

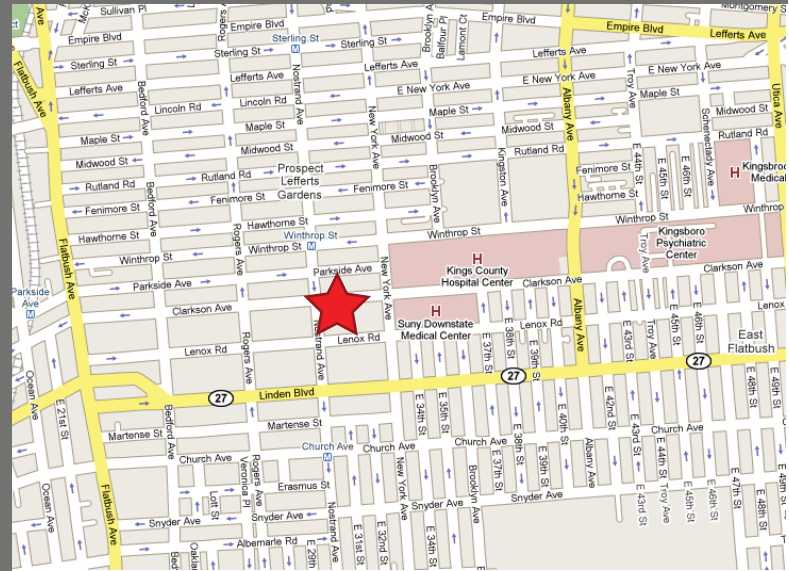
1295 Nostrand Ave - For Lease

Brooklyn, NY 11226 - Flatbush

Retail Space For Lease



Retail Leasing



Location: SE Corner of Nostrand Ave & Clarkson Ave

Block - Lot: 4837 - 17, 19, 21, 22

Lot Size: 16,400 SF (approx)

Building Size: 3,230 SF (approx.)

Frontage: 80 FT on Nostrand Avenue
130 FT on Clarkson Avenue

Zoning: R7-1/C2-1

Real Estate Taxes: \$20,656 (09/10)

Annual Rent: \$150,000 NNN

TRANSPORTATION

Q stop at Parkside Avenue 4 blocks away

2 5 stop at Winthrop St 2 short blocks away

B12 & B44 lines service Clarkson Ave & Nostrand Ave

NEIGHBORING TENANTS

Duane Reade, CVS, Family Dollar, C-Town, Key Food, Rent-A-Center, Chase, McDonald's, Walgreens

FEATURES

- 1 block from 4 major hospitals including: Kings County Hospital, SUNY Downstate Medical Center, Kingsbrook Jewish Medical Center, & Kingsboro Psychiatric Center
- Largest hospital center in the country
- At corner of 3-way traffic signal
- The only drive-thru plus parking retail opportunity in the area
- Potential for over 100,000 SF of land
- Over 6.8 million annual subway transfers within 1/2 mile

For Further Information, Please Contact Leasing Team:

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