

FOR LEASE



3678 Nostrand Avnue

Sheepshead Bay, Brooklyn, NY 11229

1,500 SF (30' x 50') plus Basement

Across from Sheepshead Bay and Nostrand Housing

Rent: TBD, Net

RE Taxes: \$6,620 per year

Metro Commercial & Business Brokers, Inc.

www.metrocbb.com#

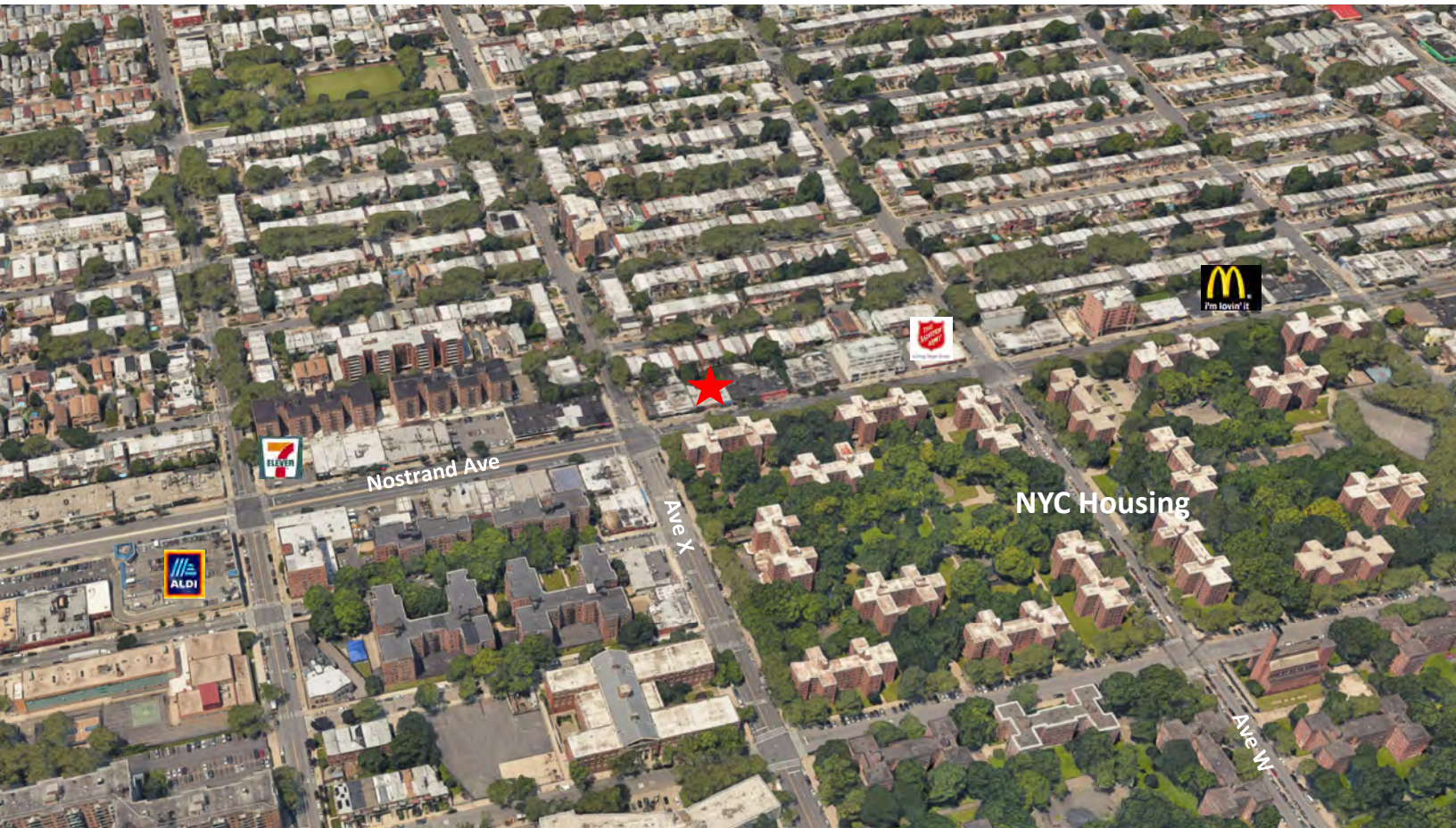
John Wilmarth 516 640-5440 x 1
john@metrocb.com

Gerry Dantone 631 623-6914
metrocb@aol.com

**3678 Nostrand Ave
Brooklyn, NY 11229**

**John Wilmarth 516 640-5440 john@metrocbb.com
Gerry Dantone 631 623-6914 metrocb@aol.com**

Located in on busy Nostrand Avenue across from NYC Sheepshead Bay and Nostrand Housing with 2,204 units. Nostrand Avenue is the main shopping street in the area with numerous national, regional and local business. B36, B44 and B44-SBS bus lines are located on the corner just steps from the store.



PROPERTY INFORMATION

Address: 3678 Nostrand Ave
Brooklyn, NY 11229
Tax Payer

Store Size: 1,500 SF (35' x 100')
Plus Basement

Other Tenants: Thai Basil, Pia's Pizza and Gyro BBQ

Rent: TBD, net.

RE Tax: Property total \$33,097. Tenant's pro rata share is 20%.

DEMOGRAPHICS

| 2020 | 1 Mile | 2 Mile | 3 Mile |
|--------------------------|----------|----------|----------|
| Estimated Population | 90,102 | 289,129 | 566,722 |
| Households | 35,897 | 112,928 | 211,091 |
| Average Household Income | \$88,374 | \$89,918 | \$88,850 |
| Median Household Income | \$64,889 | \$63,126 | \$63,026 |

The information contained herein has either been given to us by owner of the property or obtained from sources that we deemed reliable. We have no reasons to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. The value of this prospective investment is dependent upon these estimates and assumptions as well as the investment income, the tax bracket, zoning information and other factors which your tax advisor, architect and legal counsel should evaluate. The prospective buyer should carefully verify each item of income, measurements, zoning and all other information contained herein. We bear no responsibility for misprint or inaccurate information.