

203

AVENUE U

SHEEPSHEAD BAY, BROOKLYN

Corner of Avenue U & West 5th Street

RETAIL/RESTAURANT FOR LEASE

APPROXIMATE SIZE

1,550 SF + Full Basement

ASKING RENT

\$7,900/Month

POSSESSION

Immediate

TERM

Negotiable

FRONTAGE

20 FT / Avenue U
75 FT / W Fifth Street

COMMENTS

- Previously "Dunkin"
- Vented with gas and hood in place
- Wraparound window frontage providing natural light
- Perfect for dry-use concepts

NEIGHBORS

Dunkin Donuts • Flagstar Bank • Papa Johns Pizza • Cafe Caggiano • Westside Pharmacy • Cafe On The Hill • Elegante Pastry Shop • Vinny's Lunchbox • Living Room • Xoco House • Grand Fortune • Castell's • Bobby's Deli & Grill • Joe's Bar & Grill • Nuccio's Bakery • Food Universe Marketplace • Northfield Bank • PS95

TRANSPORTATION



NOAM AZIZ

Senior Director
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Associate
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CONCEPTUAL RENDERING



MERIDIAN
RETAIL LEASING

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by Meridian Capital Group. This information may include estimates and projections prepared by Meridian Capital Group with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While Meridian Capital Group believes these assumptions are reasonable, there can be no assurance that any of these estimates and projections will be correct. Therefore, actual results may vary materially from these estimates and projections. Any square footage dimensions set forth are approximate.



INTERIOR

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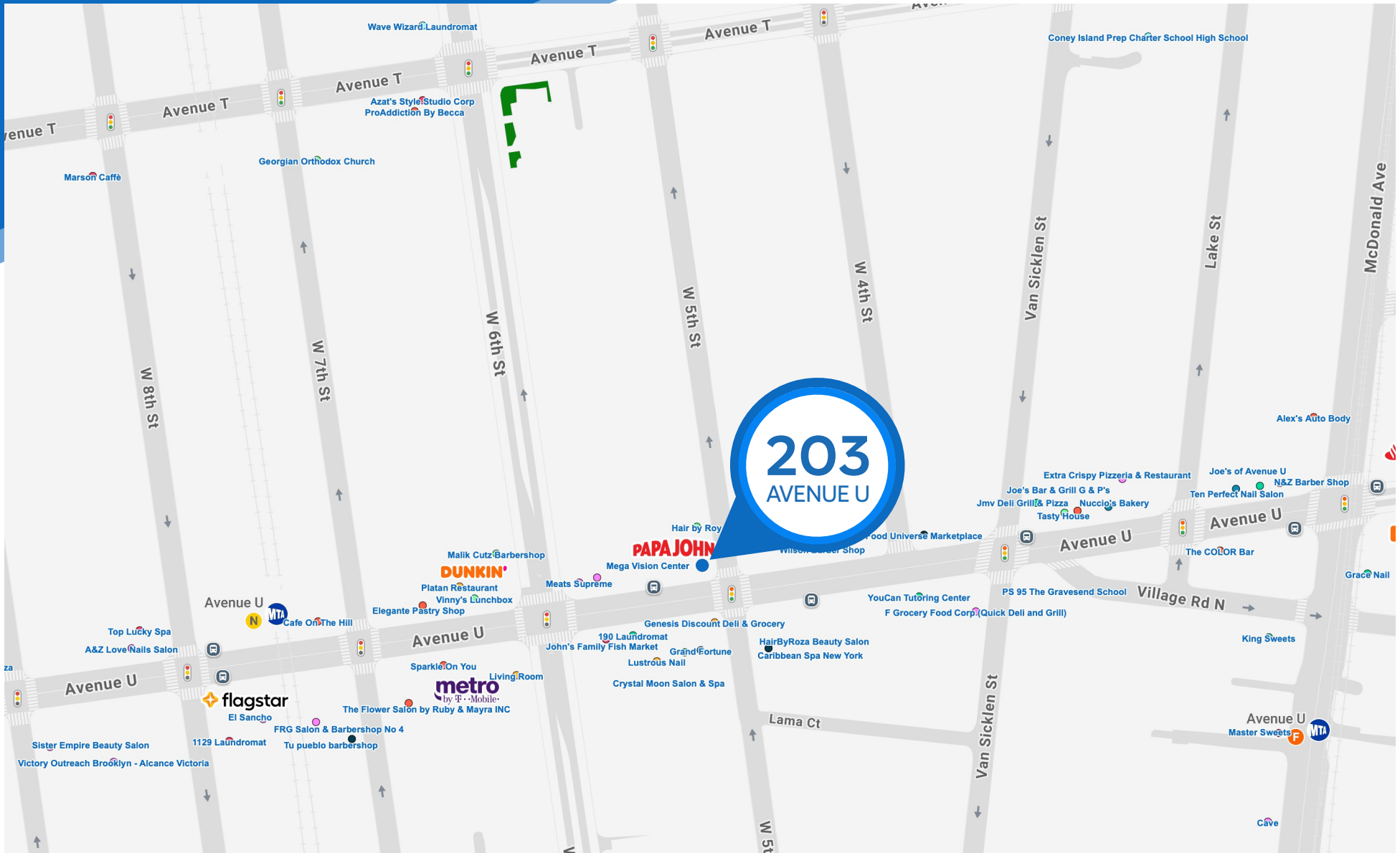
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