

**RETAIL
SPACE** **FOR LEASE**

**528 CLARKSON
AVE**

BROOKLYN, NY

CONTACT

BRUCE HERMAN
bruceh@boothst.com
845-517-7911



ABOUT THE LOCATION

PROPERTY HIGHLIGHTS

SIZE

Space A: 1,880 SF + Basement (2nd-gen)

Space B: 1,700 SF + Basement

NOTES

- 2nd-gen QSR space available with gas and venting in place.
 - Ownership can deliver a vanilla box and renovate facade
 - Directly across the street King County Hospital
 - One block away from SUNY Downstate Medical Center / College
 - Clarkson Ave / E 38th St Bus stop directly in front of the space.
 - Tremendous 7-day a week foot traffic
 - Extremely dense surrounding residential population
 - Allocated parking available in the rear
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NEIGHBORING RETAILERS

Auntie Anne's
NYC Health + Hospitals/Kings County
NYC Health + Hospitals
SUNY Downstate Medical Center
Downstate Health Sciences University
Popeyes
Dunkin'

Brooklyn Taqueria
Texas Chicken & Burgers
Clarkson Pharmacy
P.S. 235 Janice Marie Knight School

SPACE A

SPACE B

POPEYES



PROPERTY AREA

AVAILABLE SPACE

NEIGHBORING RETAILERS

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Auntie Anne's

NYC HEALTH+HOSPITALS Kings County

NYC HEALTH+HOSPITALS

DUNKIN'

BROOKLYN TAQUERIA

SUNY DOWNSTATE Medical Center

DOWNSTATE HEALTH SCIENCES UNIVERSITY

DOWNSTATE HEALTH SCIENCES UNIVERSITY

tex's CHICKEN & BURGERS

CLARKSON PHARMACY

POPEYES

DOWNSTATE HEALTH SCIENCES UNIVERSITY

P.S. 235



**BOOTH
STREET**

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