

THREE POINT REAL ESTATE

# 878 Nostrand Avenue

CROWN HEIGHTS, BROOKLYN 11225



THREE POINT REAL ESTATE



## DETAILS

LOCATION:	Corner of Nostrand & President St
DIMENSIONS:	27.5' x 108.2'
RETAIL SF:	2,976 SF
STATUS:	Brand New Vanilla Box
CEILING HEIGHT:	11'
ZONING:	R6/C1-3
RENT TYPE:	Modified Gross

## NEIGHBORING RETAILERS



## HIGHLIGHTS

- Across the street from 25 on Nostrand & President
- Directly across the street from 240 individually owned co-op units at 837-863 Nostrand Avenue
  - > Home to an estimated 1,000+ residents
  - > Provides a strong built-in residential population at the doorstep of 878 Nostrand Avenue
- One block from Medgar Evers College at 902 Nostrand Avenue
  - > Serves approx. 7,150 students and 700+ faculty members, anchoring the Nostrand Avenue corridor
  - > Campus spans over 150,000/SF and delivers consistent local foot traffic and demand for retail services from both students and faculty

**ASKING RENT: \$65/SF**

For Further Information, Please Contact:

**Stephen Safina | Principal Broker**

O: 718-635-0712 | C: 516-643-0161

E: [ssafina@threepointre.com](mailto:ssafina@threepointre.com)

All information contained herein has been provided by ownership or gathered from sources deemed reliable. While we believe the information to be accurate, no warranty or representation, express or implied, is made as to the accuracy, completeness, or current validity of the information presented. All square footage, measurements, and financial figures are approximate and subject to change without notice. Figures such as operating expenses, rent rolls, or square footage may include estimates and are subject to change without notice. Prospective purchasers or tenants and their advisors are strongly encouraged to independently verify all information and conduct their own due diligence. Neither ownership nor broker shall be held liable for any errors, inaccuracies, omissions, or misstatements.