

7118 3RD AVENUE, BROOKLYN, NY 11209

FOR LEASE

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

Corner of 72nd Street and 3rd Avenue



SHLOMI BAGDADI
212.433.3355 x101
sb@tristatecr.com

JOY FESCINE
212.433.3355 x224
joy.f@tristatecr.com

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

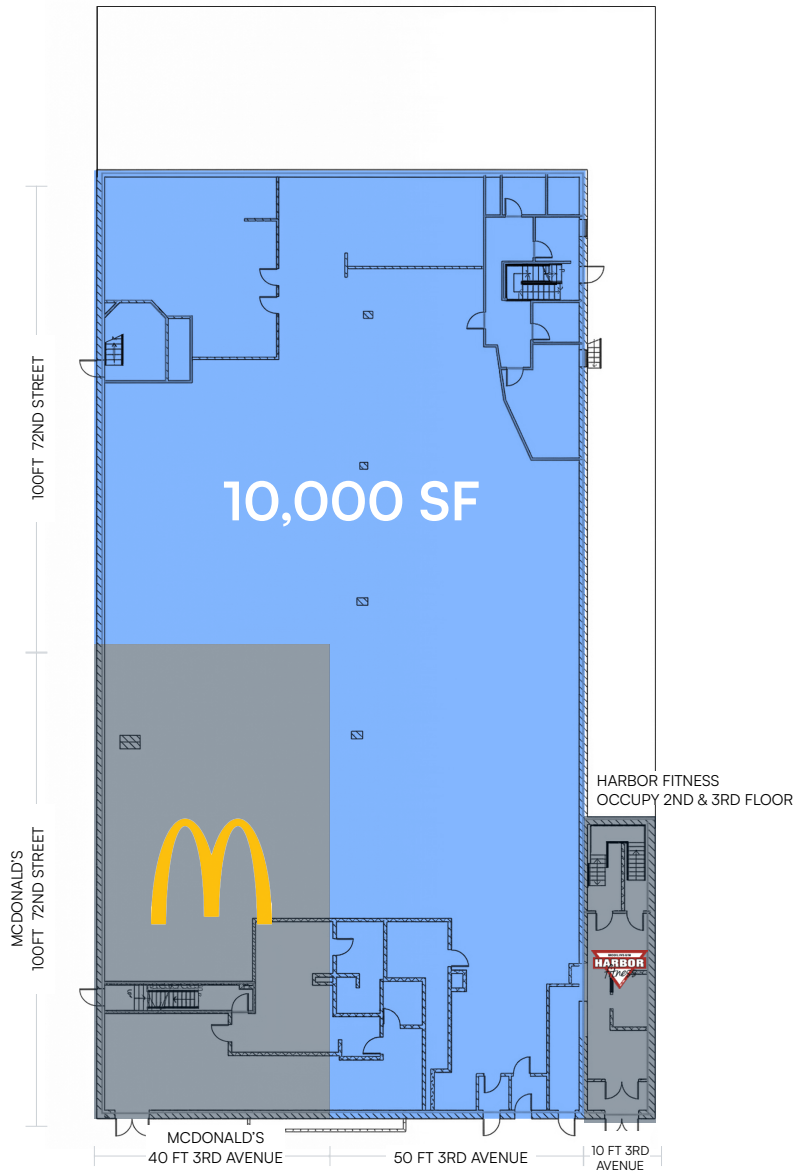
Starbucks, Salty Dog, The Brooklyn Firefly, Tanoreen, Step Ahead, Daycare, School of Rock, Pig Pig Cafe, The UPS Store, Fairy Tale Island, Metro by T-Mobile, AT&T, Fuel, Take Away Cafe, Piece by Piece, McDonald's, Dunkin', Subway, Kung Fu Tea, Citizens Bank, Bank of America, Chase Bank, PNC, and more!

IDEAL OPERATORS

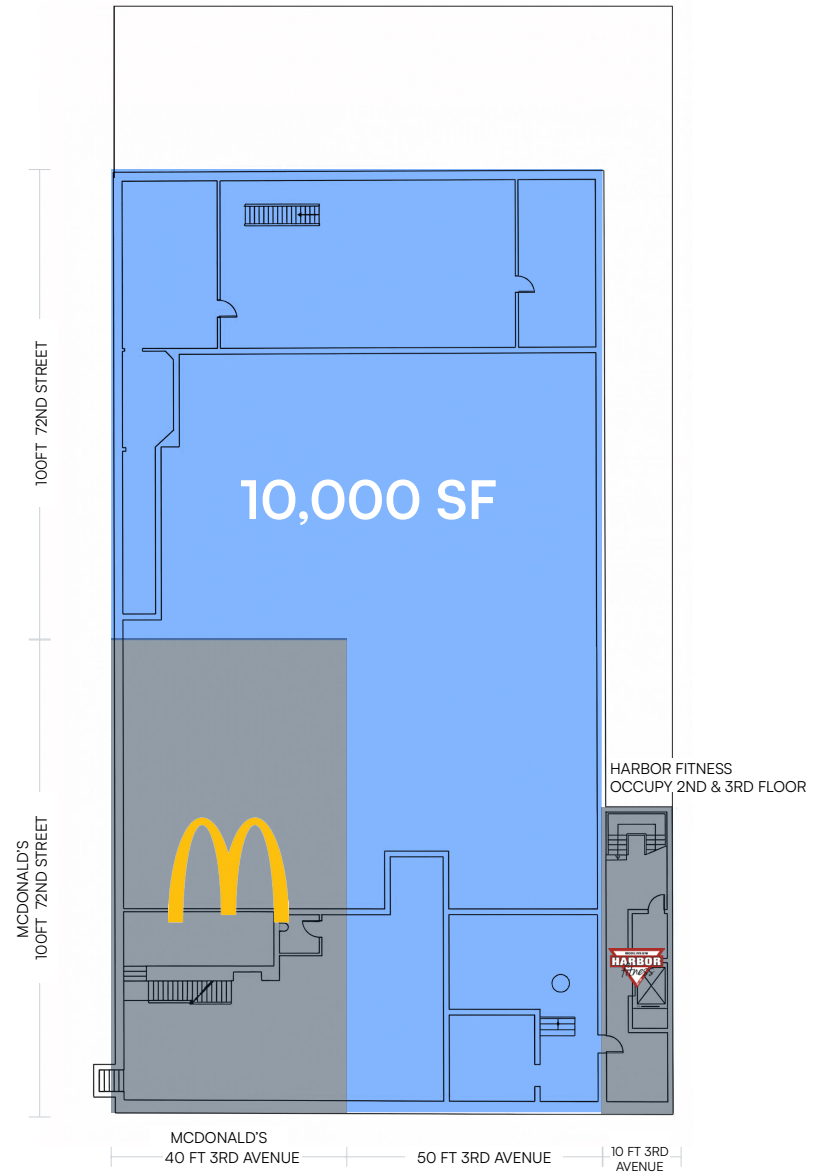
- Medical Grade Recovery Operators Like IV Drip Therapy, Cryotherapy, Hyperbaric Oxygen, Red Light Therapy, and Esthetic Services. Creating the Perfect Synergy Between Harbor Fitness "Work/Train" Here and Ultimate Wellness & Recovery Operator "Rest/Recover" Here
- Essential Medical & Community Health 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



FLOOR PLANS



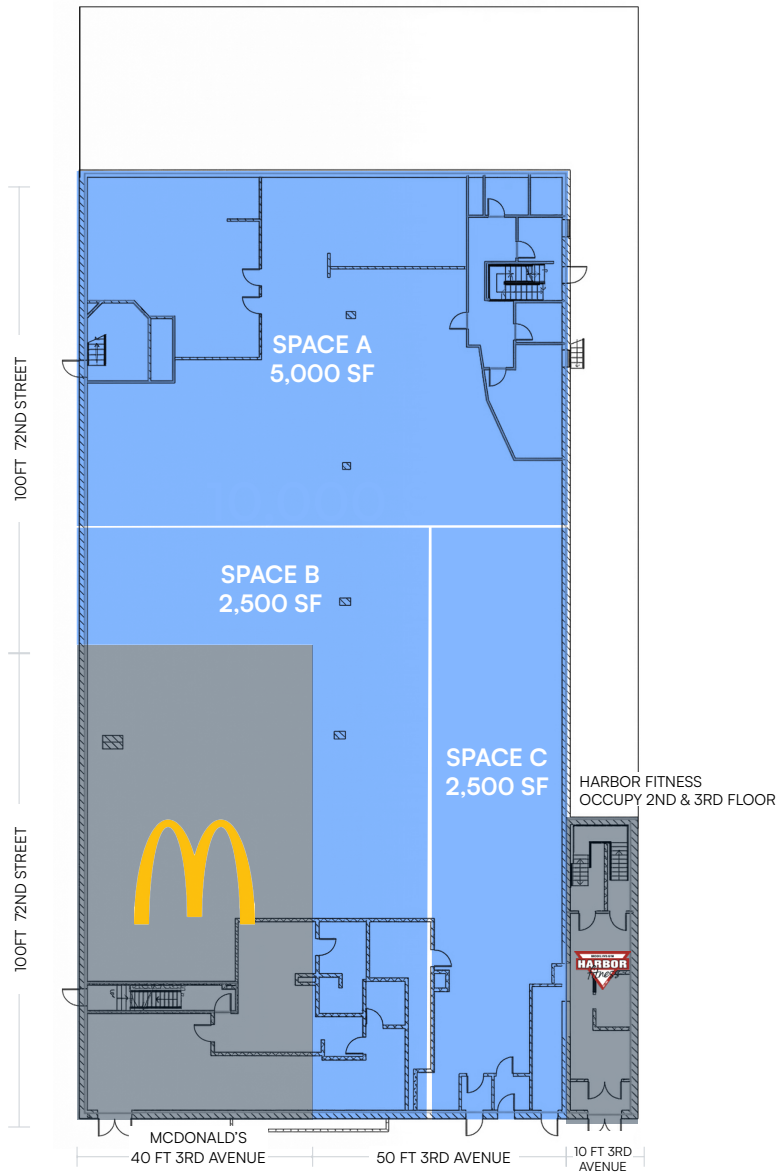
FIRST FLOOR



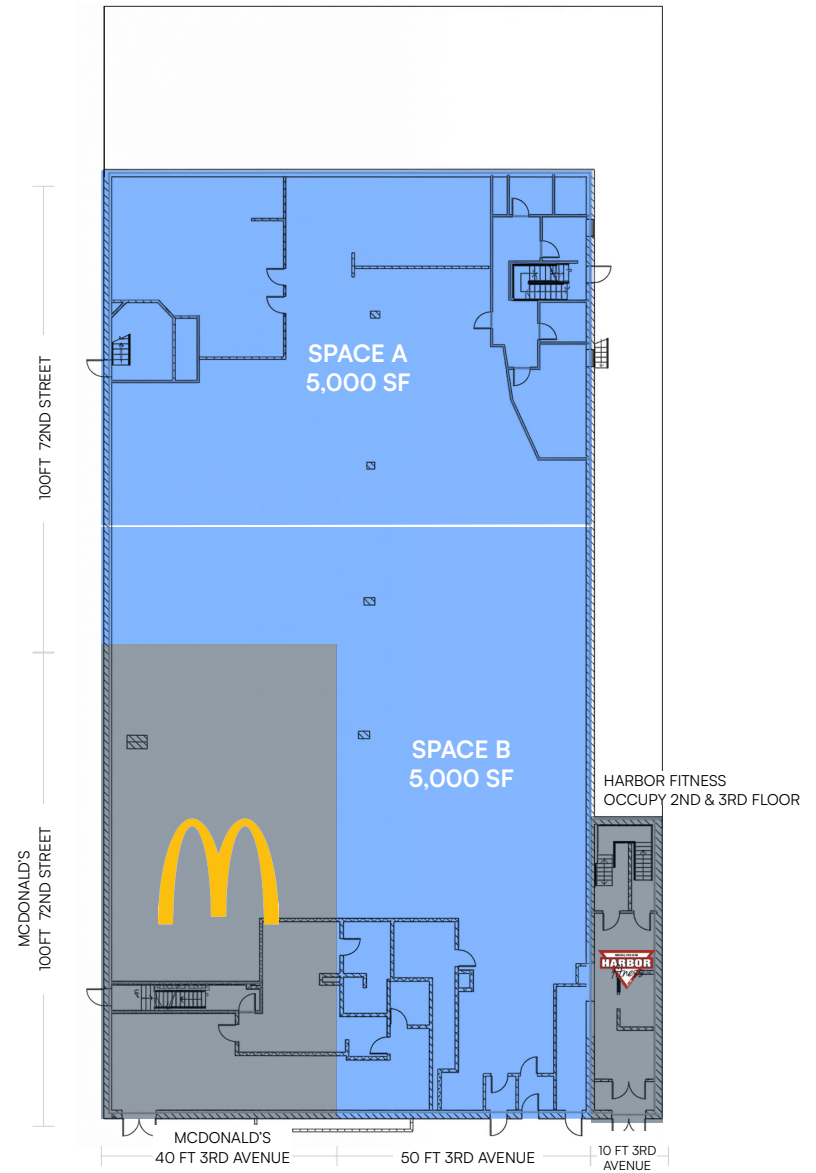
CELLAR

All square footages are approximate

DIVISION OPTIONS



FIRST FLOOR - OPTION 1



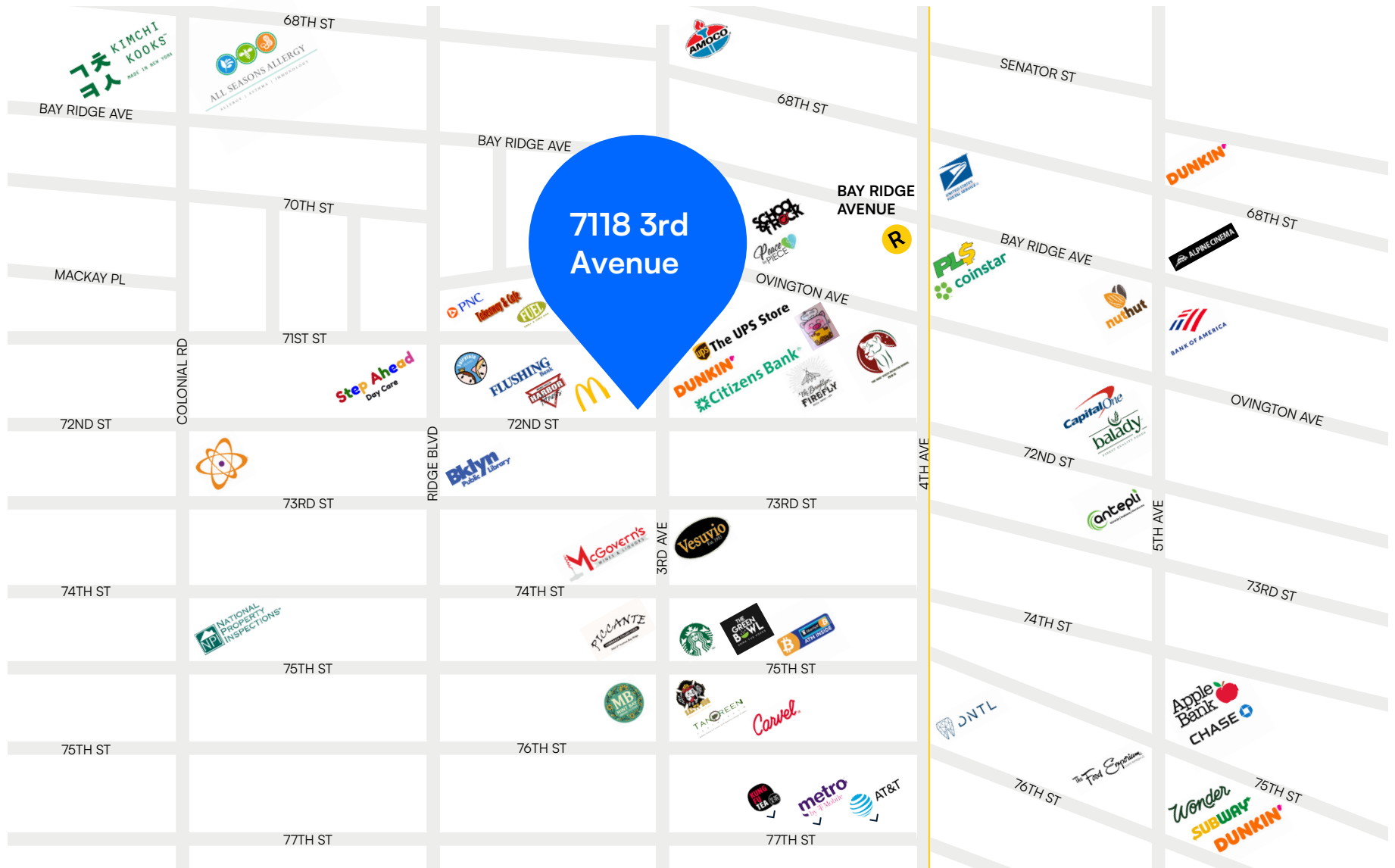
FIRST FLOOR - OPTION 2

All square footages are approximate

PROPERTY PHOTOS



RETAIL MAP



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TSC.