

800 BROADWAY, BROOKLYN, NY 11206

FOR LEASE

1,100 SF PRIME BED-STUY GROUND-FLOOR RETAIL WITH STORAGE SPACE

Between Broadway & Marcus Garvey Boulevard



AVAILABLE JANUARY 1ST, 2027

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TRI STATE COMMERCIAL®

PROPERTY SUMMARY

LOCATION

Located in the Bedford-Stuyvesant neighborhood of Brooklyn.

HIGHLIGHTS

- Located in a New Development
- Across from Woodhull Hospital
- Food, Shopping, Entertainment, and More in the Immediate Vicinity
- Steps from the Train

SPACE DETAILS

- Former Auntie Anne's Location
- 22 FT of Frontage
- 9 FT Ceilings
- Divisible
- **Gas Service:** 250 CFH | Approx. 250,000 BTU/HR
- Existing Gas Capacity Supports Current Bakery Use
- Heavy Cooking Uses May Require a Gas Meter/Service Upgrade
- **Electric:** 200 AMP, 3-Phase, 4-Wire Con Edison Service
- Existing Venting for Current Bakery Use
- Heavy Cooking Uses May Require a Type I Hood & Exhaust System
- Ideal for Quick-Service Food Concepts
- Existing Food-Service Infrastructure
- Existing Plumbing
- Signage Opportunity
- Ground-Floor Access
- Approx. 1,100 SF of Basement Storage Space

TRANSPORTATION

J M Trains at Flushing Avenue

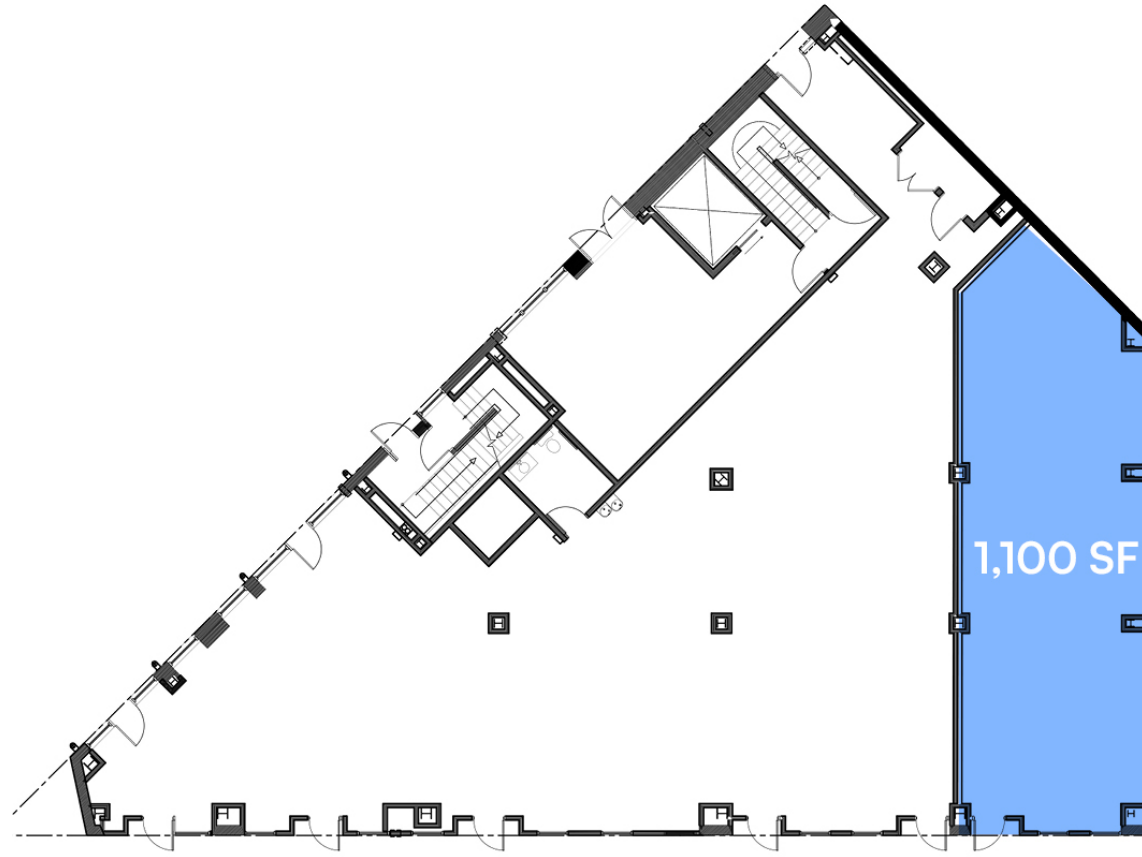
B47 B15 B46 B57 B43 Bus Lines

NEIGHBORS

Planet Fitness, Walgreens, Starbucks, Chipotle, Rainbow Shops, Taco Bell, McDonald's, Family Dollar, Auntie Anne's, Sonic Drive-In, Dunkin', Chase Bank, Foot Locker, and more!



FLOOR PLANS



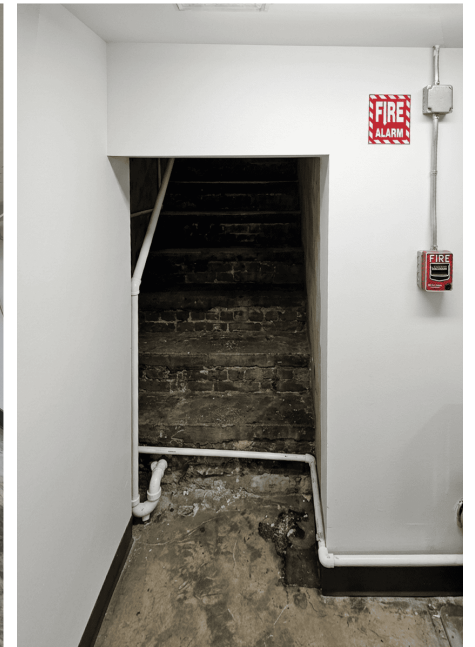
GROUND FLOOR

All square footages are approximate

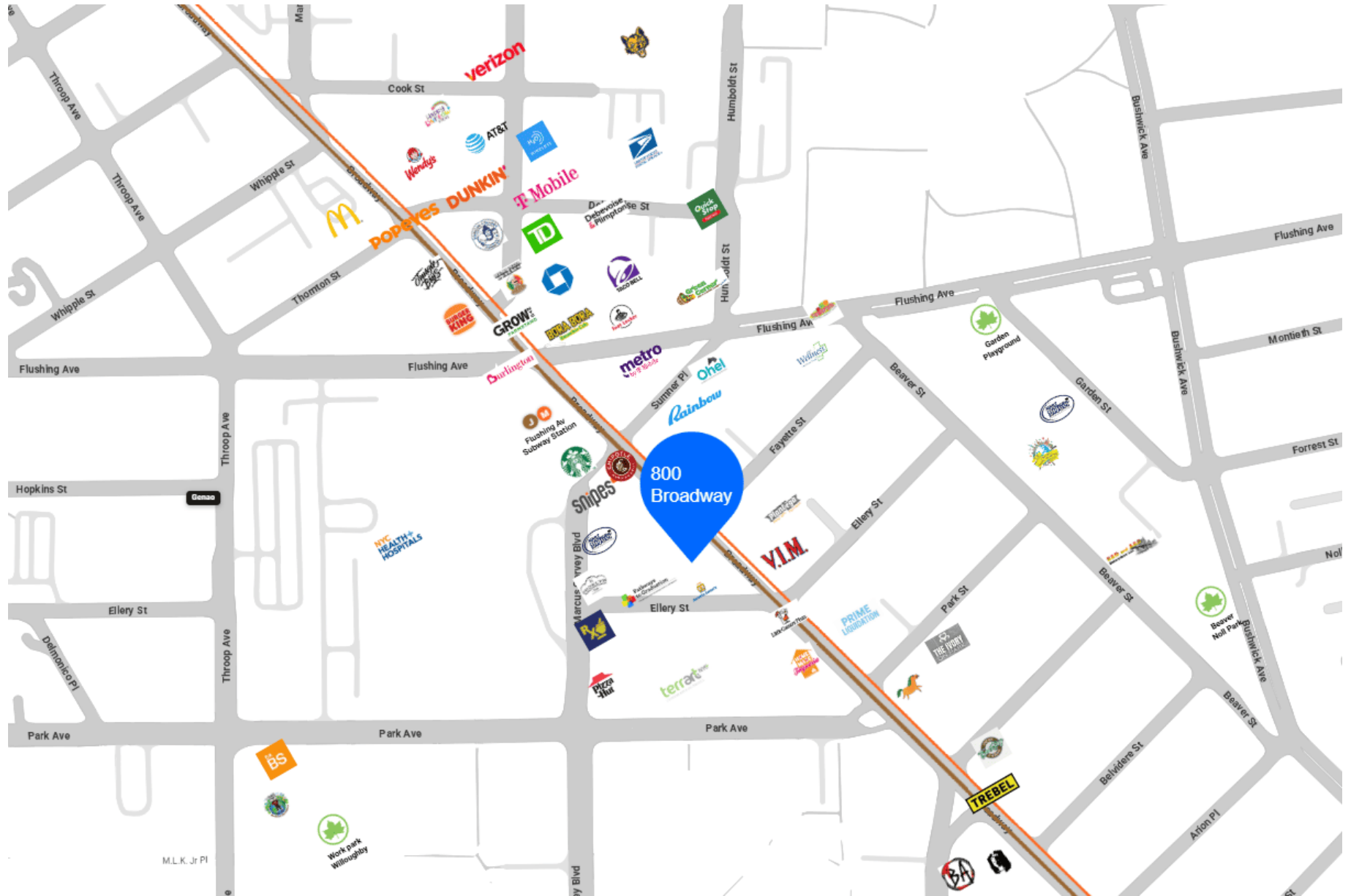
PROPERTY PHOTOS



PROPERTY PHOTOS



RETAIL MAP



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TSC.