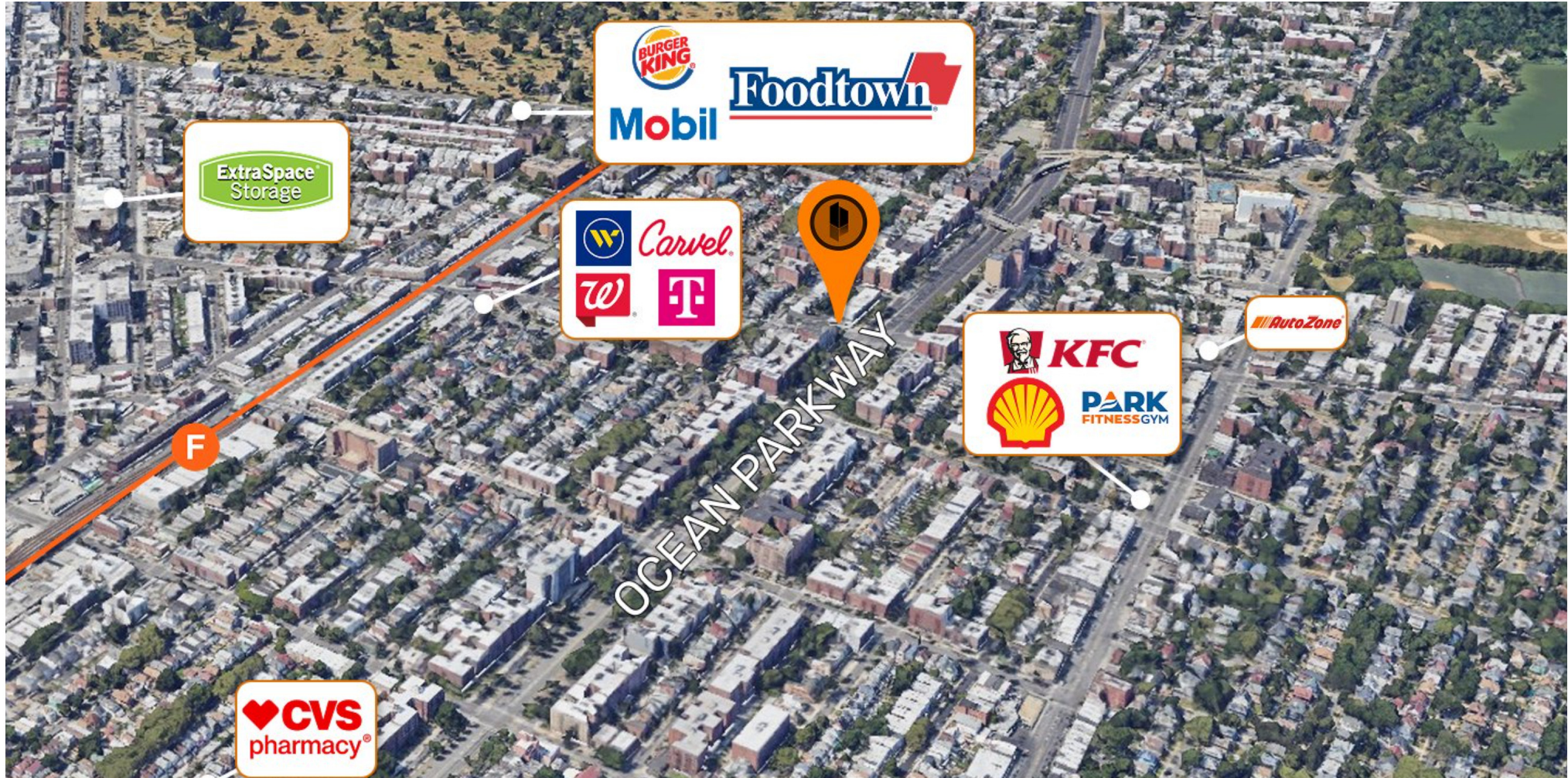
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LOCATION

MARKET MAP & SURROUNDING TENANTS

531 Church Avenue sits on the Church Avenue retail corridor. The corridor serves the surrounding residential blocks with everyday retail and services, which brings steady neighborhood foot traffic to tenants along the avenue. The space is right off Ocean Parkway and the Prospect Expressway, so customers, staff and deliveries coming from across Brooklyn have direct road access. That makes the location work for walk-in neighborhood business and for customers arriving by car.

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