

338 ROGERS AVENUE, BROOKLYN, NY 11225

FOR LEASE

# 700 SF RENOVATED VANILLA BOX SPACE

Between Sullivan Place & Montgomery Street



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**TRI STATE COMMERCIAL®**

## PROPERTY SUMMARY

### LOCATION

Located in the Prospect Lefferts Garden neighborhood of Brooklyn.

### HIGHLIGHTS

- High Foot Traffic and Heavy Vehicle Traffic Area
- Steps From Major Subway and Bus Lines With Close Proximity to Public Transit
- Surrounded by Local Boutiques, Dining, and Vibrant Nightlife
- Located in a Highly Walkable Area With Dense Residential Population Nearby

### SPACE DETAILS

- First Floor Retail Space With Signage Opportunity
- Brand New Glass Storefront With Excellent Street Frontage and Visibility
- Clean Space in High-Visibility Retail Corridor

### TRANSPORTATION

**2** **5** Trains at Sterling Street

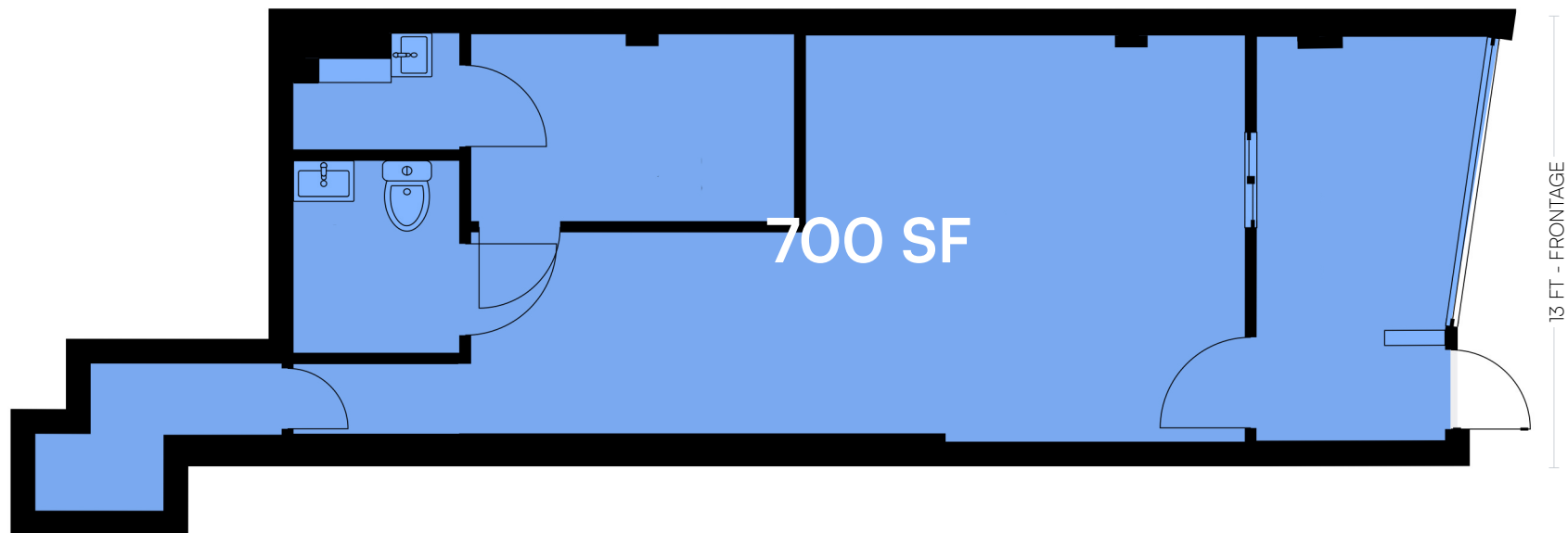
**B49** **B43** **B44-SBS** **B44** Bus Lines

### NEIGHBORS

Dunkin', Domino's Pizza, All My Children Daycare & Nursery School, Peoples Deli & Grocery, MRK Computer Services Inc, Pearl Lee's Washtub, La Estrella Del Castillo, I Love My Pet Food and Supplies, NYC FAST PRINT, Brooklyn Miracle Temple, Everything Mattress, Balboa, and more!

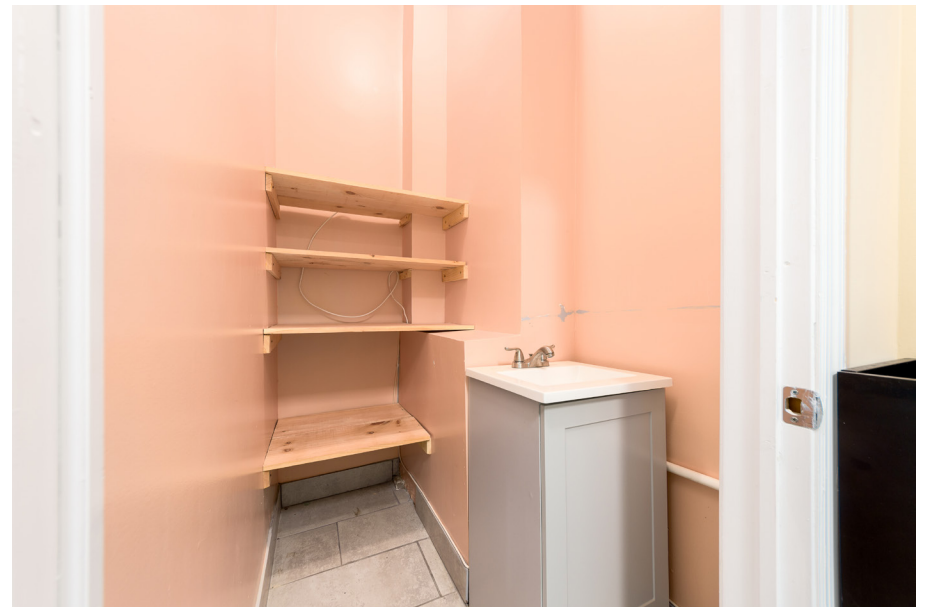


# FLOOR PLANS

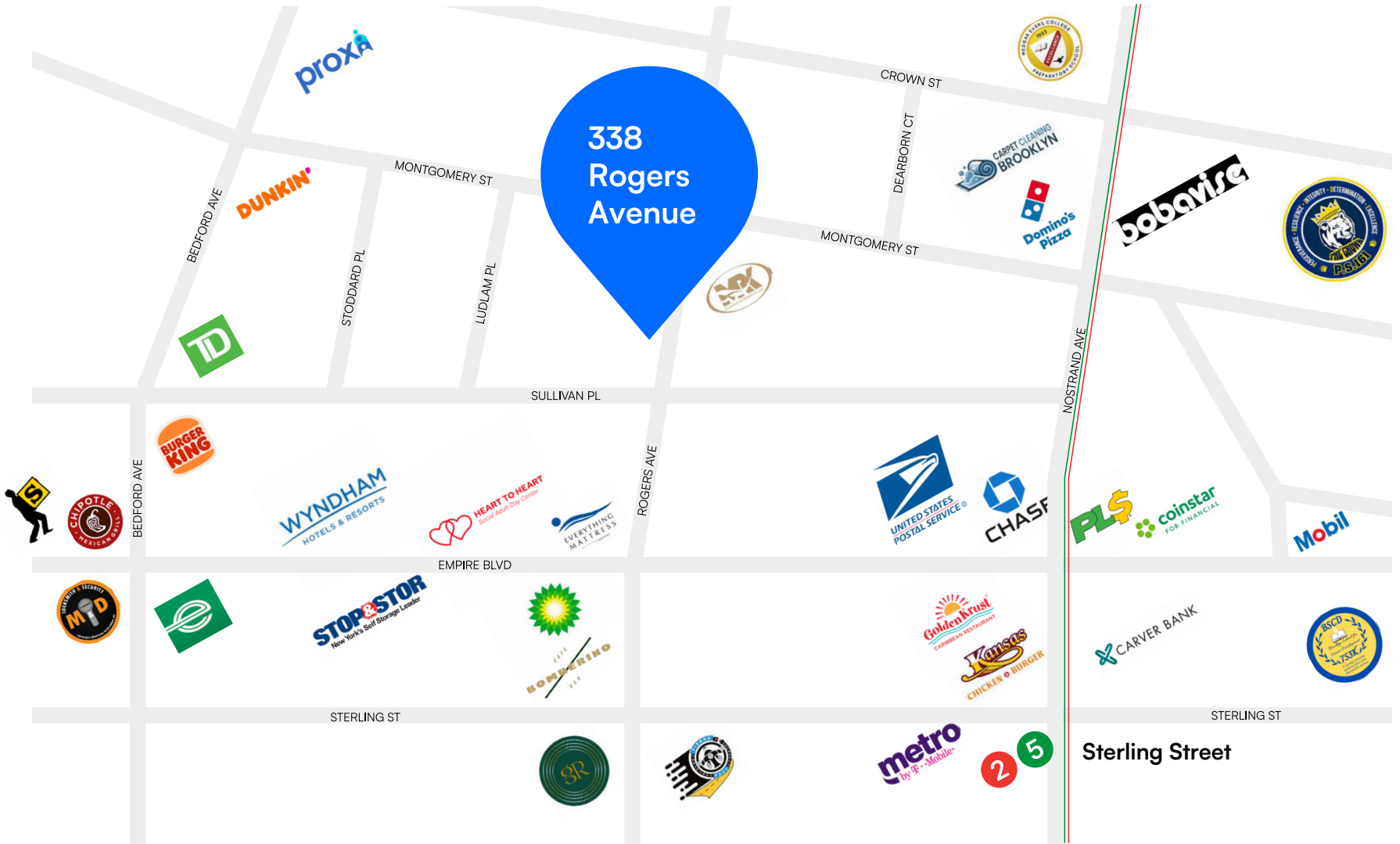


All square footages are approximate

# PROPERTY PHOTOS



# RETAIL MAP



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**TSC.**