

RETAIL SPACE FOR LEASE

Exclusive Listing / Commercial Acquisitions Inc.



2273 MCDONALD AVENUE
BROOKLYN, NY 11223

RENTAL RATE

UPON REQUEST

FLOOR

GROUND FLOOR

SIZE

1,400 SF + Basement

BLOCK & LOT

7124-0005

ZONING

R6A · C1-4 · OP

CROSS STREETS

**MCDONALD AVE BTW AVENUE U
& VILLAGE RD N**

AREA

GRAVESEND

PROPERTY HIGHLIGHTS

- ✓ Retail Space + Basement
- ✓ Open Main Area Layout
- ✓ High-visibility Gravesend location
- ✓ Reception Area
- ✓ Easy access to public transportation
- ✓ Ideal for event space, retail, and professional tenants

PROPERTY OVERVIEW

A ±1,400 SF ground-floor retail space located in Gravesend, Brooklyn. The space features an expansive open main floor with hardwood flooring and recessed lighting, complemented by a front reception area with a built-in bar counter and utility sink. A full lower level is included at no additional cost, providing substantial square footage for storage, inventory, or operational use. With wide street-facing windows delivering strong visibility and excellent signage opportunity on McDonald Avenue, this is a rare opportunity for a retailer, fitness operator, or experiential concept looking to establish a strong presence in a busy Brooklyn corridor.

CONTACT INFORMATION

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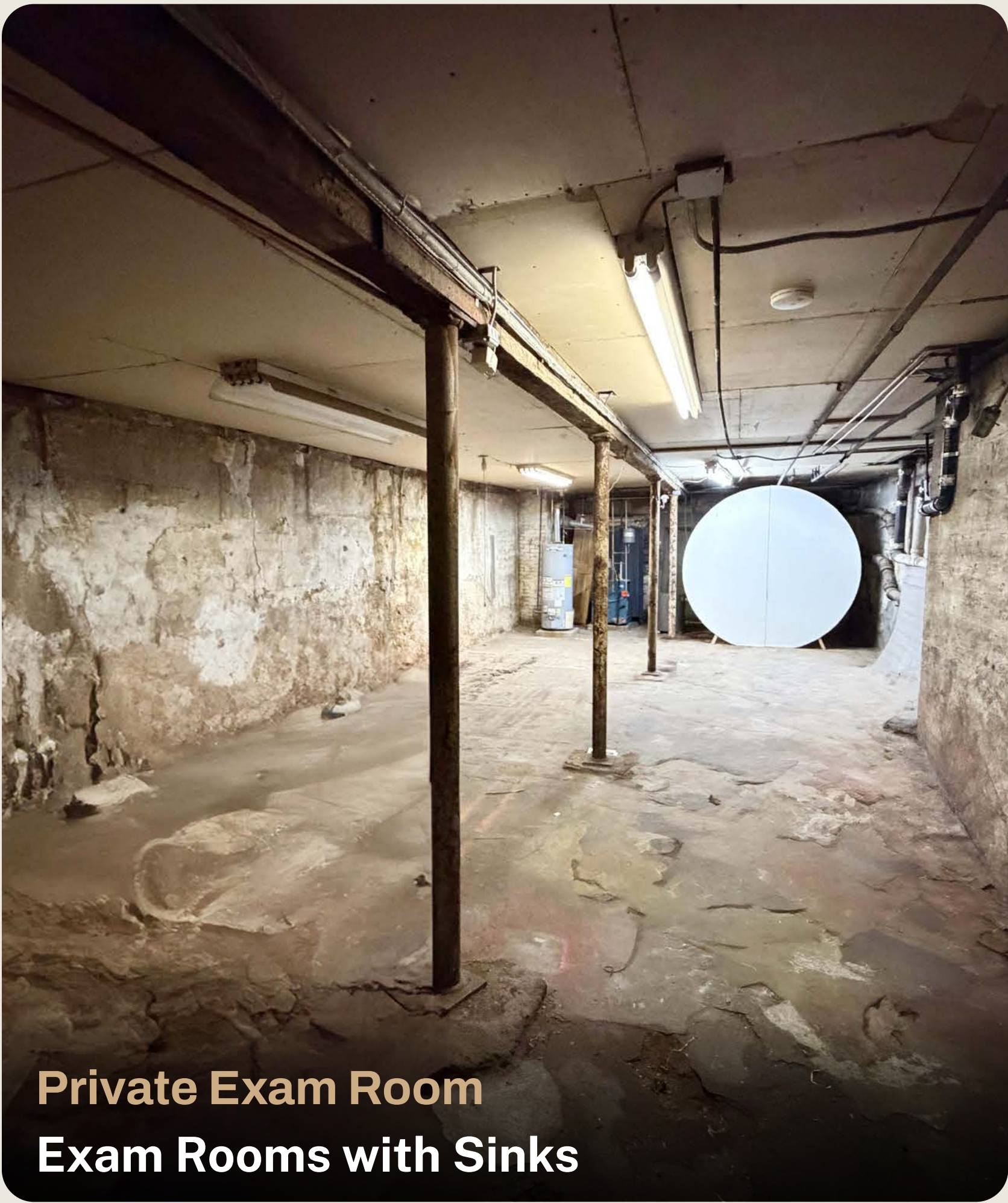
Rear Office Area
Private Offices in Rear with Storage Area



Rear Hallway
Corridor with Private Offices



Private Exam Room
Exam Rooms with Sinks



BY THE NUMBERS



WALK SCORE
WALKER'S PARADISE

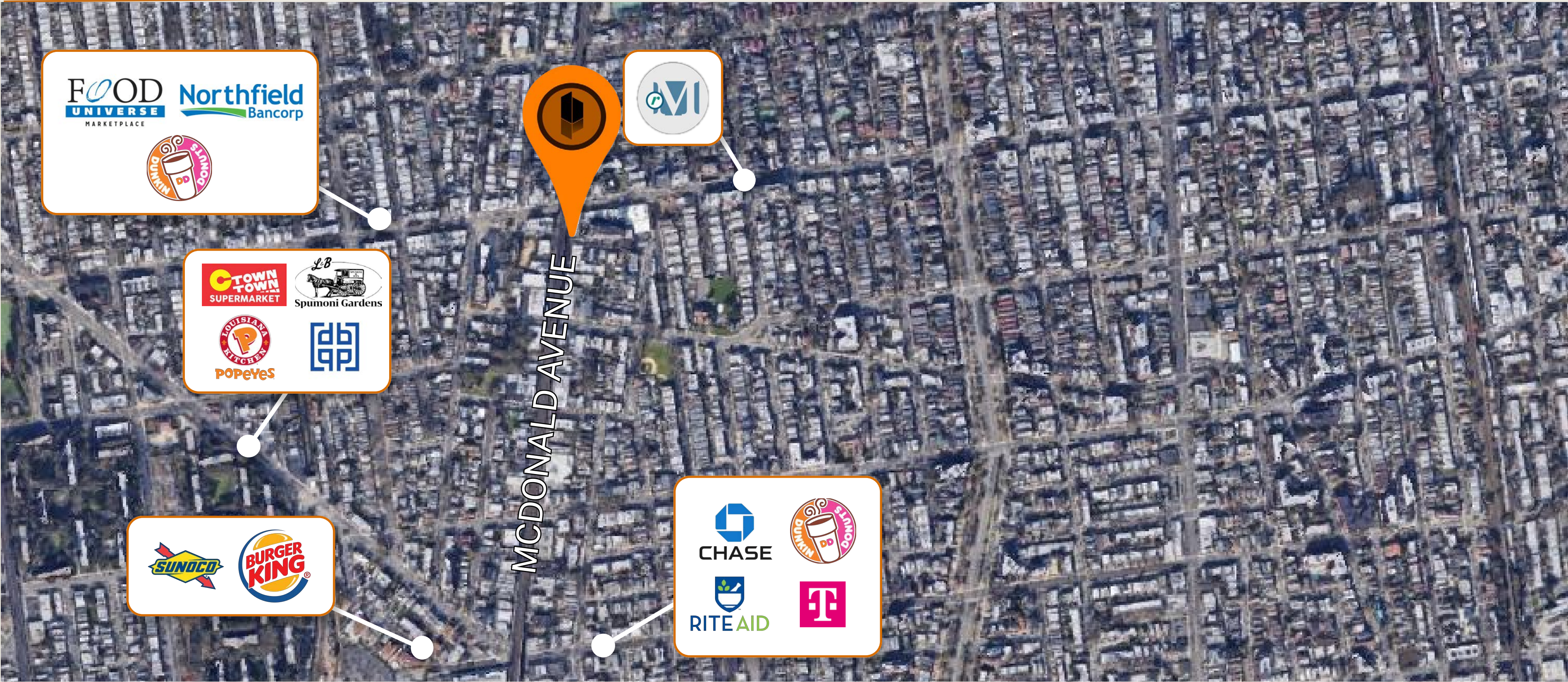


TRANSIT SCORE
RIDER'S PARADISE

4

SUBWAY STATIONS
D · F · N · Q LINES

AREA MAP



TRANSIT ACCESS

SUBWAY

D F N Q

BUS

B1 B3 B4

CAR

Close access to Ocean Pkwy & Belt Pkwy

EXCLUSIVE LISTING BROKER

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