

490A

JEFFERSON AVENUE

BED-STUY, BROOKLYN

Corner of Jefferson Avenue & Marcus
Garvey Boulevard

RETAIL FOR LEASE

APPROXIMATE SIZE

350 SF

ASKING RENT

~~\$2,500/Month~~ Reduced
\$2,300/Month

POSSESSION

Immediate

TERM

5 Years

FRONTAGE

18 FT

COMMENTS

- Retail space previously operating as "Licorice Nail Salon"
- Open layout with no columns
- Wide glass window frontage
- Strong retail corridor

NEIGHBORS

Nice Neighbor Gourmet Deli • Sofia's Bagels •
Natty Garden • FDNY • Brooklyn Waffle House
• Zig Zag Tiki • Sarraghina Restaurant

TRANSPORTATION



PROPERTY INFORMATION

DANIEL SHARGA

Associate
212.468.5976
dsharga@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.

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INTERIOR

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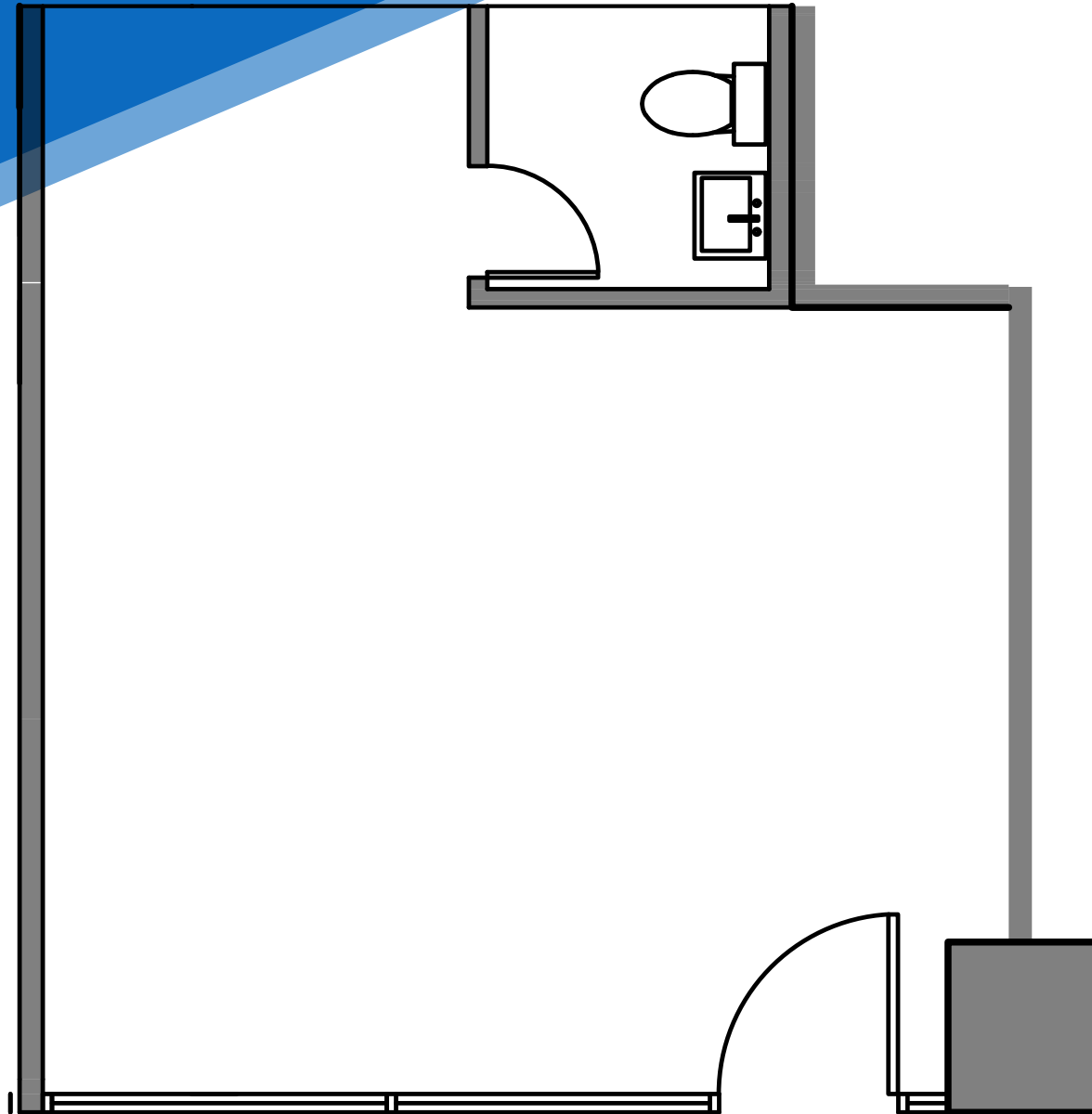
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FLOOR PLAN



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