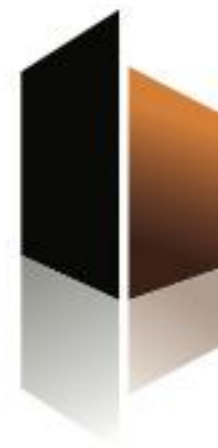


RETAIL SPACE FOR LEASE

802 AVENUE U

BROOKLYN, NY 11223



COMMERCIAL
ACQUISITIONS
REALTY SERVICES



FOR MORE INFORMATION ON THIS PROPERTY PLEASE CALL OUR OFFICE: 718.517.8700

PROPERTY DETAILS

LOCATION INFO

BETWEEN EAST 8TH ST & EAST 9TH ST

AVAILABLE SPACE

3,500 SF

BLOCK & LOT

07135-0001

BASE RENT

\$40 PSF

NEIGHBORHOOD

SHEEPSHEAD BAY

ZONING

R6A, C1-4, OP

COMMENTS

- RETAIL SPACE
- HIGH TRAFFIC AREA
- 45 FT FRONTAGE ON AVENUE U
- GREAT BRANDING OPPORTUNITY

TRANSPORTATION

B3

B68

B

F

Q

N

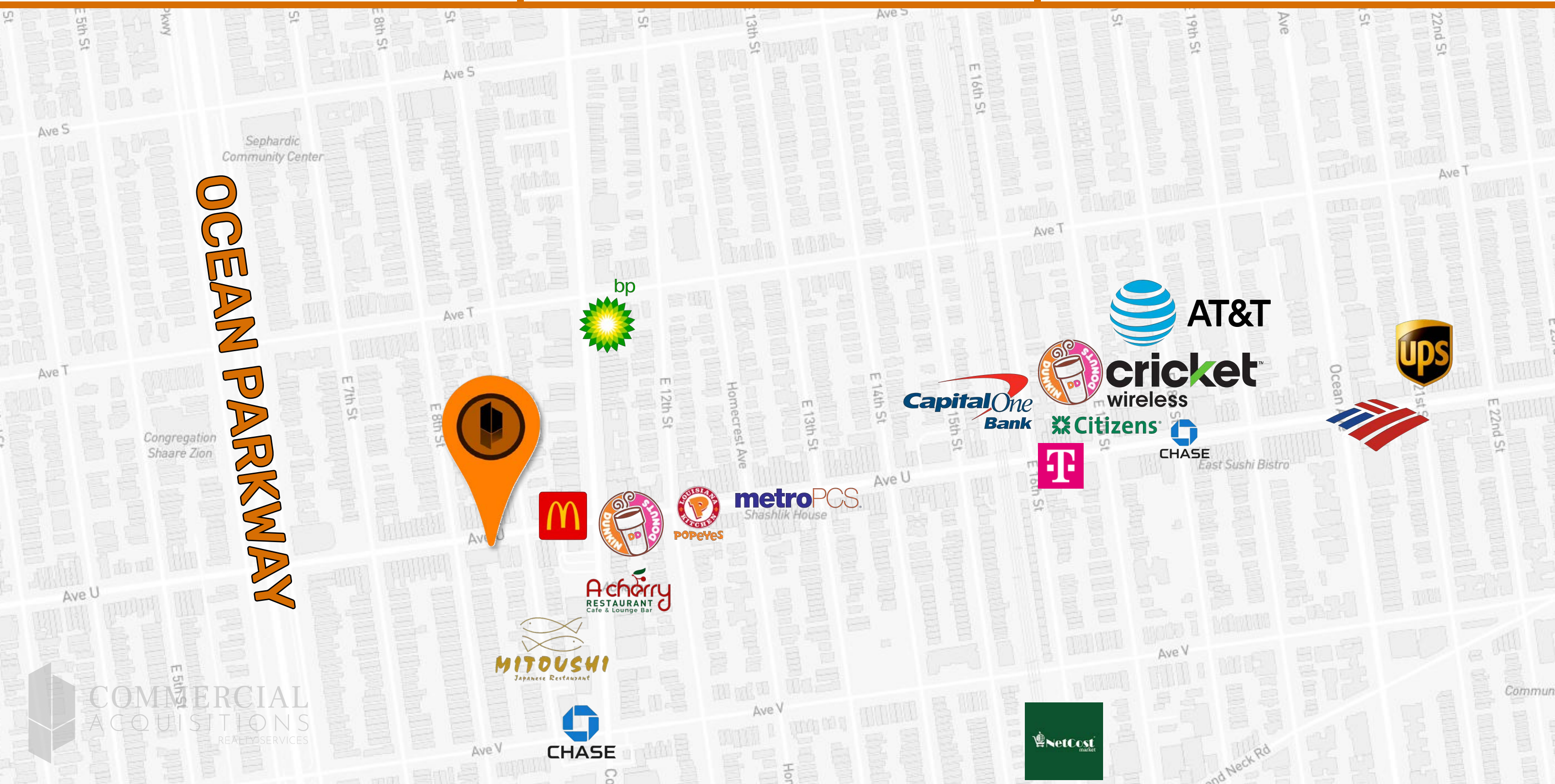
Walk Score
96

Transit Score
86

Bike Score
75

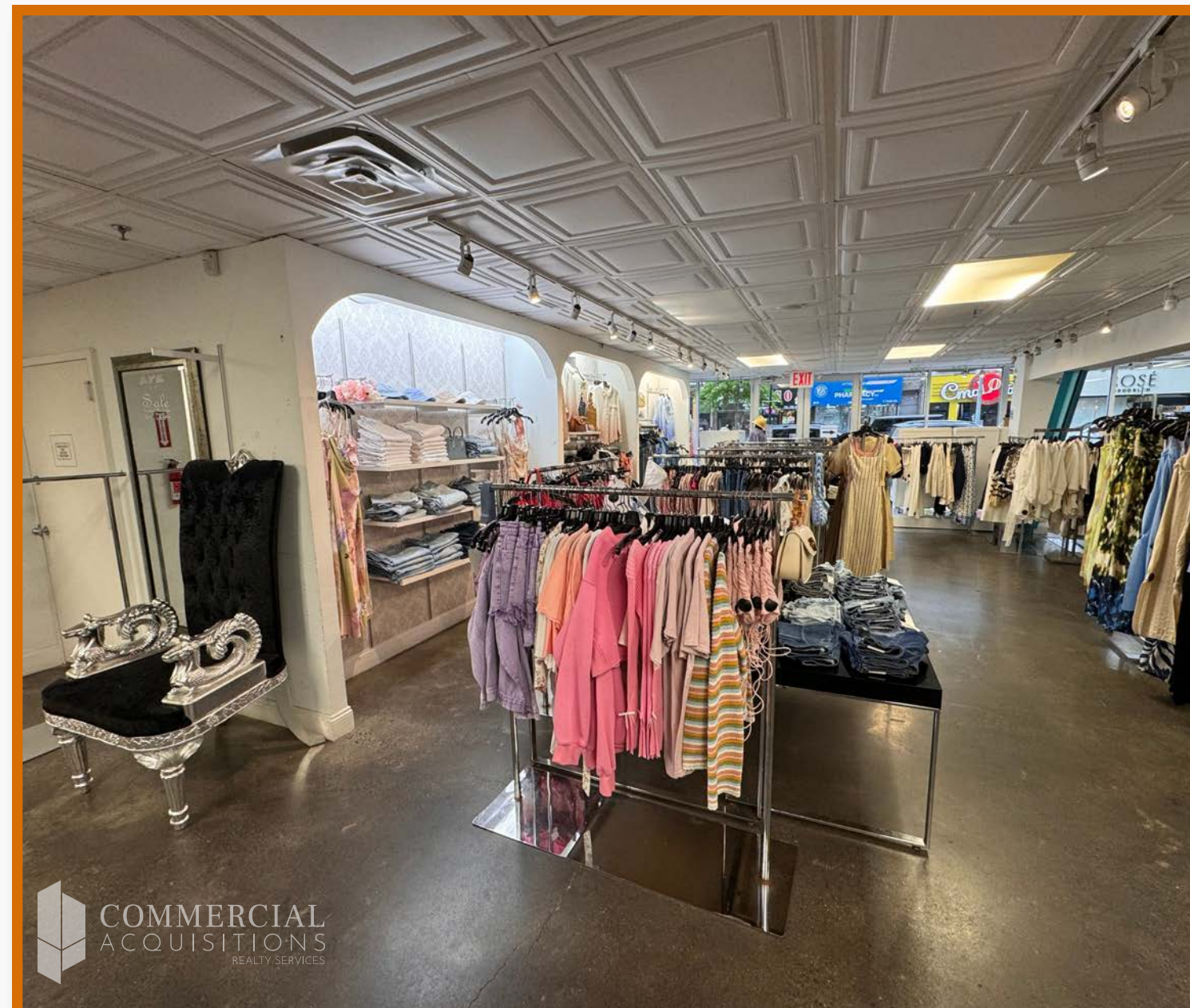
NEIGHBORHOOD TENANTS

- MCDONALD'S
- T-MOBILE
- POPEYES
- UPS
- NETCOST
- CHASE
- CAPITAL ONE
- DUNKIN'
- METRO PCS
- AT&T



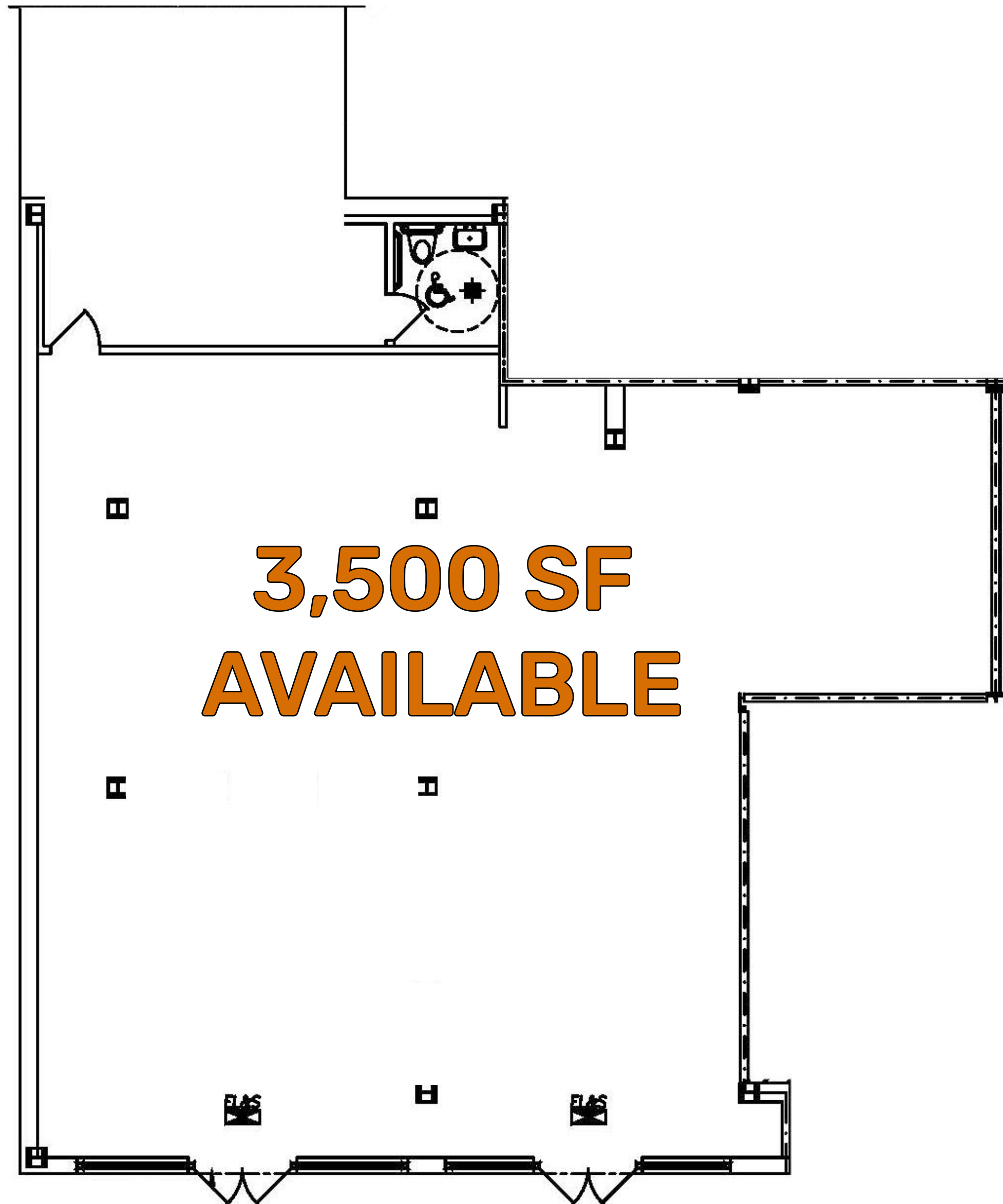
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802 AVENUE U



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802 AVENUE U



**3,500 SF
AVAILABLE**

AVENUE U - 45' FRONTAGE

FOR MORE INFORMATION ON THIS PROPERTY PLEASE CALL OUR OFFICE: **718.517.8700**



Certificate of Occupancy

CO Number: 301914579F

Permissible Use and Occupancy						
All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL		OG	J-2		2	ACCESSORY PARKING FOR 15 CARS
001		100	J-2		2	RESIDENTIAL ENTRANCE AND LOBBY
001	60	100	C		6	RETAIL U.G.6
002		40	J-2	4	2	4 APARTMENTS
003		40	J-2	4	2	4 APARTMENTS
004		40	J-2	4	2	4 APARTMENTS
005		40	J-2	4	2	4 APARTMENTS
006		40	J-2	4	2	4 APARTMENTS
007		40	J-2		2	MECHANICAL ROOM AND BULKHEAD
END OF SECTION						

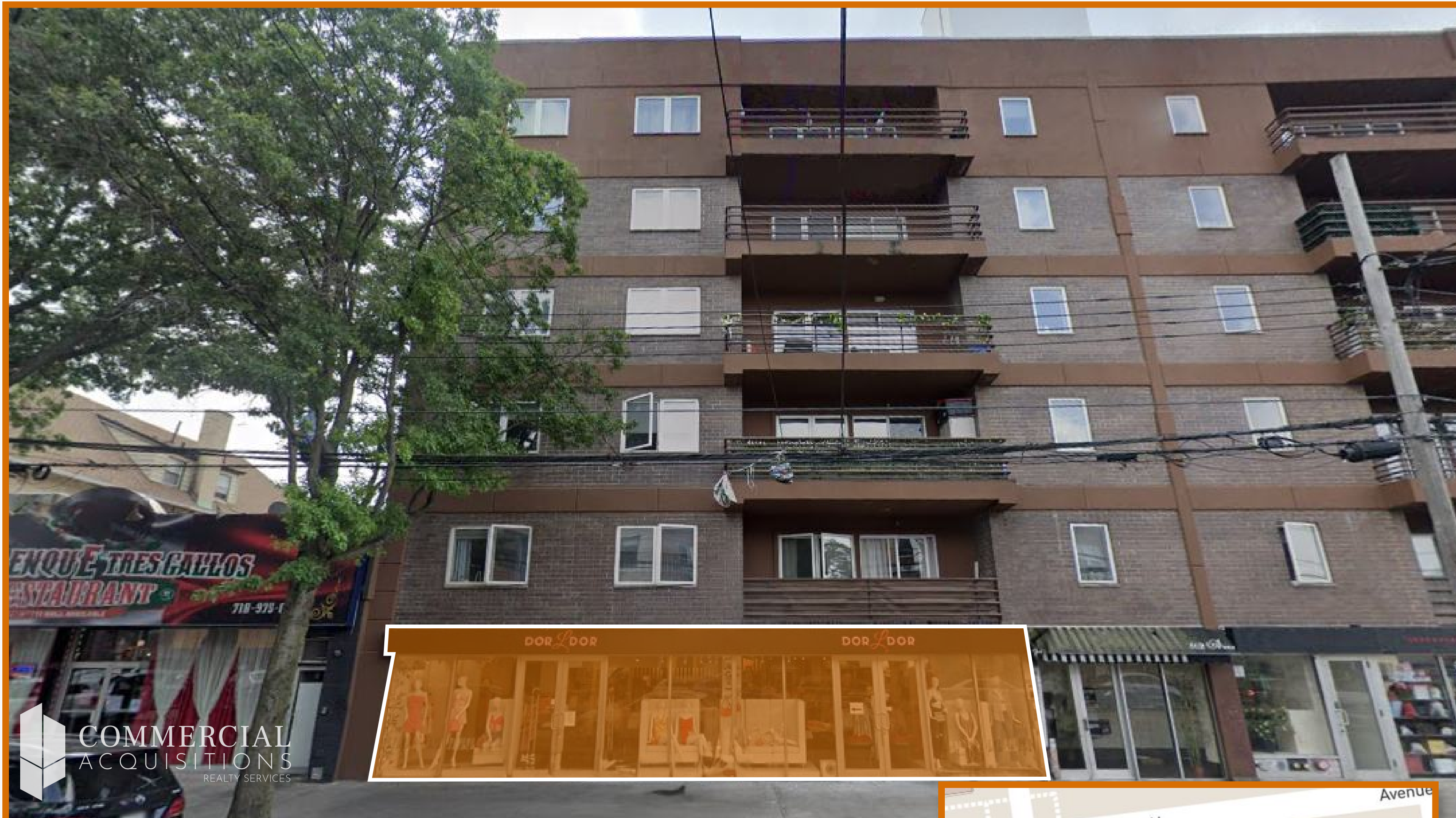
Borough Commissioner

Commissioner

END OF DOCUMENT

301914579/000 12/9/2013 11:40:31 AM

802 AVENUE U



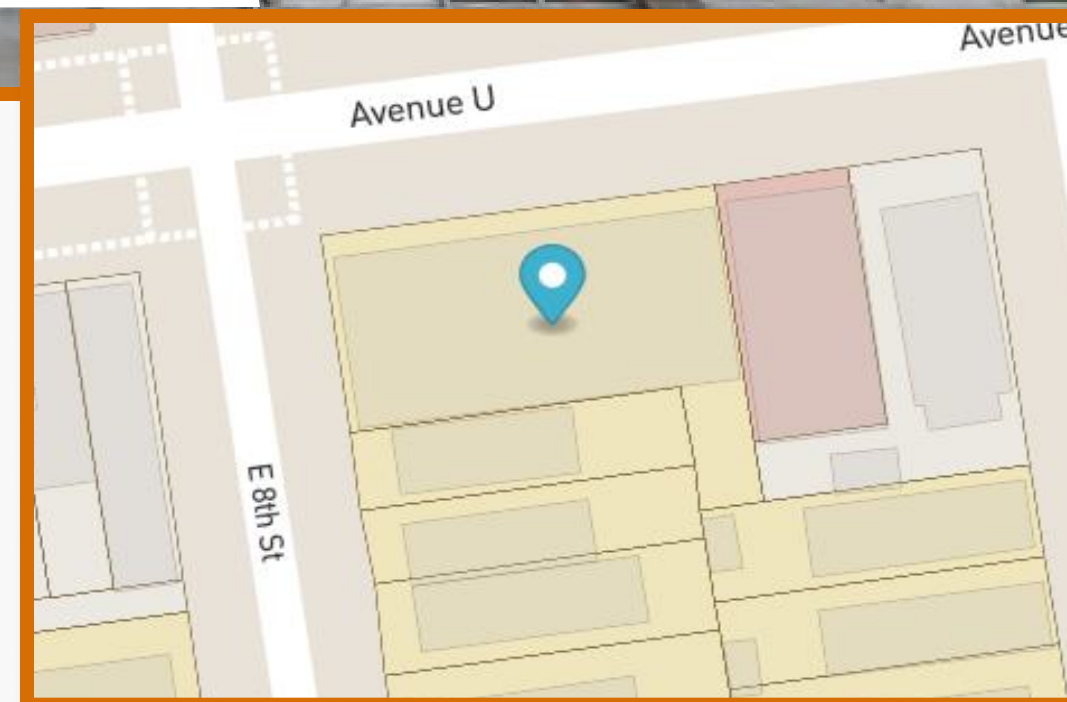
CONTACT EXCLUSIVE BROKER



ARSEN ATBASHYAN

CELL: 917.939.3760

ARSEN@COMMERCIALACQ.COM



FOR MORE INFORMATION ON THIS PROPERTY PLEASE CALL OUR OFFICE: 718.517.8700

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