

35

ROGERS AVENUE CROWN HEIGHTS, BROOKLYN

Between Bergen & Dean Streets

RETAIL/OFFICE FOR LEASE

APPROXIMATE SIZE

Ground Floor: 1,500 SF
Basement: 1,000 SF
Backyard: 400 SF

ASKING RENT

Upon Request

POSSESSION

Arranged

TERM

Negotiable

FRONTAGE

10 FT

COMMENTS

- Prime Crown Heights location with excellent visibility in Grant Square
- Close proximity to LIRR and A,C,E subway lines
- Flexible layout suitable for retail, office, fitness, café, wellness, or service use
- All uses considered

NEIGHBORS

E & M E-Bike • Crown Heights Hardware • October Glory Salon & Wig Spa • La Napa • Love Lane • Island Pops • Café Cotton Bean • Oye General Motors • Akara House • Food for Negus

TRANSPORTATION

2 3 4 5 A C E S

MTA Long Island Rail Road

JAMES FAMULARO

President

JOSEPH HARARY

Director

212.468.5978

jharary@meridiancapital.com

STEPHEN LIGAMBI

Senior Associate

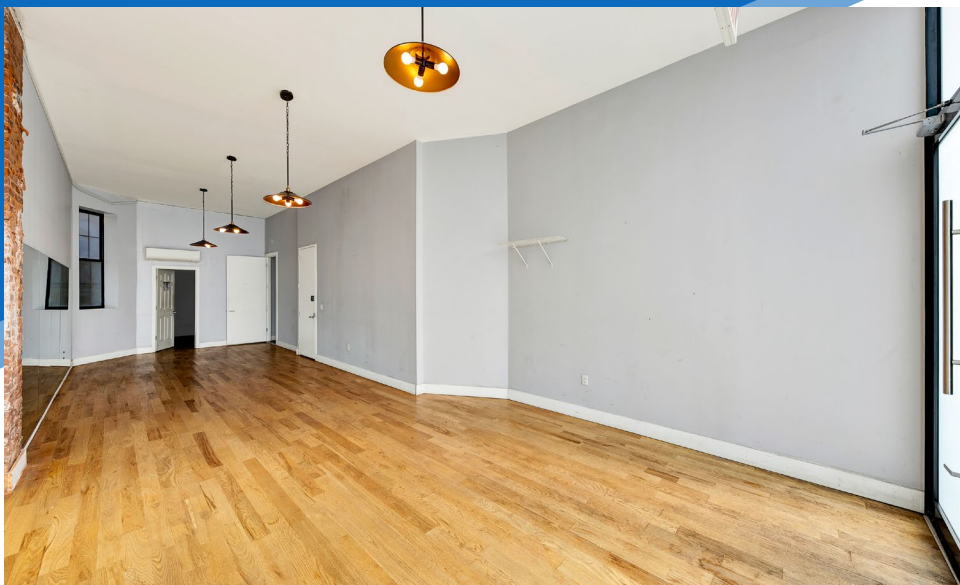
212.468.5985

sligambi@meridiancapital.com



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

JAMES FAMULARO
President

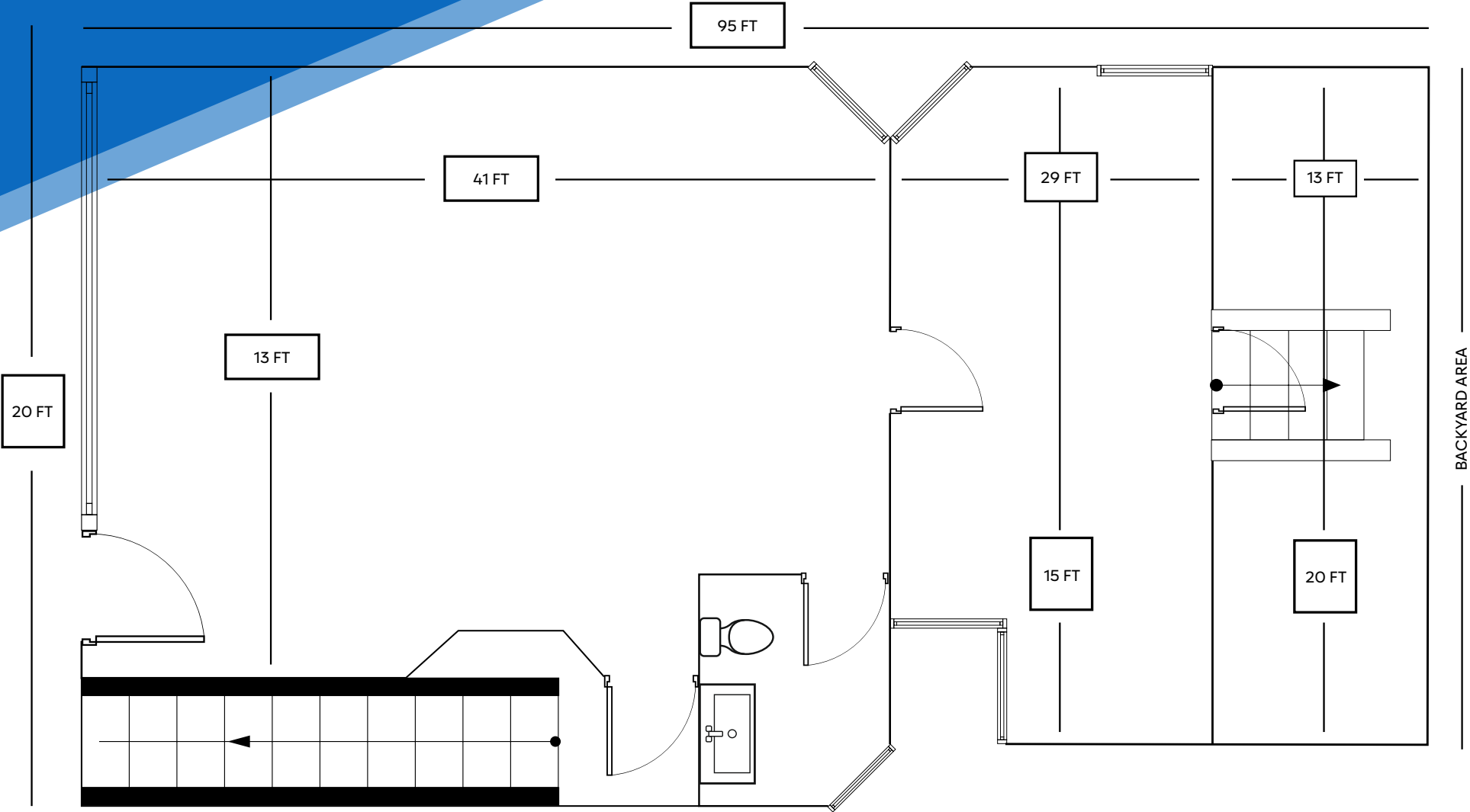
JOSEPH HARARY
Director
212.468.5978
jharary@meridiancapital.com

STEPHEN LIGAMBI
Senior Associate
212.468.5985
sligambi@meridiancapital.com



MERIDIAN
RETAIL LEASING

FLOOR PLAN



JAMES FAMULARO
President

JOSEPH HARARY
Director
212.468.5978
jharary@meridiancapital.com

STEPHEN LIGAMBI
Senior Associate
212.468.5985
sligambi@meridiancapital.com



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.

35 ROGERS AVENUE

CROWN HEIGHTS, BROOKLYN | Between Bergen and Dean Streets

RETAIL/OFFICE FOR LEASE



NEIGHBORS

JAMES FAMULARO
President

JOSEPH HARARY
Director
212.468.5978
jharary@meridiancapital.com

STEPHEN LIGAMBI
Senior Associate
212.468.5985
sligambi@meridiancapital.com



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.