

# 963-967

CONEY ISLAND AVENUE  
FLATBUSH, BROOKLYN

Corner of Coney Island & Newkirk Avenues

RETAIL FOR LEASE

#### APPROXIMATE SIZE

2,750 SF

#### ASKING RENT

\$7,000/Month

#### POSSESSION

Immediate

#### TERM

Negotiable

#### FRONTAGE

50 FT Wraparound

#### COMMENTS

- Turn-key corner medical opportunity, previously built-out for urgent and primary care
- Situated in a high density Brooklyn corridor with strong residential and retail presence
- Ownership highly motivated
- Soaring ceilings and exceptional natural light

#### NEIGHBORS

Papa John's • Humdard Pharmacy •  
Carvel • Hernandez Grocery • Fatima's  
Grill • Bora Bora Smoothie Cafe

#### TRANSPORTATION



PROPERTY INFORMATION

#### NOAM AZIZ

Senior Director  
212.468.5984  
naziz@meridiancapital.com

#### DANIEL ZACAİM

Associate  
212.468.5910  
dzacaim@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

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