7118 3RD AVENUE, BROOKLYN, NY 11209

FOR LEASE

10,000 SF DIVISIBLE CORNER RETAIL WITH 50 FT OF FRONTAGE & PROMINENT SIGNAGE OPPORTUNITY

Corner of 72nd Street and 3rd Avenue

SHLOMI BAGDADI
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TRI STATE COMMERCIAL®

PROPERTY SUMMARY

LOCATION

Located in the Bay Ridge neighborhood of Brooklyn, on the corner of 72nd Street & 3rd Avenue near the Bay Ridge Avenue subway station.

SPACE DETAILS

- Corner Building
- First Floor: 10,000 SF
- Rare Private Outdoor Yard
- Cellar
- Divisible
- 50 Feet of Frontage on 3rd Avenue
- Deep, Flexible Floorplate
- Strong Ceiling Heights (In Select Areas)
- Existing Second-Floor Harbor Fitness Tenancy

TRANSPORTATION

R Train at Bay Ridge Avenue

B37 B4 S79-SBS Bus Lines

NEIGHBORS

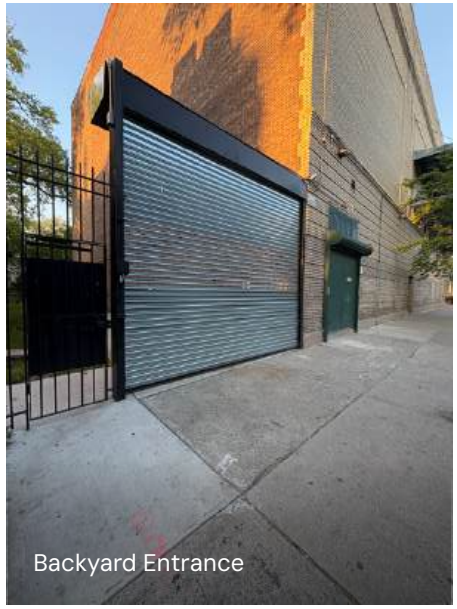
Starbucks, Salty Dog, The Brooklyn Firefly, Tanoreen, Step Ahead, Daycare, School of Rock, Pig Pig Cafe, The UPS Store, Fairy Tale Island, Metro by T-Mobile, AT&T, Fuel, Take Away Cafe, Piece by Piece, McDonald's, Dunkin', Subway, Kung Fu Tea, Citizens Bank, Bank of America, Chase Bank, PNC, and more!

IDEAL OPERATORS

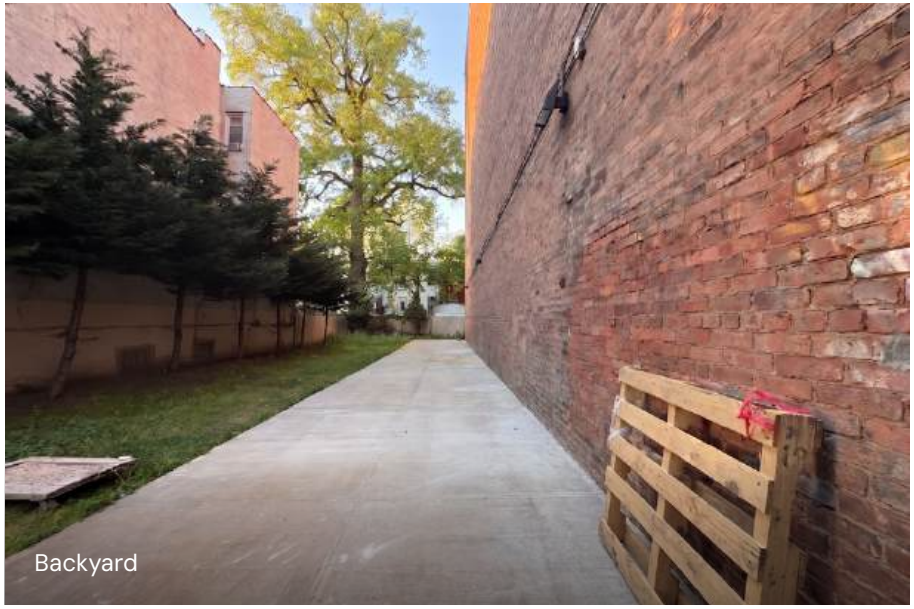
- Medical Grade Recovery Operators Like IV Drip Therapy, Cryotherapy, Hyperbaric Oxygen, Red Light Therapy, and Esthetic Services. Creating the Perfect Synergy Between Harbor Fitness "Work/Train" Here and Ultimate Wellness & Recovery Operator "Rest/Recover" Here
- Essential Medical & Community Health Operators Like Dialysis, Urgent Care, or Specialty Medical
- Doggy Daycare, Grooming, and Retail, Converting the Outdoor Space Into K9 Turf
- Premium Childcare and Aftercare, With the Outdoor Space Becoming the Perfect Secure Private Play Yard
- Laundromat and General Retail

TSC.

PROPERTY PHOTOS


Backyard Entrance

Exterior


Backyard

Interior

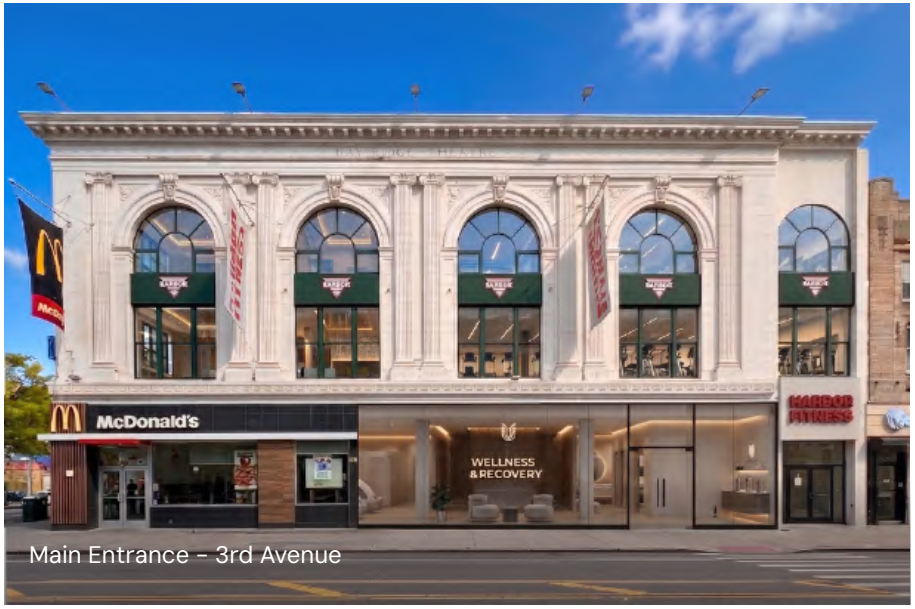
Interior Entrance

Interior

TSC.

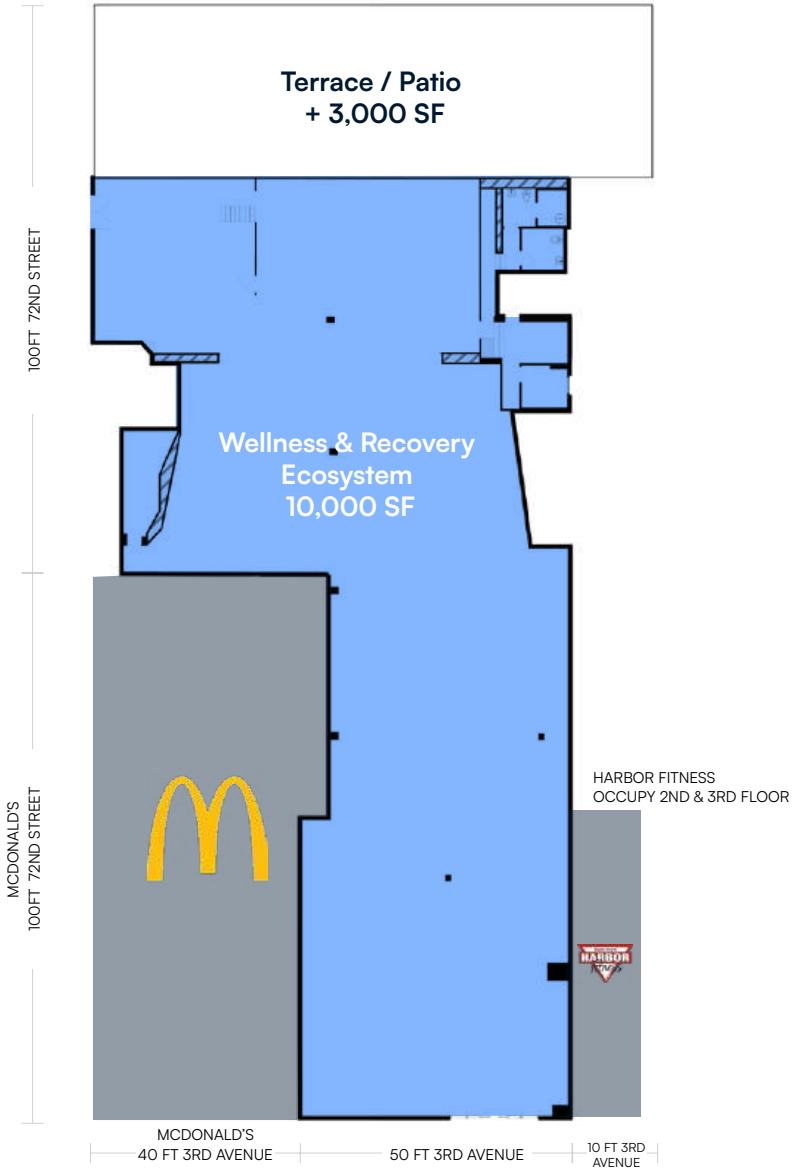
PROPERTY RENDERINGS + FLOOR PLAN

THE ULTIMATE WELLNESS & RECOVERY ECOSYSTEM - 10,000 SF



Main Entrance – 3rd Avenue

Entrance - 72nd Street



FIRST FLOOR

All square footages are approximate

TSC.

PROPERTY SPACE

THE ULTIMATE WELLNESS & RECOVERY ECOSYSTEM - 10,000 SF

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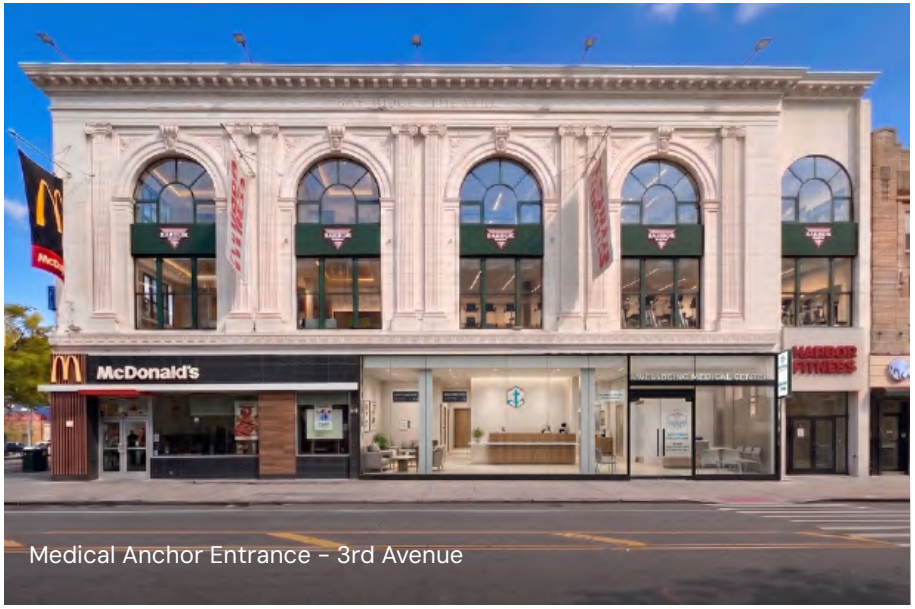
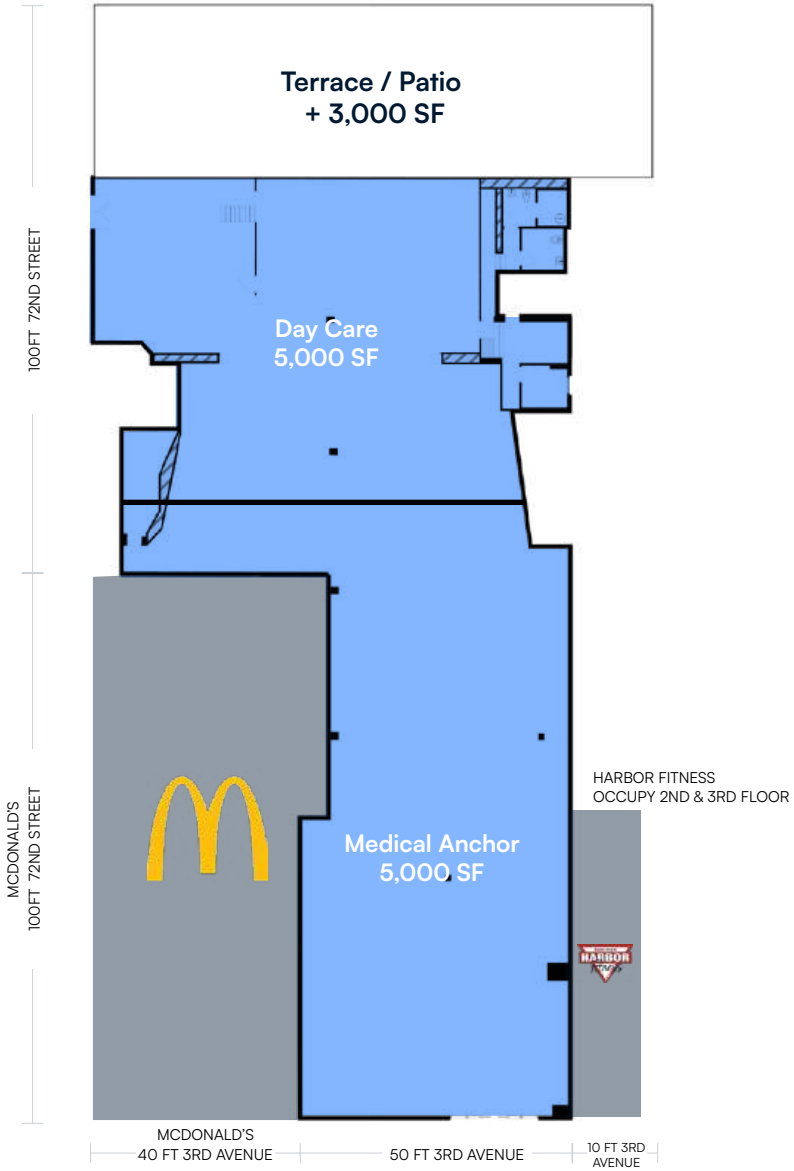
PROPERTY RENDERINGS + FLOOR PLAN

MEDICAL ANCHOR & DAYCARE



Medical Anchor Entrance – 3rd Avenue

Day Care Entrance – 72nd Street



FIRST FLOOR

All square footages are approximate

TSC.

PROPERTY RENDERINGS

ESSENTIAL MEDICAL ANCHOR & COMMUNITY HEALTH - 5,000 SF

TSC.

PROPERTY RENDERINGS

DAYCARE / AFTERCARE - 5,000 SF

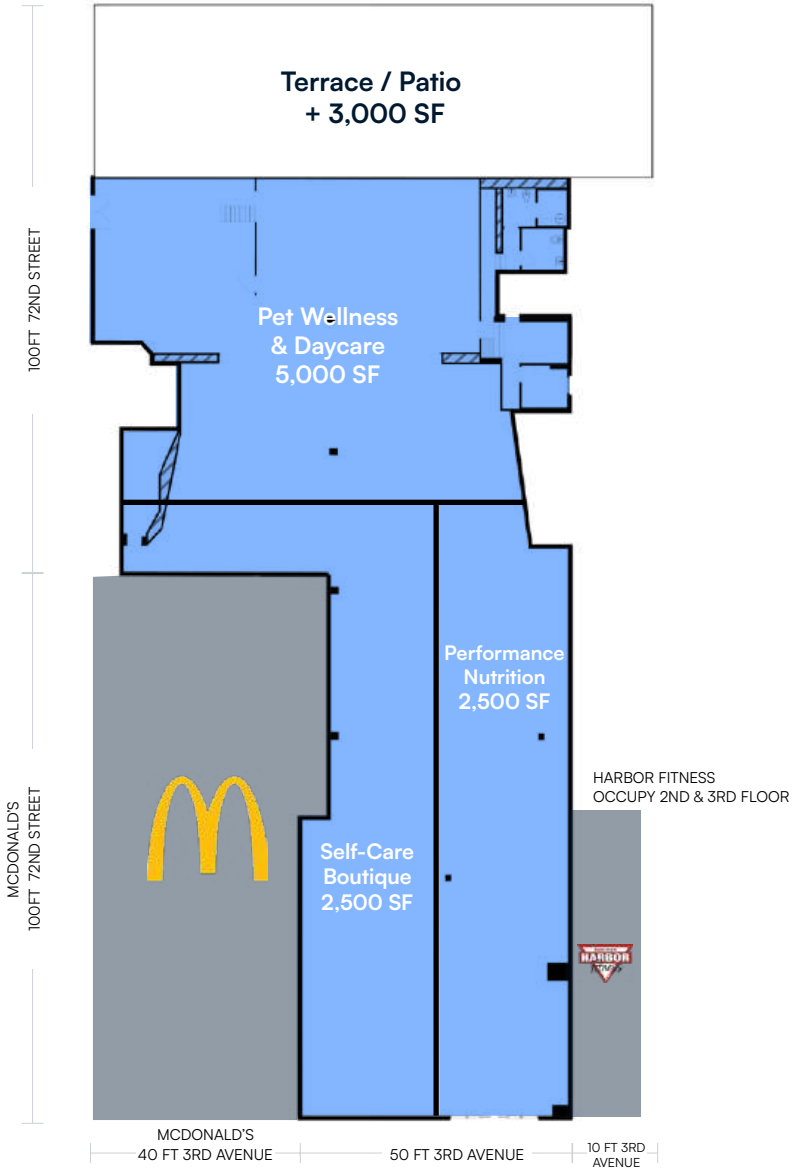
TSC.

PROPERTY RENDERINGS + FLOOR PLAN

PERFORMANCE NUTRITION & SELF-CARE BOUTIQUE - 2,500 SF + 2,500 SF
LUXURY PET WELLNESS & DAYCARE WITH OUTDOOR AREA - 5,000 SF

Performance Nutrition & Self-Care Boutique Entrance - 3rd Avenue

Pet Wellness & Daycare Entrance - 72nd Street



FIRST FLOOR

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TSC.

PROPERTY RENDERINGS

PERFORMANCE NUTRITION & SELF-CARE BOUTIQUE - 2,500 SF + 2,500 SF

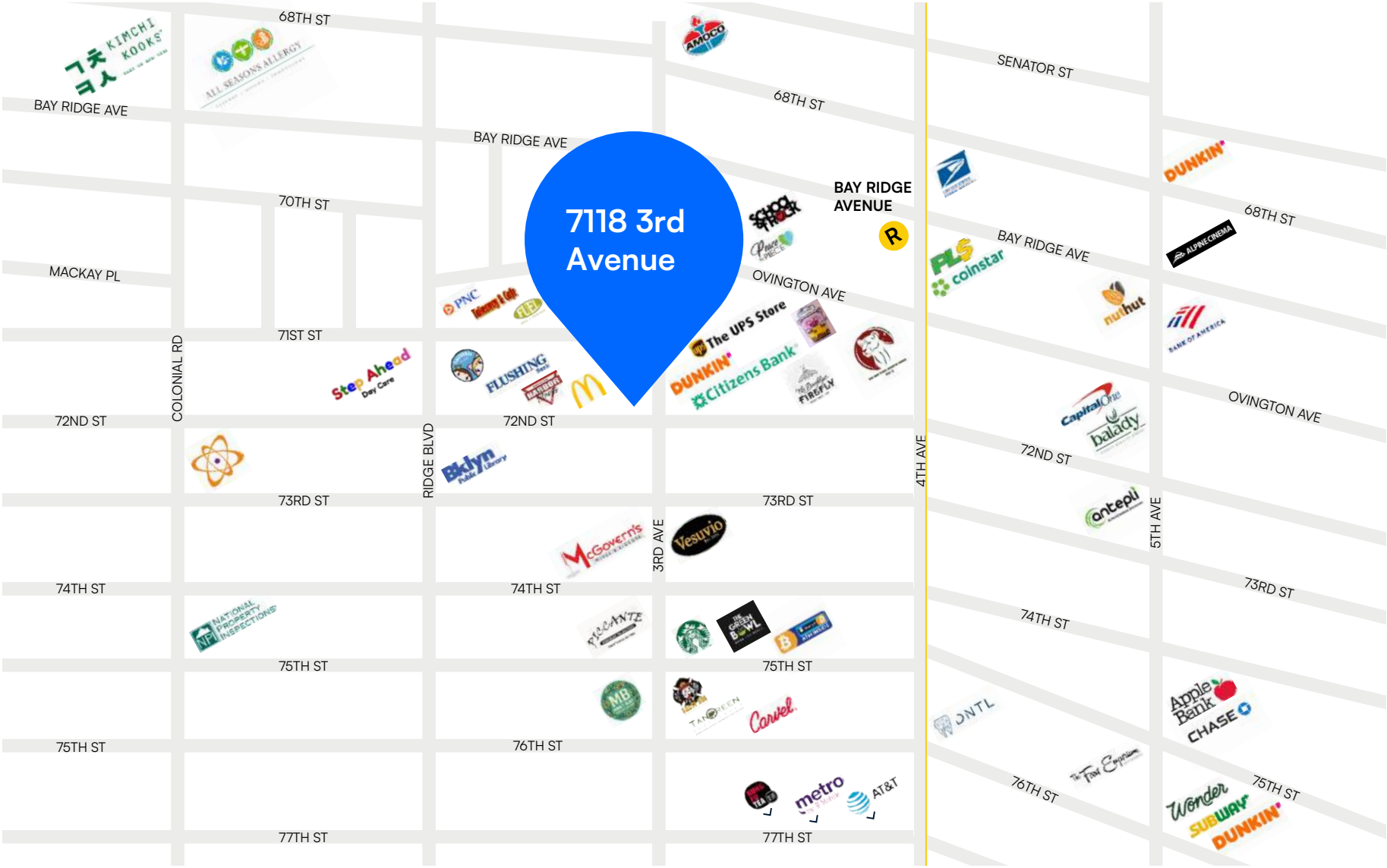
TSC.

PROPERTY RENDERINGS

LUXURY PET WELLNESS & DAYCARE WITH OUTDOOR AREA - 5,000 SF

TSC.

RETAIL MAP



TSC.

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