

# 123

## MELROSE STREET BUSHWICK, BROOKLYN

Between Evergreen Avenue & Stanwix Street

RESTAURANT/RETAIL FOR LEASE

### APPROXIMATE SIZE

Space A: 2,077 SF  
Space B: 1,887 SF  
Space C Lower Level: 10,355 SF

### ASKING RENT

Upon Request

### POSSESSION

Immediate

### TERM

Negotiable

### FRONTAGE

75 FT on Evergreen  
41 FT on Melrose

### COMMENTS

- At the base of The Denizen, a 911-unit residential building
- Institutional ownership group
- Anchored by brand-new 14,000 SF Foodtown
- Direct access to monthly/transient parking garage
- Landlord is willing to contribute for build-out for F&B operators
- Located in the heart of the rapidly growing area of Bushwick

### NEIGHBORS

Foodtown • Sweet Anelle • Trillfit • Lovebirds • Keybar • Drip Coffee • The Little Whiskey • Yours Sincerely • Loncheria • Dayglow • Star Deli & Grill

### TRANSPORTATION



**JAMES FAMULARO**  
President

**BEN BIBERAJ**  
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**SAM TUCKER**  
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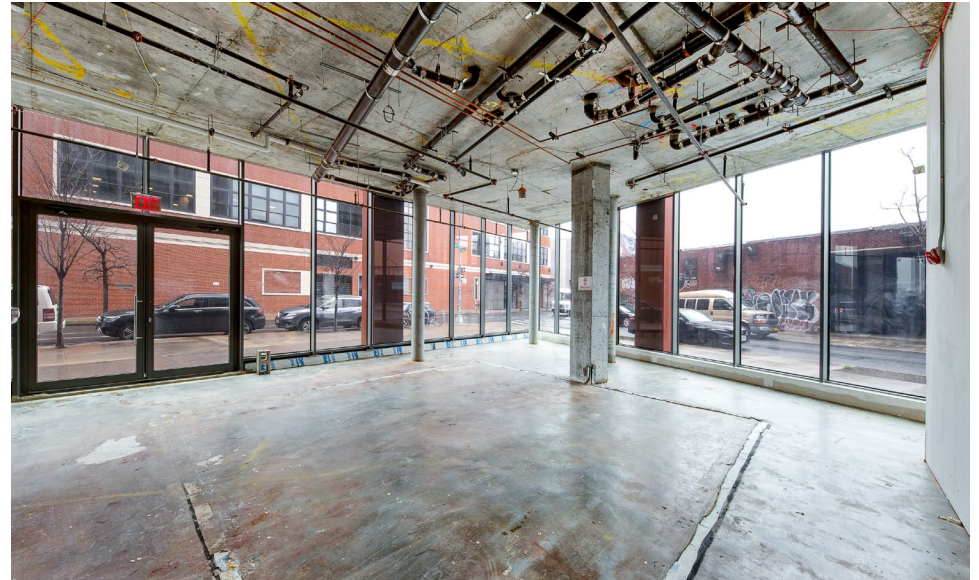
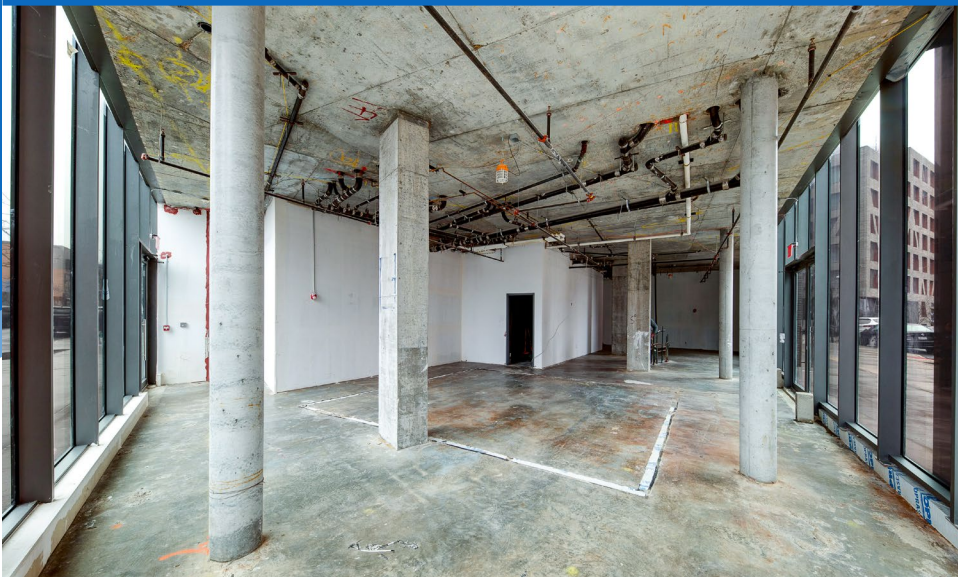
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## RESTAURANT/RETAIL FOR LEASE

SPACE A: 2,077 SF



INTERIOR | SPACE A

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## RESTAURANT/RETAIL FOR LEASE

FLOOR PLAN | TEST FIT SPACE A



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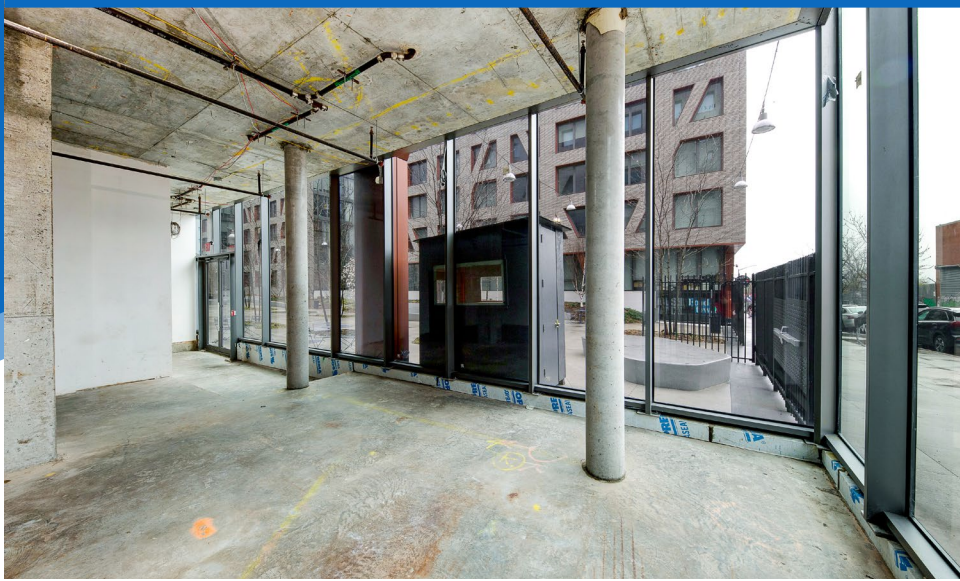


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BUSHWICK, BROOKLYN | Between Evergreen Avenue and Stanwix Street

## RESTAURANT/RETAIL FOR LEASE



SPACE B: 1,887 SF



INTERIOR | SPACE B

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## RESTAURANT/RETAIL FOR LEASE

FLOOR PLAN | TEST FIT SPACE B



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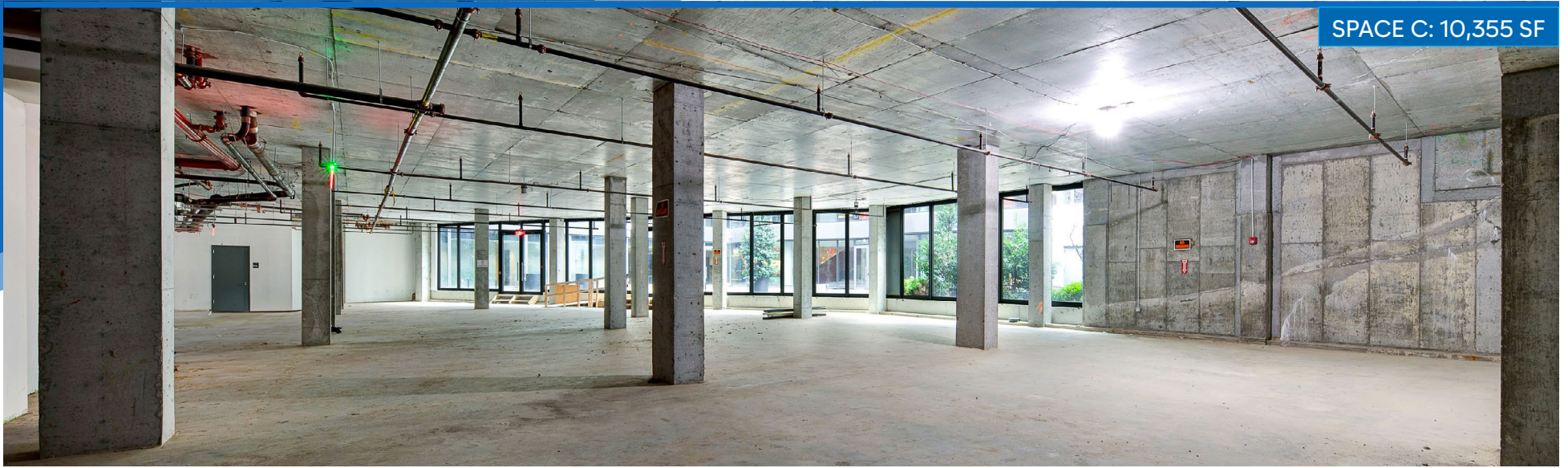
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## RESTAURANT/RETAIL FOR LEASE

SPACE C: 10,355 SF



INTERIOR | SPACE C

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