

4707 CHURCH AVENUE, BROOKLYN, NY 11203

FOR LEASE

1,000 SF BRAND NEW VANILLA BOX WITH 1,000 SF BASEMENT + BACKYARD

Between Schenectady Avenue & East 48th Street



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TRI STATE COMMERCIAL®

PROPERTY SUMMARY

LOCATION

Located in the East Flatbush neighborhood of Brooklyn.

HIGHLIGHTS

- Excellent Street Frontage and Visibility
- High Pedestrian Traffic Area
- Dense Residential Population Nearby
- High Foot Traffic Location
- Steps From Major Subway or Bus Lines
- Heavy Vehicle Traffic Area
- Surrounded by Local Boutiques
- Walkable Area With Vibrant Street Life
- Perfect for Phone Stores, Non-Profits, Standard Retail, Daycares, Medical Users, and More!

SPACE DETAILS

- Ground Floor: 1,000 SF
- Basement: 1,000 SF
- Backyard: 1,200 SF
- Signage Opportunity
- HVAC System
- Glass Storefront
- Brand New Vanilla Box
- Open Space

TRANSPORTATION

5 **2** Trains at Church Avenue

B35 **B46** **B46-SBS** Bus Lines

NEIGHBORS

The Hills Restaurant, Waterfall Lounge BK, Bettco & Son Furniture, Taste Rite Bakery, Topaze, Fryer To The Buyer Fish Shop, Pam's Bakery & Cake Decorating Inc, Major Manor Event Space, Best Bites Restaurant, Runway Boutique, Fish Bone, Lucky Wing, Jamaican Flavors, Blondelight, American Best Wings & Pizza, and more!



PROPERTY RENDERINGS



Standard Retail



Daycare

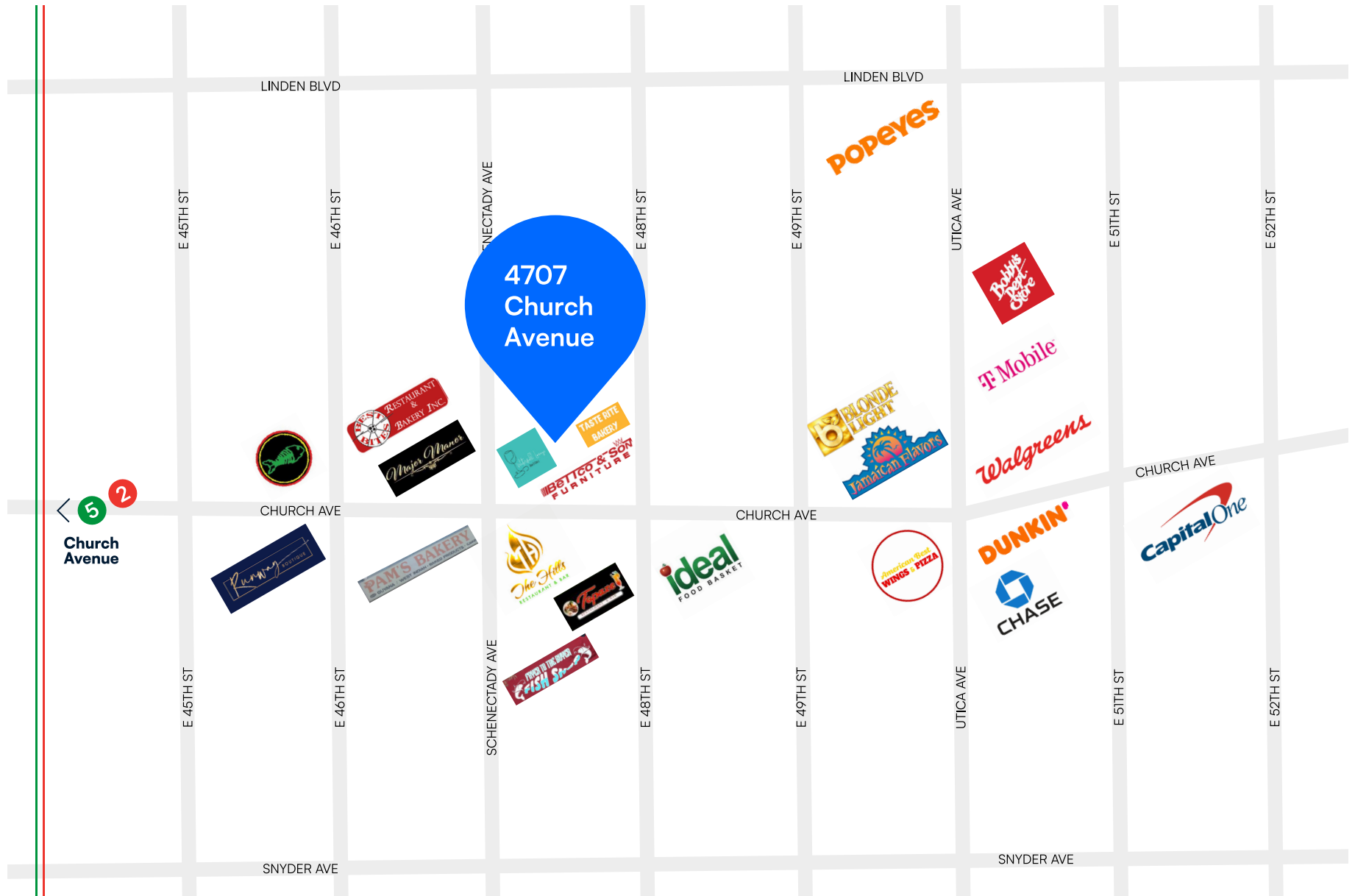


Phone Store



Medical Office

RETAIL MAP



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