



**MAG**  
HEARTY ALPOCIARES

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MARKET TABLE

# 308

**Knickerbocker Avenue,  
Bushwick**  
(BETWEEN HART & SUYDAM STREETS)

**RETAIL STORE  
FOR LEASE**

**MAG**  
REALTY ASSOCIATES

**For More Information:**

**Avi Garma**

M 347.935.0216

O 212.920.0226

[Avi@Magnyre.com](mailto:Avi@Magnyre.com)

**Property Description:**

**SIZE:**

Ground -  
2,500 SF (Approx)  
Basement - Storage Available

**USE:**

All Uses Considered

**FRONTAGE:**

APPROX 21' FEET

**CEILING HEIGHTS:**

APPROX 10' FEET

**POSSESSION:**

Immediate

**ASKING RENT:**

Upon Request



**Property Highlights:**

- High Traffic Street (Day and Night)
- Walk To Subway
- Surrounded By Many New Residential Developments
- Many New National Tenants On The Street.
- Previously Furniture Store.
- HVAC

- HVAC
- Previously Furniture Store.

# Transportation



## Subway Stations (Walking Distance)

**Knickerbocker Avenue** (M Line) 6 min walk | 0.4 mi

**Central Avenue** (L, M) 6 min walk | 0.3 mi

**Dekalb Avenue** (L Line) 7 min walk | 0.6 mi

**Jefferson Street** (L) 8 min walk | 0.7 mi

**Myrtle-Wyckoff Avenues** (L, M) 12 min walk | 0.8 mi



## Commuter Rail Stations (Driving Distance)

**East New York Station** (Long Island Rail Road) 7 min drive | 2.8 mi

**Nostrand Avenue Station** (Long Island Rail Road) 9 min drive | 2.9 mi

**Atlantic Terminal** (Long Island Rail Road) 11 min drive | 3.9 mi

**Woodside Station** (Long Island Rail Road) 11 min drive | 4.6 mi

**Hunterspoint Avenue Station** (Long Island Railroad) 12 min drive | 4.3 mi



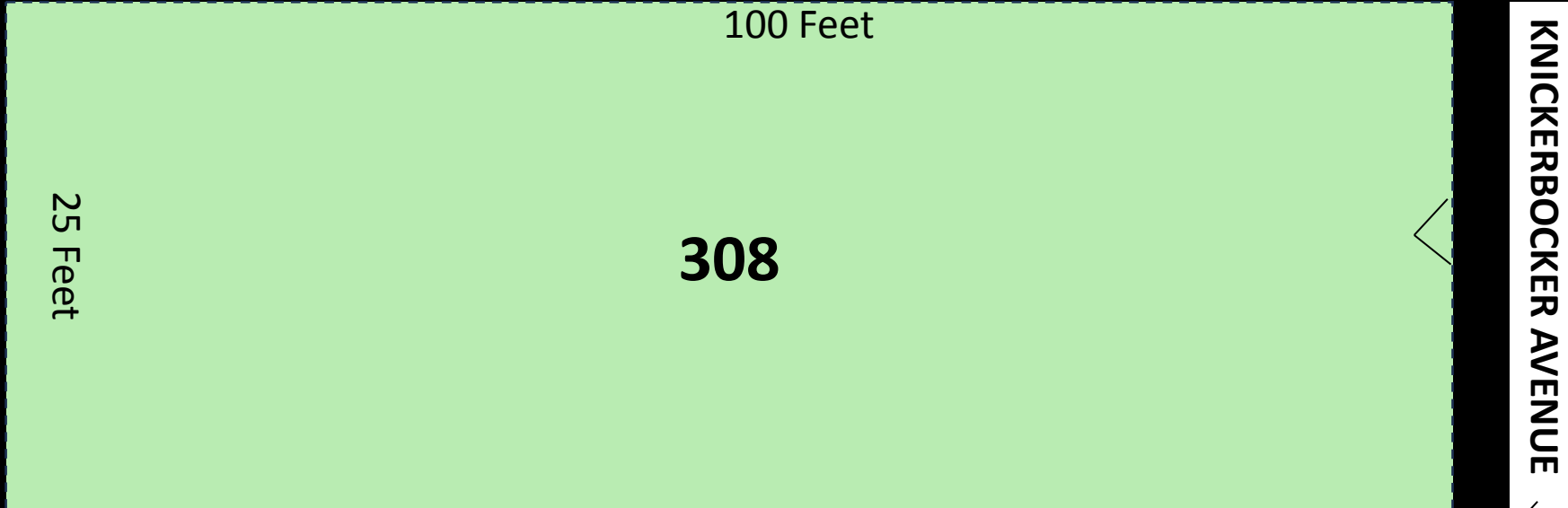
## Airports (Driving Distance)

**LaGuardia Airport (LGA)** 16 min drive | 7.2 mi

**John F. Kennedy International (JFK)** 20 min drive | 11.5 mi



FLOOR  
PLAN





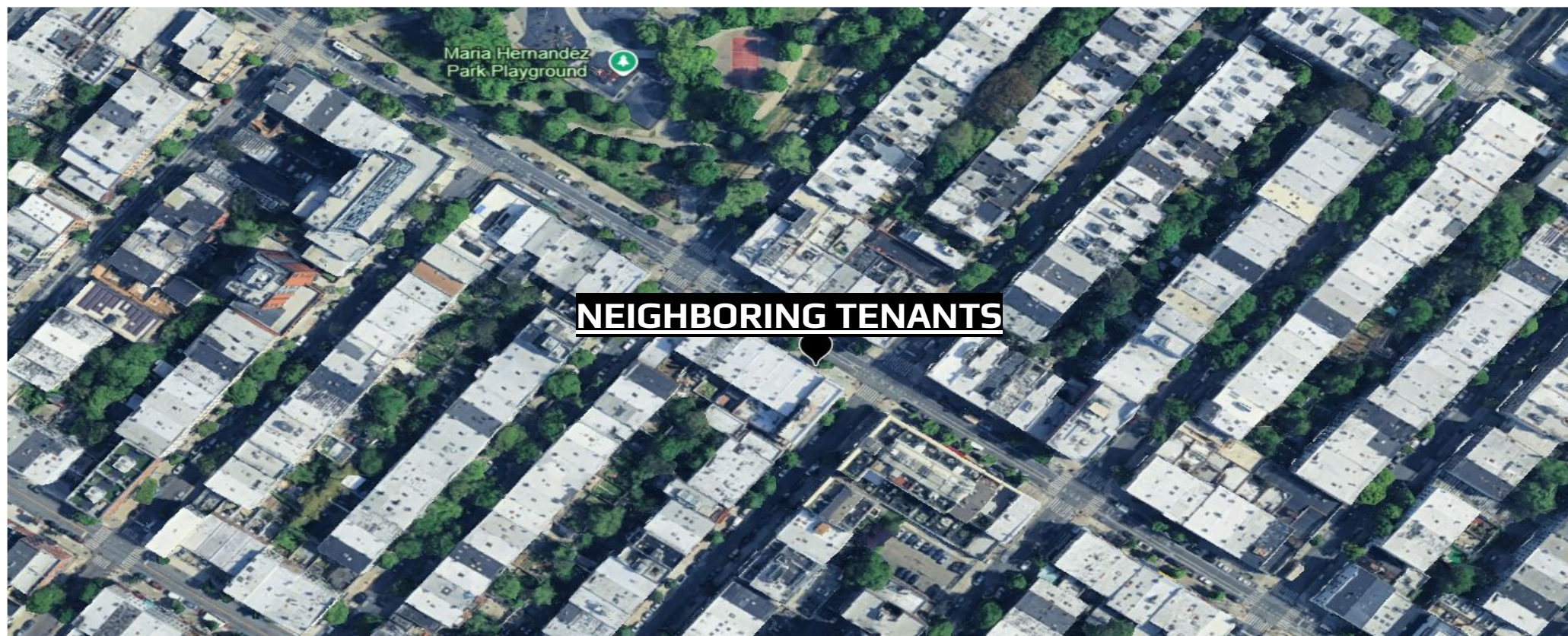
OAK STREET HEALTH



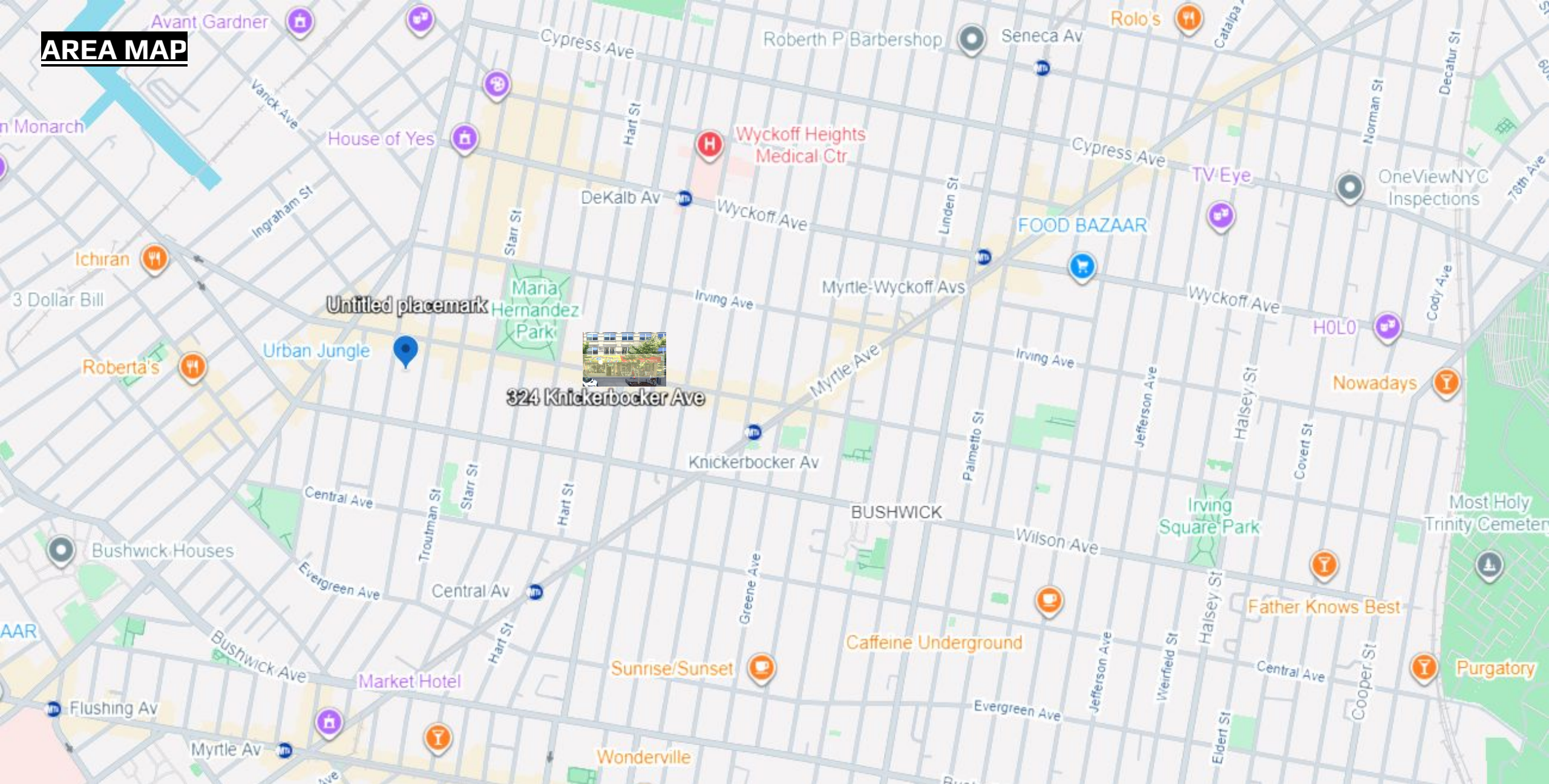
Hart Street

Knickerbocker Avenue

Suydam Avenue



**AREA MAP**



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