

3200

ATLANTIC AVENUE CYPRESS HILLS, BROOKLYN

Between Fountain and Logan Avenues

RETAIL/RESTAURANT FOR LEASE

APPROXIMATE SIZE

Space A: 1,567 SF
Space B: 2,265 SF

ASKING RENT

\$40 PSF

POSSESSION

Immediate

TERM

5-10 Years

FRONTAGE

60 FT

COMMENTS

- Brand-new retail space at the base of a new development
- Spaces can be leased together or separately
- Column-free with glass frontage
- Landlord is open to the contribution of TI work for qualified operators
- All uses considered

NEIGHBORS

Norwood Care Pharmacy • McDonald's • Wendy's
• Dunkin' • White Castle • Family Dollar • True Value
• Go Green Auto Service • Rainbow • Boost Mobile

TRANSPORTATION



NOAM AZIZ

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MICHAEL ESCAVA

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MERIDIAN
RETAIL LEASING

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.

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INTERIOR | SPACE A

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INTERIOR | SPACE B

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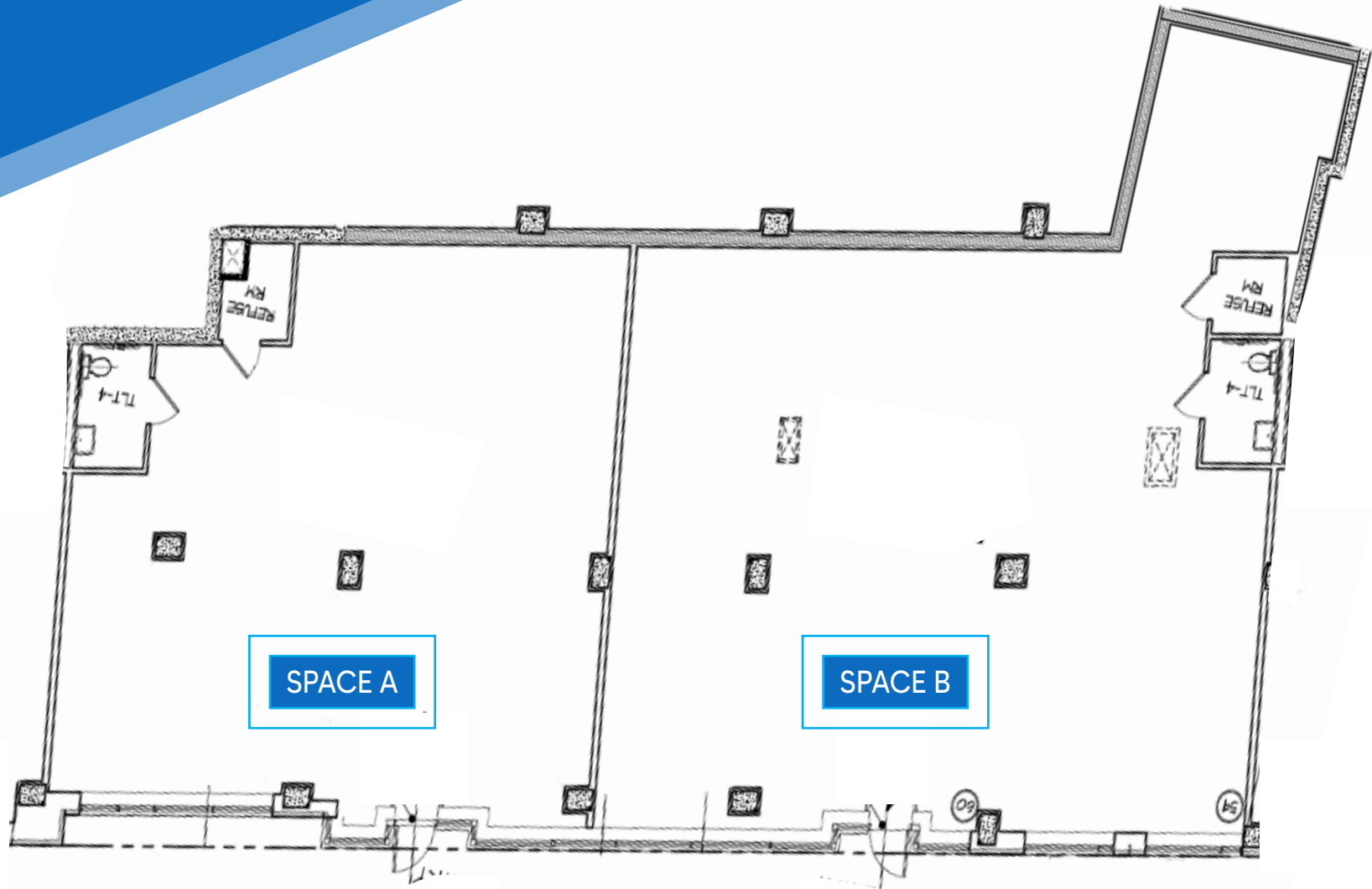
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FLOOR PLAN



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MERIDIAN RETAIL LEASING

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