

TRI STATE COMMERCIAL®



FOR SALE

3,086 SF 2 STORY GRAVESEND MIXED-USE BUILDING

310-312 Avenue U

Brooklyn, NY 11223

Between McDonald Avenue & West Street

212.433.3355
FOR PRICING CALL

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TSC.

PROPERTY SUMMARY

EXECUTIVE SUMMARY

310–312 Avenue U presents a prime leasing and investment opportunity in the heart of Brooklyn. This mixed-use property comprises approximately 3,086 square feet, including 1,661 square feet of ground-floor retail space and 1,425 square feet of residential space above. The versatile retail component is well suited for a variety of uses, including retail, medical, office, or service-oriented businesses. Featuring a modern glass storefront that maximizes natural light and street presence, the property also offers excellent signage opportunities along the highly trafficked Avenue U corridor. Located in one of Brooklyn’s established commercial districts, this mixed-use building provides exceptional visibility, accessibility, and long-term value.

LOCATION OVERVIEW

Ideally situated on the bustling Avenue U retail corridor, 310–312 Avenue U is located in one of Brooklyn’s most active neighborhood shopping districts. The property benefits from excellent street frontage and visibility, with consistent vehicle and pedestrian traffic throughout the day. Conveniently located near public transit and subway access, the location is surrounded by a dense residential population that supports strong daily foot traffic. The vibrant streetscape is home to a diverse mix of local boutiques, restaurants, and service businesses, complemented by established national retailers, creating a dynamic commercial environment that is well suited for a wide range of retail and professional uses.

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|--------------------------------|---------------------------------------|
| Address | 310–312 Avenue U, Brooklyn, NY 11223 |
| Location | Between McDonald Avenue & West Street |
| Block/Lot | 7124 / 10 |
| Lot Dimensions | 39 FT x 62.1 FT |
| Building Dimensions | 38 FT x 32 FT |
| Building Size | 3,086 SF |
| Retail | 1,661 SF |
| Residential | 1,425 SF |
| Building Class | K4 |
| Total Commercial Units | 1 |
| Total Residential Units | 2 |
| Floors | 2 |
| Tax Class | 4 |
| FAR | 1.38 |
| Max. Allowable Residential FAR | 3 |
| Max. Allowable Commercial FAR | 3 |
| Max. Allowable Facility FAR | 3 |
| Taxes (25/26) | \$24,701 |



3,086 SF

Building Size

2,231 SF

Lot Size

R6A / C1-4

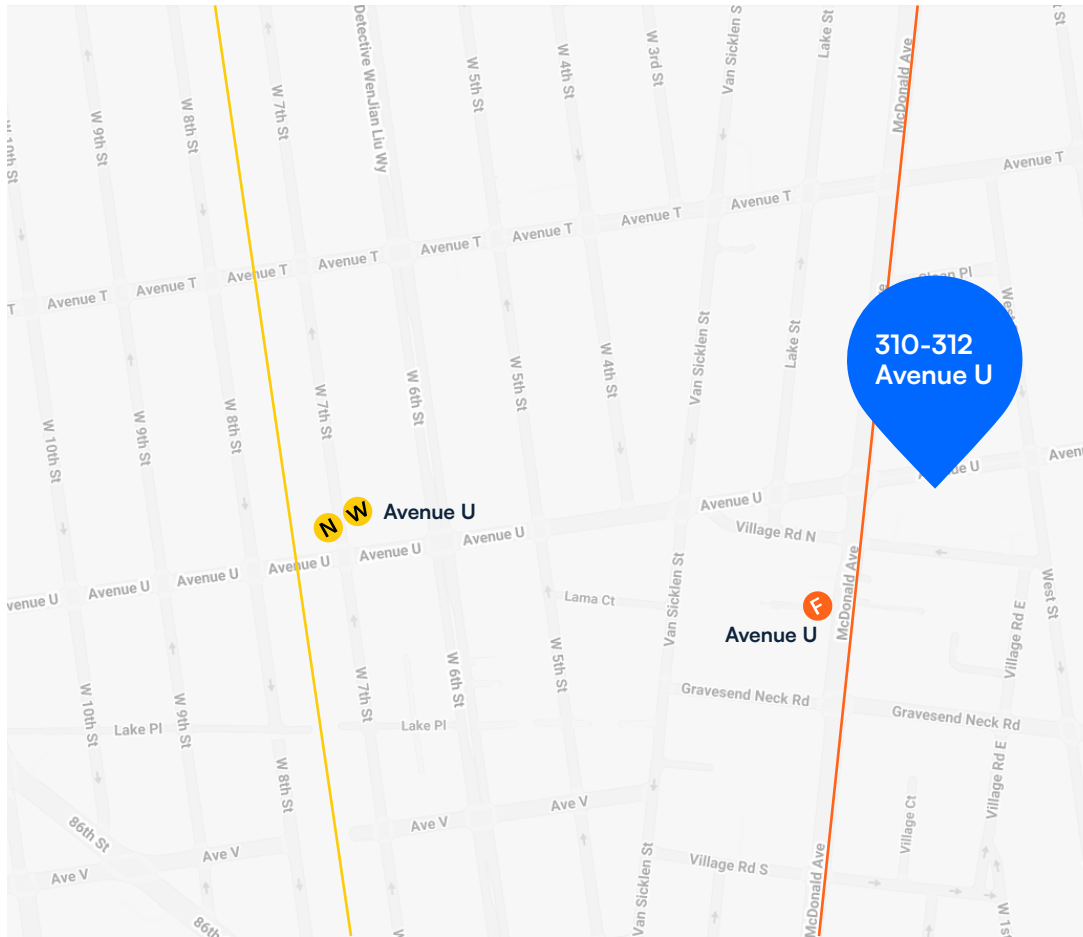
Zoning

TRANSPORTATION AND TAX MAP

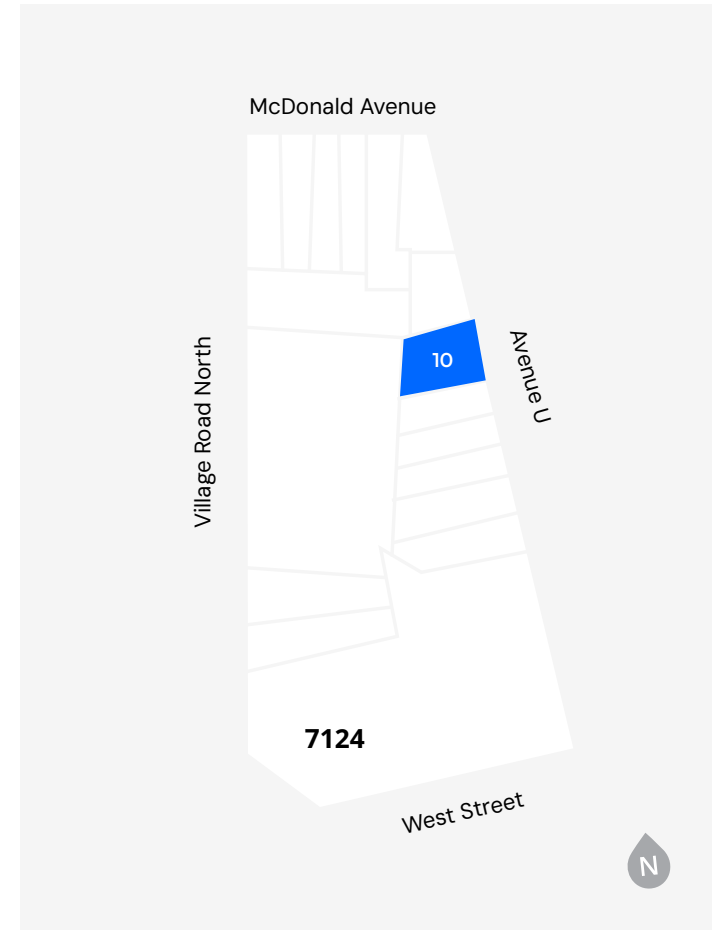
NEAREST TRANSIT

F N W Trains at Avenue U

B3 B64 B82 Bus Lines



TAX MAP



ADVISORS BEFORE BROKERS

LOCATION OVERVIEW

GRAVESEND

A longstanding Brooklyn neighborhood known for its strong local retail corridors and diverse residential community, Gravesend offers a vibrant mix of neighborhood shopping, dining, and everyday conveniences. Avenue U serves as one of the area’s primary commercial thoroughfares, attracting steady pedestrian and vehicle traffic with its blend of local boutiques, restaurants, specialty markets, and national retailers. Excellent public transportation, a highly walkable environment, and a dense surrounding population continue to make the neighborhood an attractive destination for businesses, residents, and visitors alike.

POINTS OF INTEREST

- Gravesend Park
- Bensonhurst Park
- Luna Park at Coney Island
- New York Aquarium

DEMOGRAPHICS

Within a one-mile radius of the property

44,605

Total Households

29,614

People

\$101,129

Avg Household Income

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3,086 SF

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