

**STREET RETAIL/COMMUNITY FACILITY/FITNESS/MEDICAL/  
MIXED USE/OFFICE/QSR/RESTAURANT/SHOPPING CENTER**

# **NOSTRAND PLACE**

Located at 3780-3852 Nostrand Avenue Between Avenue Y and Avenue Z

**SHEEPSHEAD BAY**  
BROOKLYN | NY

Up To  
**7,396 SF\***  
Available for Lease  
\*Divisible



## SPACE DETAILS

### LOCATION

Located on Nostrand Avenue between Avenue Y and Avenue Z

### SIZE - GROUND FLOOR

Space A	2,108 SF*
Space B	1,131 SF*
Space C	2,627 SF*
Space D	1,530 SF*
<b>Total</b>	<b>Up to 7,396 SF*</b>

\*Divisible

### STATUS

Space A	Currently Dollar 123
Space B	Formerly Physical Therapy
Space C	Formerly Furniture Store
Space D	Formerly Dance Studio

### POSSESSION

Space A	Arranged
Space B	Immediate
Space C	Immediate
Space D	Immediate

### EXTRAS

CAM	\$3.60
INS	\$0.36
Tax	\$10.07

### NEIGHBORS

Rite Aid, ALDI, Bliink Fitness, Flaming Grill and Modern Buffet, Advance Auto Parts, Chase Bank, Investor Bank

### COMMENTS

Densely populated Sheepshead Bay neighborhood of Brooklyn, NY

Dedicated parking lot in rear of building

Located just 2 blocks north of Shore/Belt Parkway, three blocks from the Emmons Ave waterfront

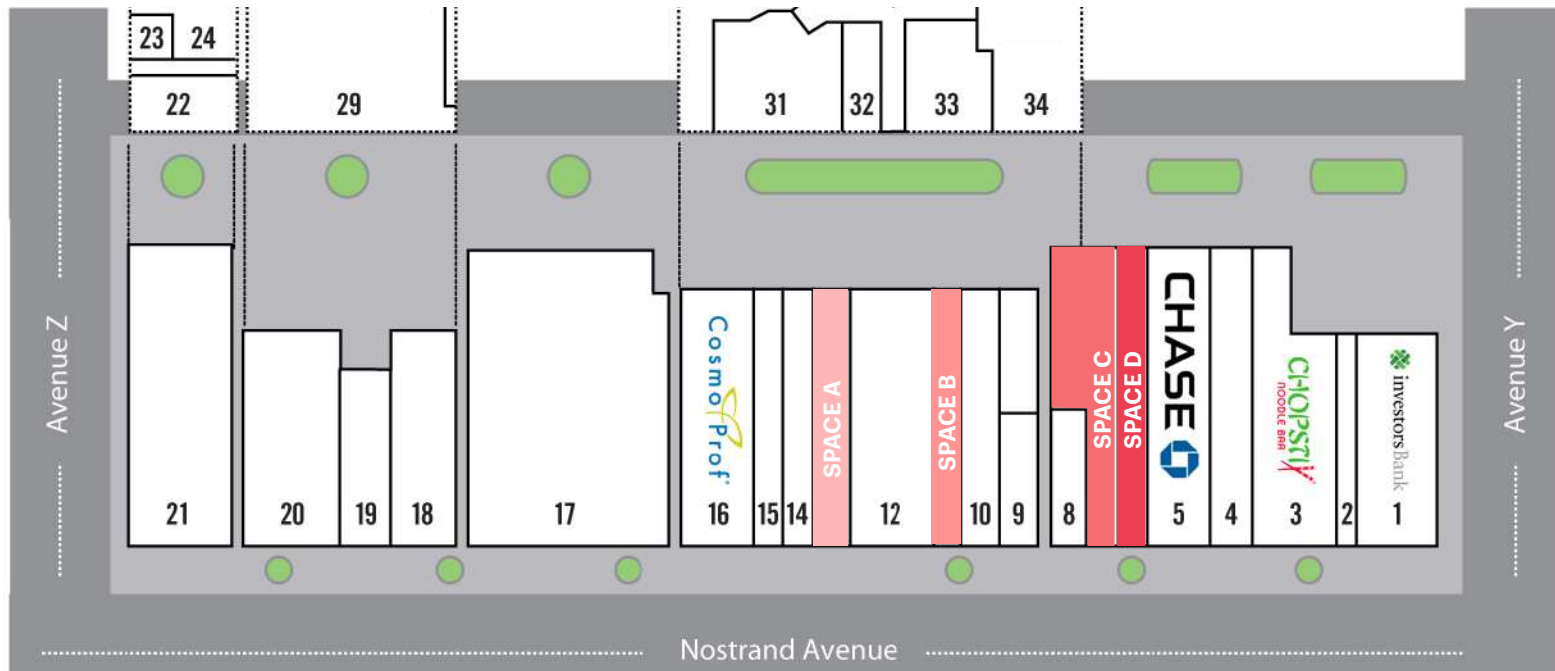
### TRANSPORTATION

2019 Ridership Report

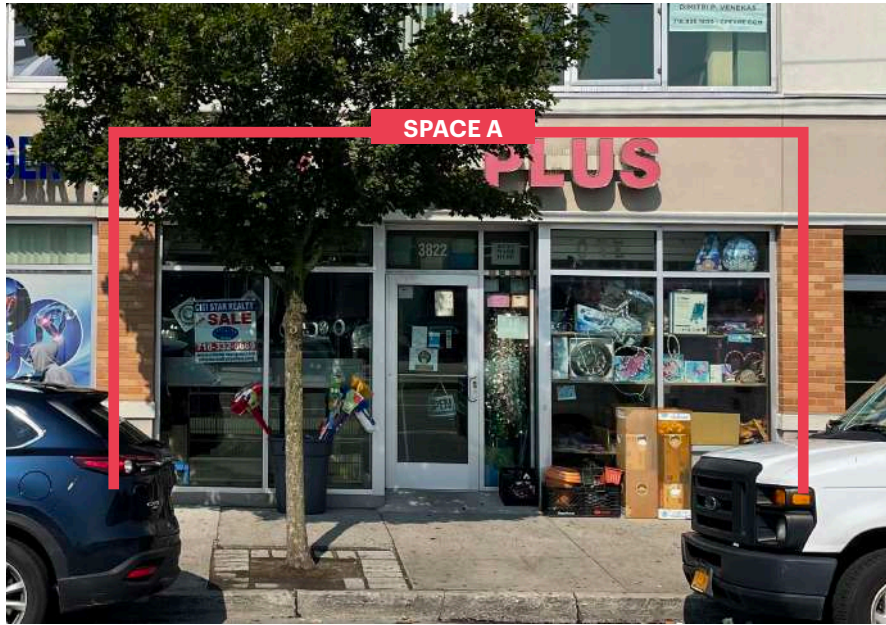
<b>Bus B36</b>	
Annual	3,562,531
Weekday	11,795
Weekend	10,265

<b>Bus B44</b>	
Annual	10,079,995
Weekday	31,375
Weekend	38,484

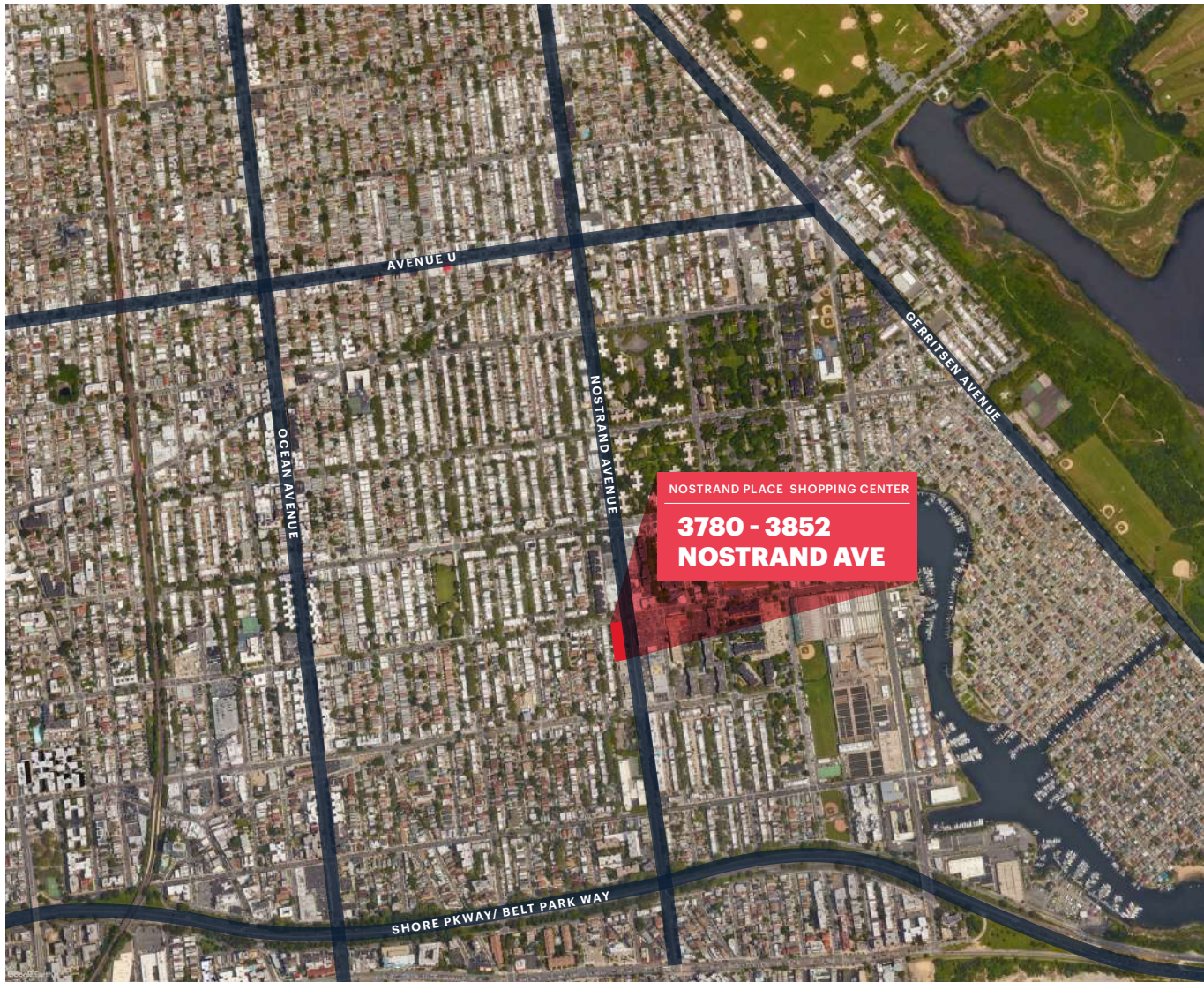
## GROUND FLOOR - SITE PLAN



# SITE PHOTOS



## AREA MAP



## CONTACT EXCLUSIVE AGENTS

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