

3779-3861 NOSTRAND AVE
BROOKLYN, NEW YORK



DEDICATED
**ON-SITE
PARKING**
(±200 CARS)

11,000
CARS PER DAY
ON NOSTRAND AVE

EASY ACCESS TO
**B36, Bx44,
& BM3**

2 BLOCKS NORTH OF
**SHORE PKWY,
WATERFRONT**

SPACE FOR LEASE

~~±1,000 SF~~ — **LEASE OUT**

±2,000 SF

±1,874 SF* (former medical space)

±839 SF - ±2,918 SF* (endcap)

±3,669 SF** (partial pad)

±2,903 SF** (partial pad)

- Located on the east side of Nostrand Ave between Avenues Y and Z, South Brooklyn's most highly trafficked, major shopping corridor
- Sheepshead Bay is a burgeoning residential market, with ±600 units in the pipeline
- 1 mile to B and Q subway station
 - * Combine for 4,792 SF
 - ** Combine for 6,572 SF



CONTACT EXCLUSIVE AGENT:

MIA ABDU

914.968.8500 x326

mabdou@rmfriedland.com

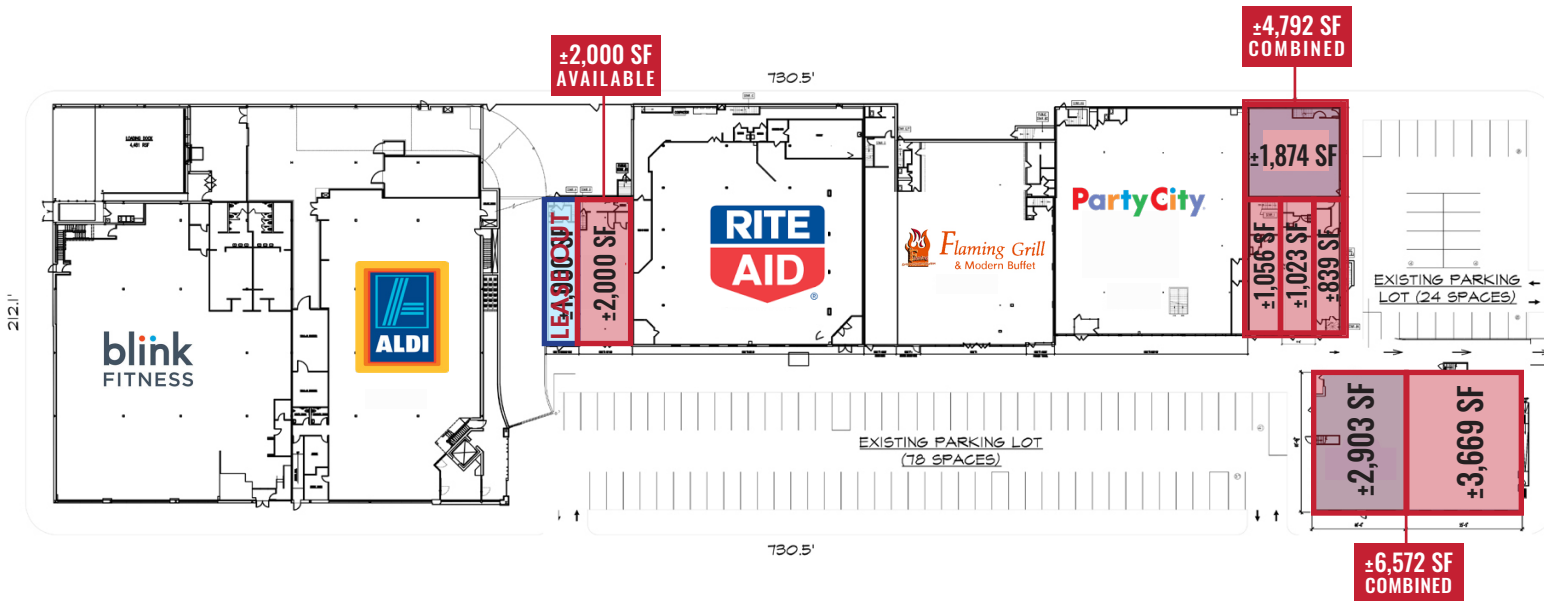
RM FRIEDLAND

COMMERCIAL REAL ESTATE SERVICES

440 Mamaroneck Ave • Harrison, NY 10528 • rmfriedland.com

3779-3861 NOSTRAND AVE BROOKLYN, NEW YORK

**±2,000 SF to ±6,572 SF
FOR LEASE**



DEMOGRAPHICS

	.25 MILE	.5 MILE	1 MILE
Population	6,732	26,543	79,710
Number of Households	2,951	10,877	32,035
Average HH Income	\$100,288	\$96,122	\$103,096
Annual HH Expenditure	\$209.73 M	\$744.57 M	\$2.31 B
Annual Retail Expenditure	\$98.18 M	\$348.27 M	\$1.08 B

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3779-3861 NOSTRAND AVE BROOKLYN, NEW YORK

**+2,000 SF to ±6,572 SF
FOR LEASE**



0.8 miles to
Belt/Shore Pkwy



B & Q Trains
Sheepshead Bay Station



Easy access to
B36, Bx44, and BM3

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