

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



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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



# PROPERTY PHOTOS



Backyard Entrance



Exterior



Backyard



Interior



Interior Entrance



Interior

# PROPERTY RENDERINGS + FLOOR PLAN

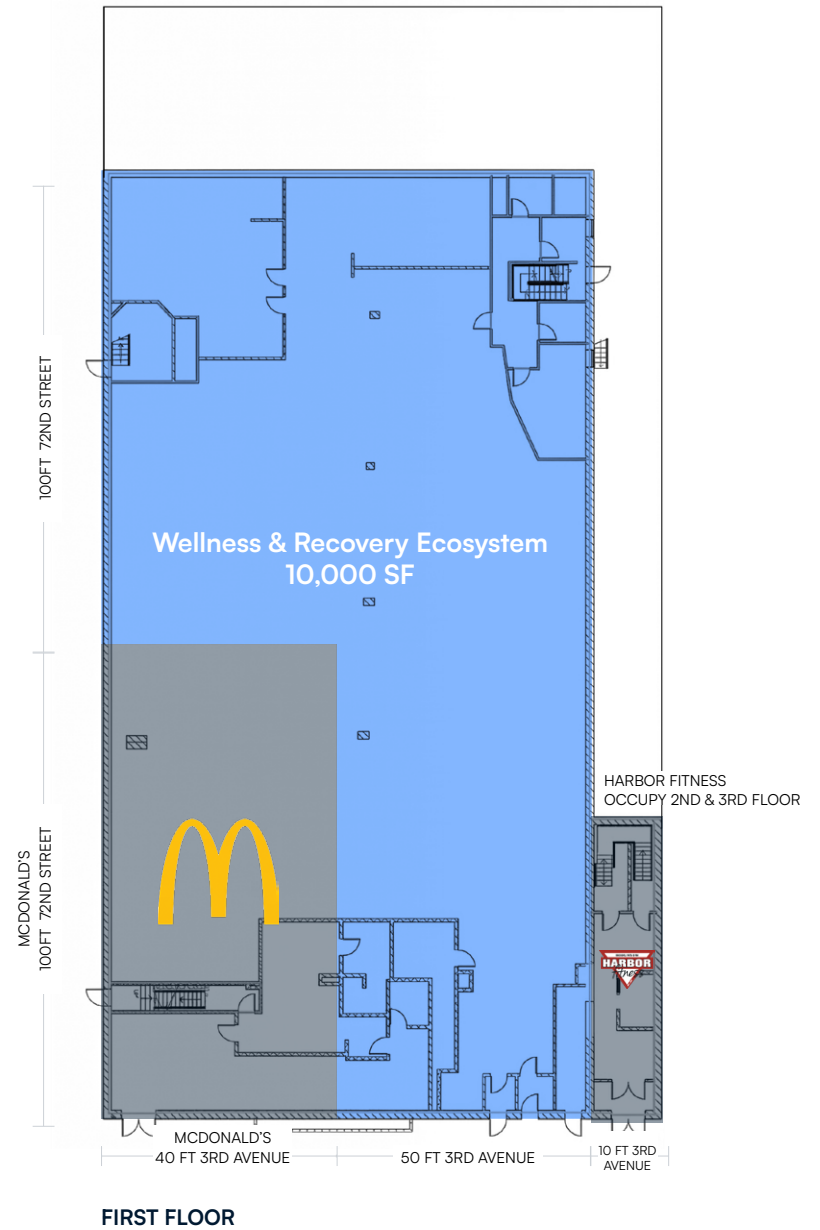
## THE ULTIMATE WELLNESS & RECOVERY ECOSYSTEM - 10,000 SF



Main Entrance - 3rd Avenue



Entrance - 72nd Street



All square footages are approximate

# PROPERTY SPACE

## THE ULTIMATE WELLNESS & RECOVERY ECOSYSTEM - 10,000 SF



# PROPERTY RENDERINGS + FLOOR PLAN

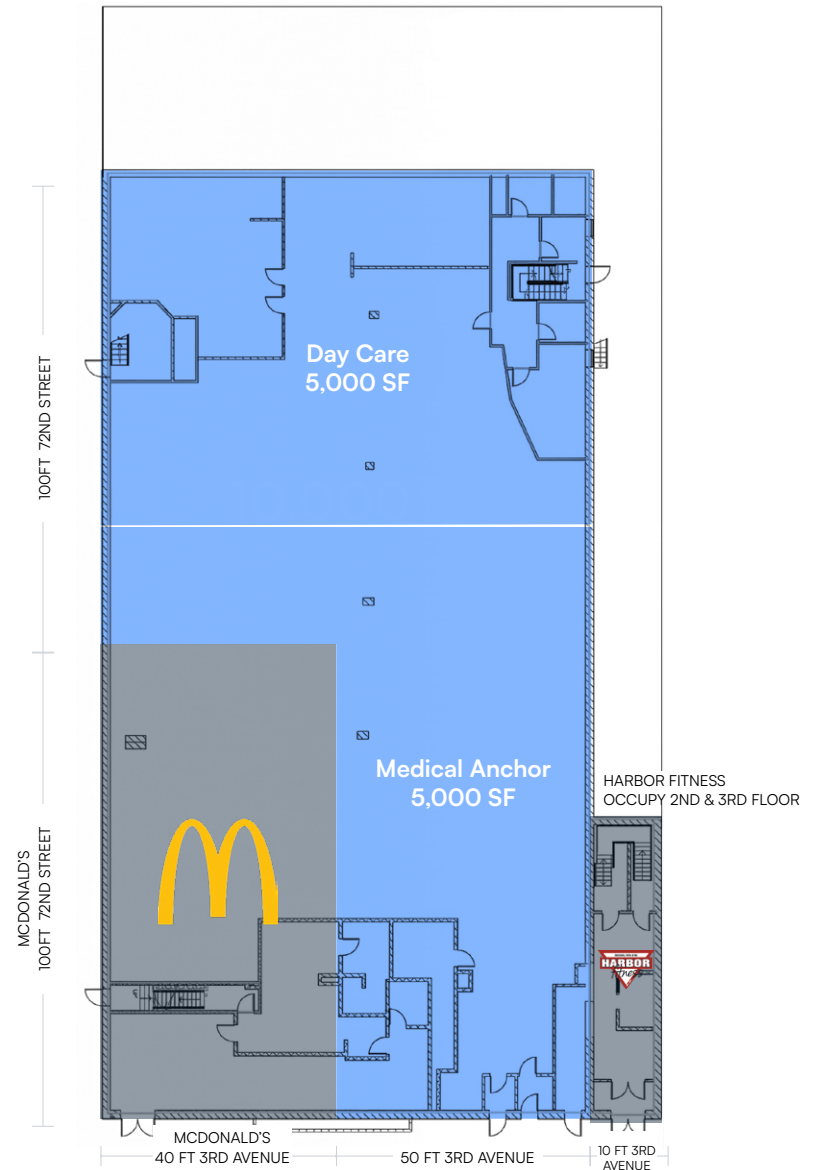
## MEDICAL ANCHOR & DAYCARE



Medical Anchor Entrance - 3rd Avenue



Day Care Entrance - 72nd Street



FIRST FLOOR - DIVISION OPTION 1

All square footages are approximate

# PROPERTY RENDERINGS

## ESSENTIAL MEDICAL ANCHOR & COMMUNITY HEALTH - 5,000 SF



# PROPERTY RENDERINGS

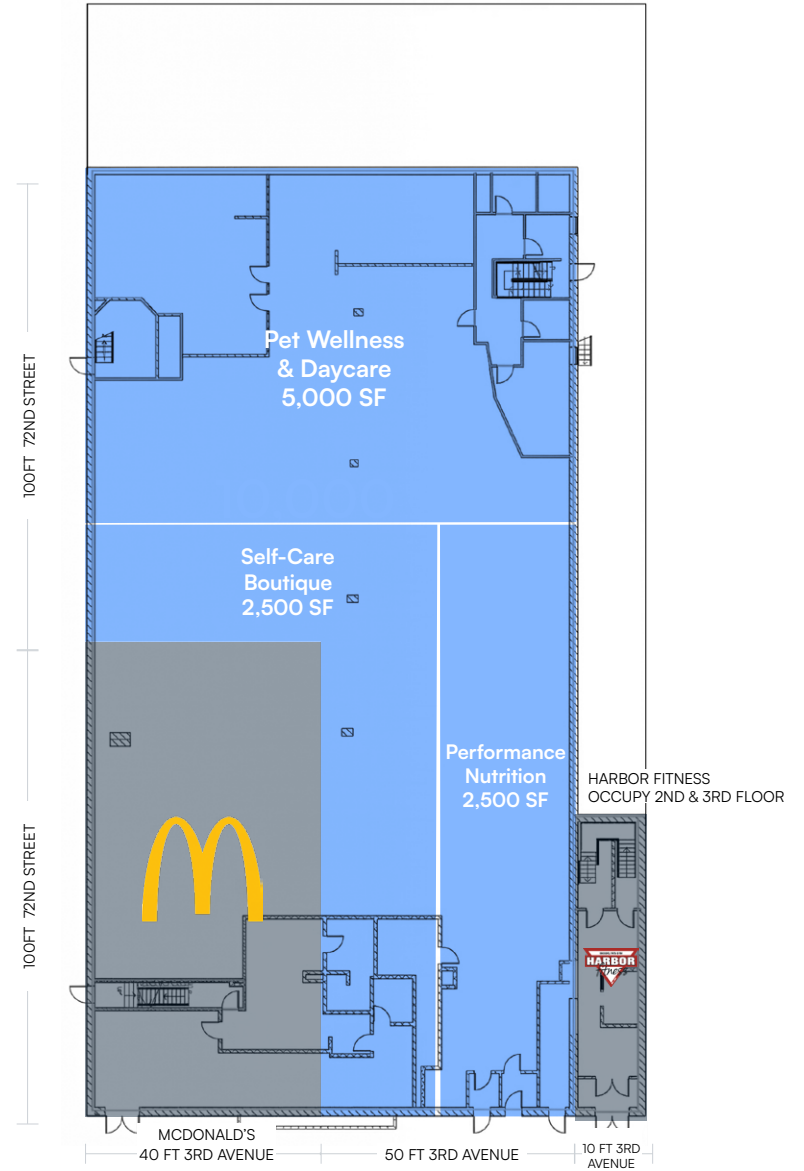
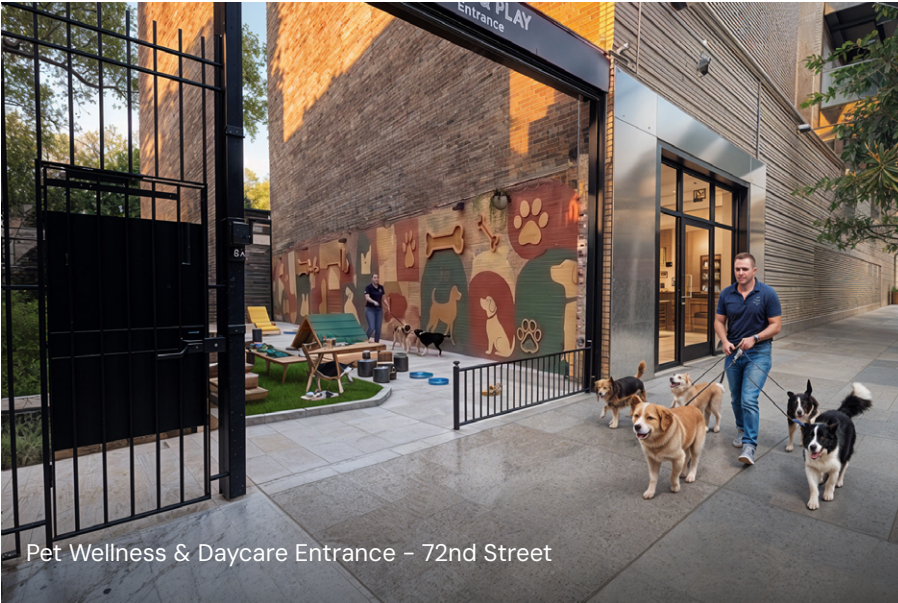
## DAYCARE / AFTERCARE - 5,000 SF



# 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



FIRST FLOOR - DIVISION OPTION 2

# PROPERTY RENDERINGS

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

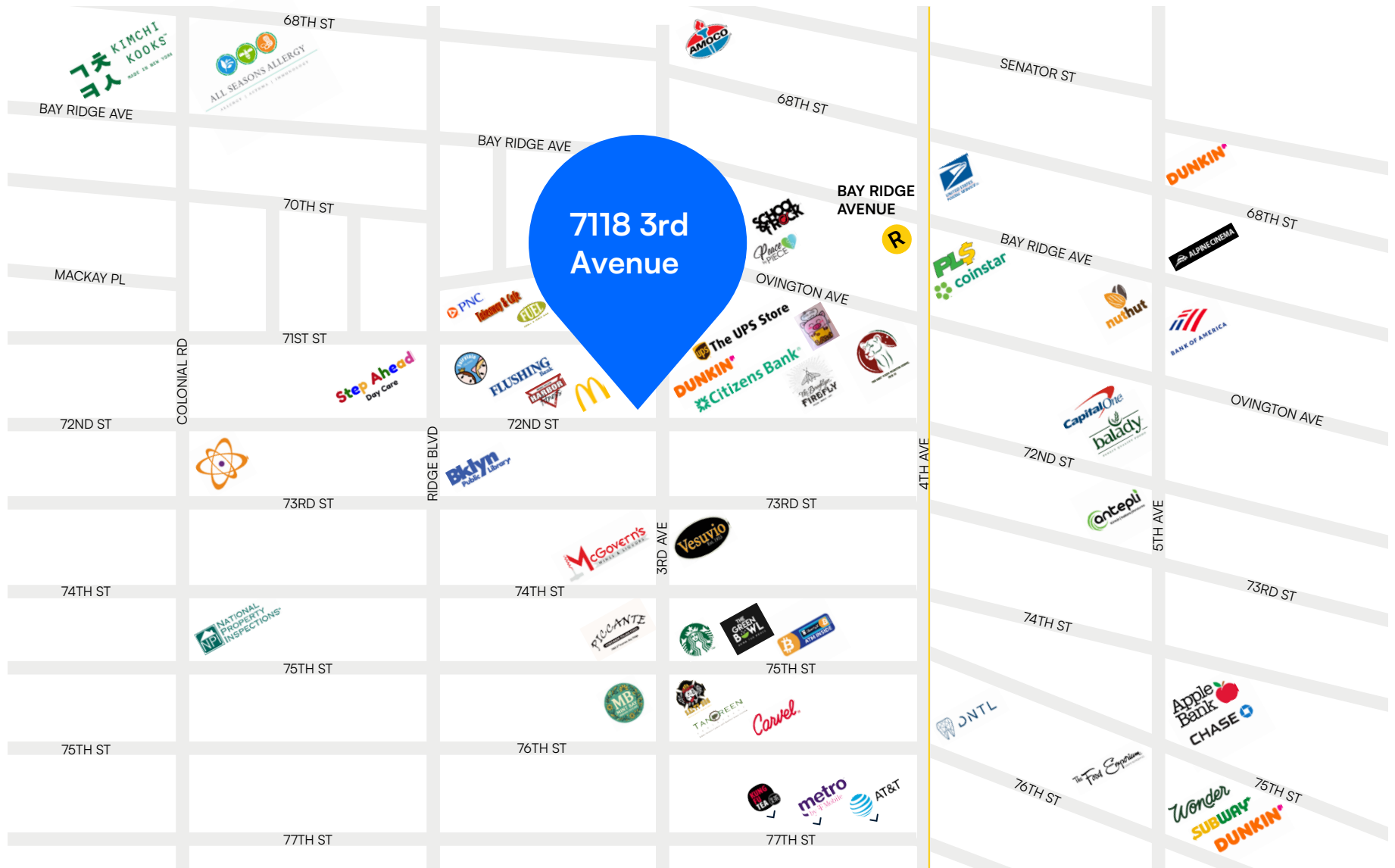


# PROPERTY RENDERINGS

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



# RETAIL MAP



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**TSC.**