



EXCLUSIVE OFFERING

1708 EAST 35TH STREET

BROOKLYN, NY 11234

MARINE PARK

STORE/OFFICE FOR LEASE



EXCLUSIVE BROKER

VADIM ATBASHYAN

516-852-1601

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PROPERTY INFORMATION

A 400 SF ground-floor storefront with basement storage, well suited to a service retailer, professional office, or boutique operator. The Marine Park location places the space within reach of the Flatbush Avenue and Kings Highway retail corridor, surrounded by an established base of national and neighborhood tenants.



1708 EAST 35TH STREET

MARGINAL ST WEST BETWEEN HIGHLAND BLVD & BUSHWICK AVENUE

BLOCK & LOT 7717-0056

ZONING R3-2 / C1-2

FLOOR GROUND FLOOR

SIZE 400 SF + BASEMENT

ASKING \$2,200/MONTH

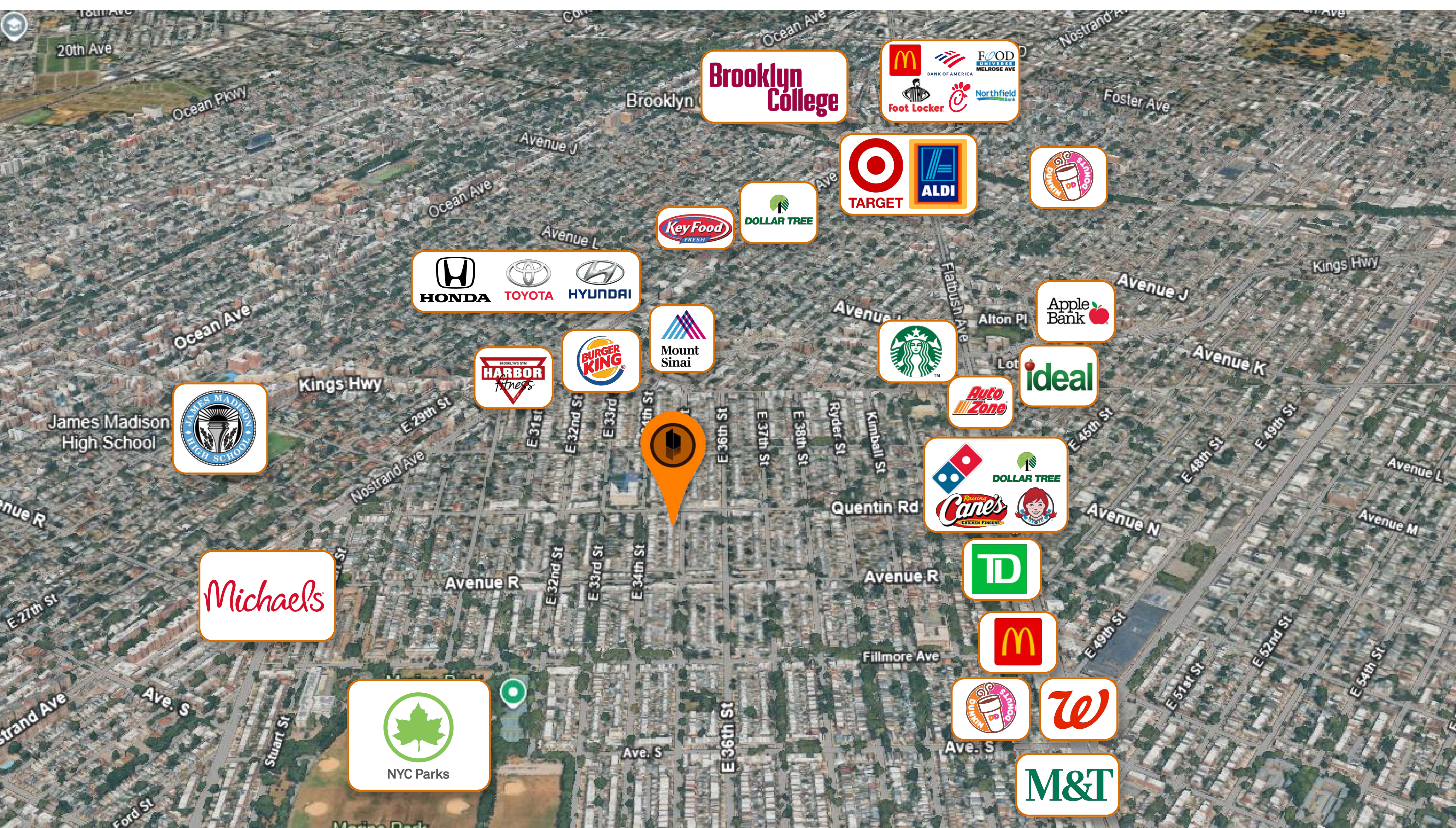


LEGAL DISCLAIMER

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.

MARKET MAP & LOCATION ANALYSIS

Located in Marine Park, the space sits within one of southern Brooklyn’s strongest retail corridors, anchored by Kings Highway and Flatbush Avenue. The surrounding trade area draws a deep concentration of national and regional tenants serving a dense, established residential base.



TENANT LIST

GROCERY & SUPERMARKETS	QUICK-SERVICE	BANKING & FINANCIAL	PHARMACY & HEALTHCARE
TARGET	MCDONALD'S	TD BANK	WALGREENS
ALDI	BURGER KING	M&T BANK	MOUNT SINAI
KEY FOOD FRESH	WENDY'S	APPLE BANK	DISCOUNT RETAIL
IDEAL	RAISING CANE'S	BANK OF AMERICA	DOLLAR TREE
FOOD UNIVERSE	DOMINO'S	NORTHFIELD BANK	MICHAELS
FITNESS	STARBUCKS		FOOT LOCKER
HARBOR FITNESS	DUNKIN'		

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PROPERTY IMAGES

400 + BASEMENT

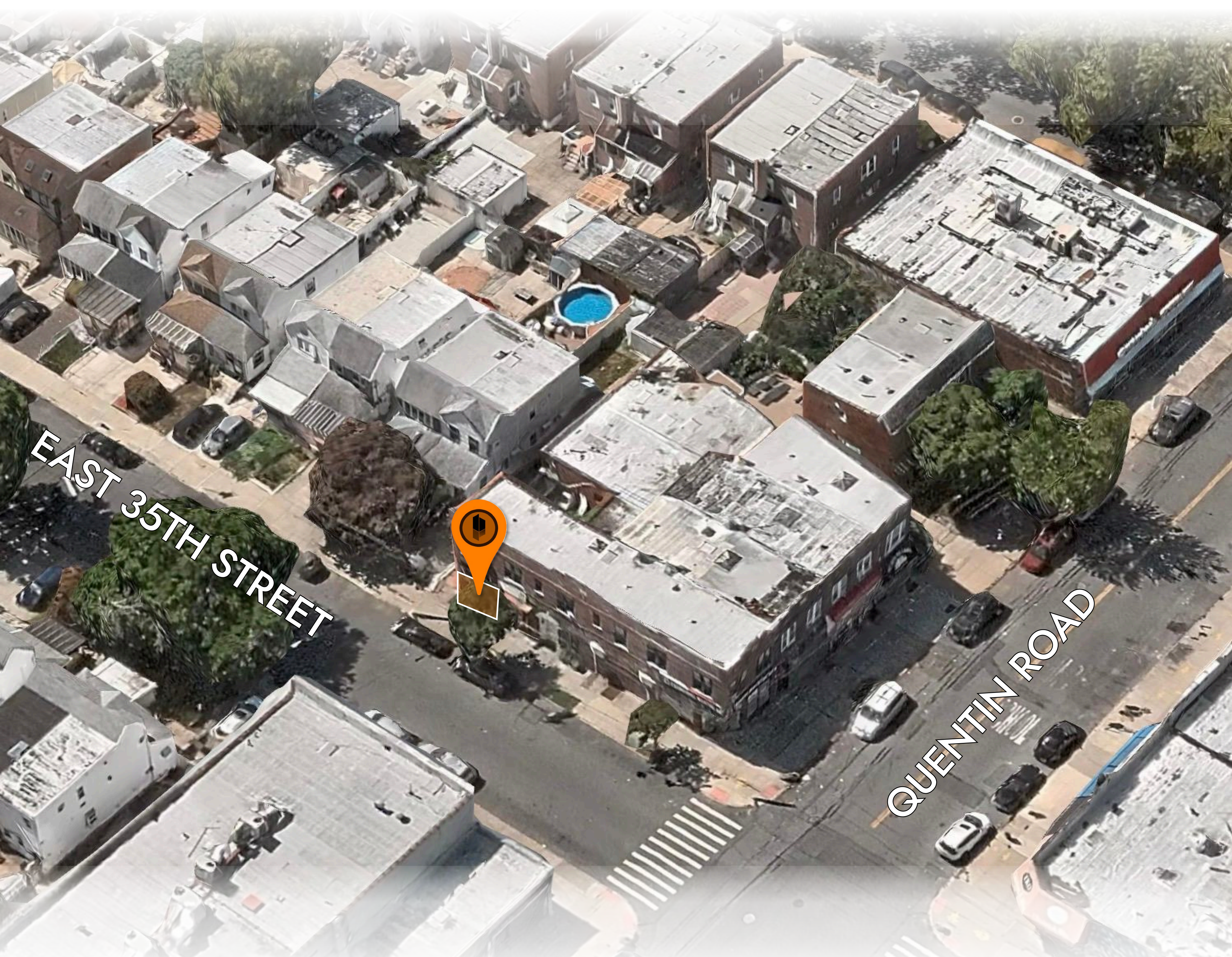
SQUARE FEET

TYPE	STORE/OFFICE
CEILING	12'
CONDITION	RECENTLY RENOVATED



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