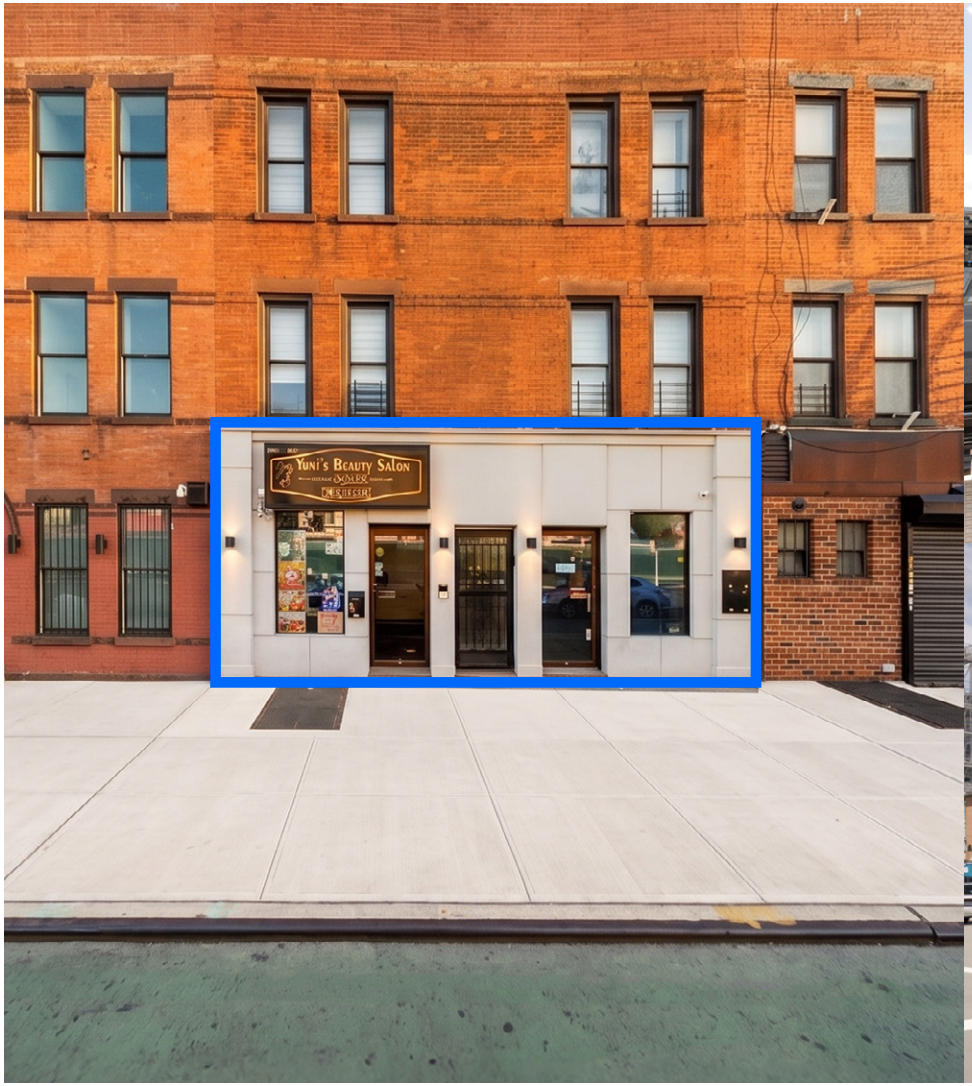
895 4TH AVENUE, BROOKLYN, NY 11232

FOR LEASE

900 – 1,800 SF VERSATILE GROUND FLOOR RETAIL SPACES WITH PRIVATE BACKYARD

Between 34th Street & 33rd Street



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TRI STATE COMMERCIAL®

PROPERTY SUMMARY

LOCATION

Located in the Sunset Park neighborhood of Brooklyn.

HIGHLIGHTS

- Brand New Subway Station Being Built Directly in Front of Property
- Located in a High Foot & Vehicle Traffic Corridor
- Surrounded by National Retailers, Local Boutiques, Office Towers, and Corporate Headquarters
- Dense Residential Population Nearby
- Steps From Major Subway and Bus Lines
- Easy Access to Public Transit, Highways, and Bridges
- Located Two Blocks From IC

SPACE DETAILS

- Ceiling Heights Up to 9 FT
- Excellent Street Frontage With 9 FT to 27 FT of Frontage
- High-Visibility Ground Floor Retail Opportunity With Option to Combine Both Storefronts
- Renovated Vanilla Box Spaces in Clean Condition
- Inline Retail Spaces With Ground Floor Access
- Plumbing and HVAC Systems in Place
- Backyard Access Included
- Each Space Includes Two Means of Egress With Front and Backyard Entrances

AVAILABLE SPACES

- Space A: 900 SF
- Space B: 900 SF
- Space A + Space B: 1,800 SF

TRANSPORTATION

D N R W Trains at 34th Street

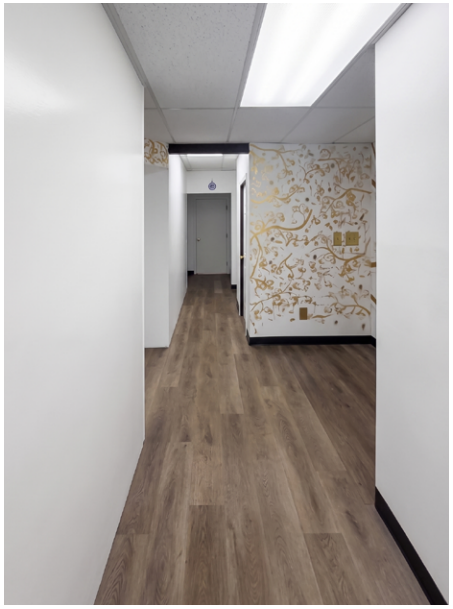
B11 B37 B63 X37 Bus Lines

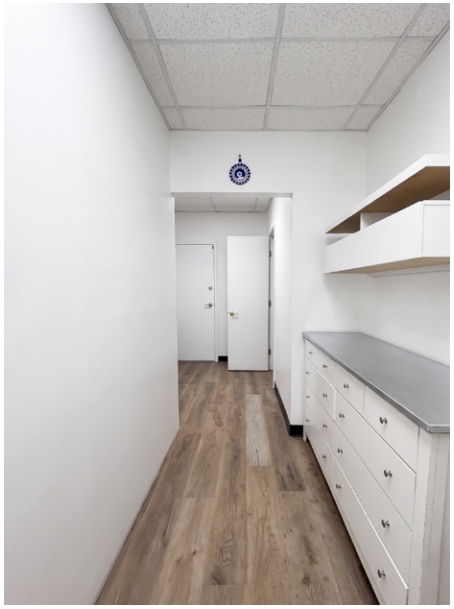
NEIGHBORS

Popeyes Louisiana Kitchen, Planet Fitness, Sunset Bagels, Metro by T-Mobile, Don Paco Lopez, El Sazón de Petrica, New King Wok, Nieves Tia Mimi, Luigi's Pizza, Ricos Tacos, Sunset Bagels, Hispanic Deli & Grocery, Go Picadera, and more!

TSC.

PROPERTY PHOTOS





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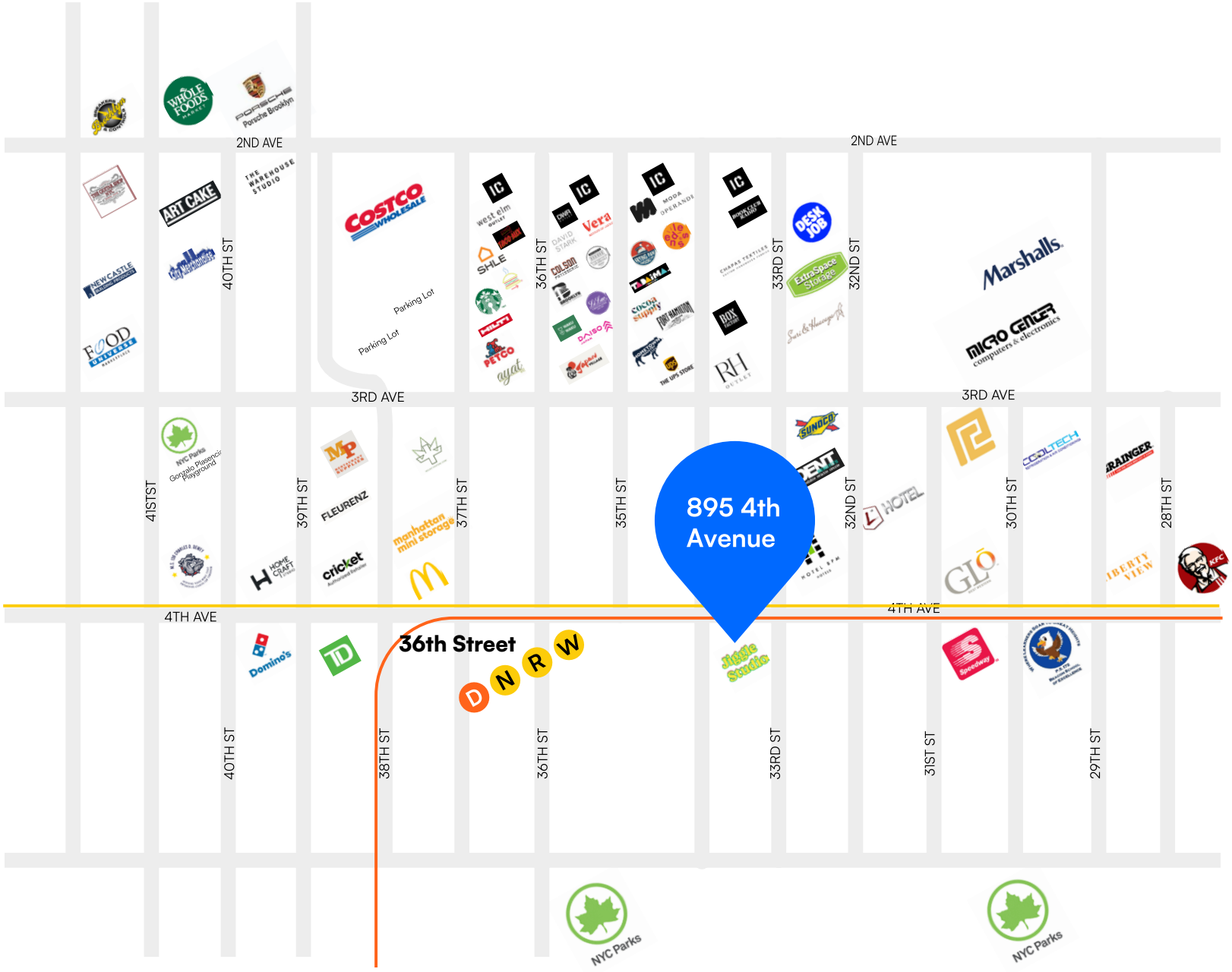
RETAIL MAP



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