



4030 18TH AVENUE - PRIME CORNER

AT EAST 4TH & 18TH AVENUE - HIGHLY TRAFFICKED

WEST MIDWOOD/BOROUGH PARK - BROOKLYN | SURROUNDED BY SCHOOLS, CULTURAL INSTITUTIONS, AND THE NEIGHBORHOODS RETAIL AMENITIES

As Exclusive Agents, We Are Pleased To Offer The Following Retail Opportunity For Direct Lease:



APPROXIMATE SIZE

As Is Lease

Ground: 6,300 SF
Lower Level: 6,300 SF
2nd Floor: 1,500 SF

New Development

Ground: 6,300 SF
Lower Level: 6,300 SF
2nd Floor: 6,300 SF
3rd Floor: 6,300 SF

ASKING RENT

Upon Request

FRONTAGE

65 Feet on 18th Avenue
85 Feet on East 4th

ARIC TRAKHTENBERG

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HARRIS BULOW

Senior Director
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TERM

Negotiable

POSSESSION

Immediate For As Is Lease

NEIGHBORS

Café K, Upside Burger, Cope Institute, P.S K 134, Emir Palace, Astoria Bank, Chase Bank, Glatt Kosher Family Chinese, Green Pavilion Sports, Brooklyn Library, Fortune Super Market, McLAn Building Law Offices, Atlas Meat Market, Korn's Bakery, Bais Yaakov, Parkville Groceries, New York City Police Department, Beth Jacob Day School

TRANSPORTATION



COMMENTS

- Tremendous Frontage and Branding Opportunity
- In Close Proximity To Multiple Schools, Learning Institutions, & Community Centers
- Multiple New Residential & Commercial Projects Near By
- Dense Residential Area
- Former Met Food Market - Column Free Space
- High Ceilings
- Venting is possible



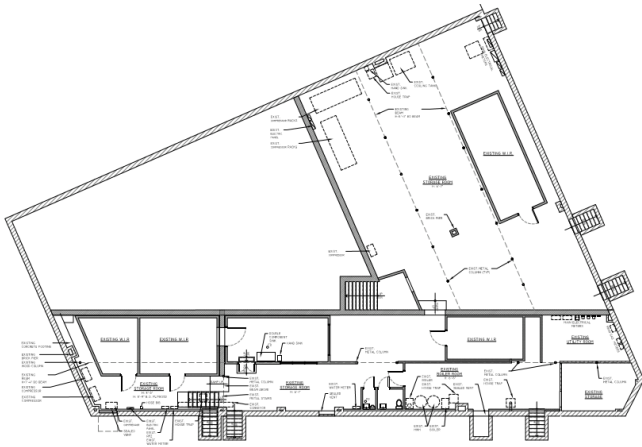
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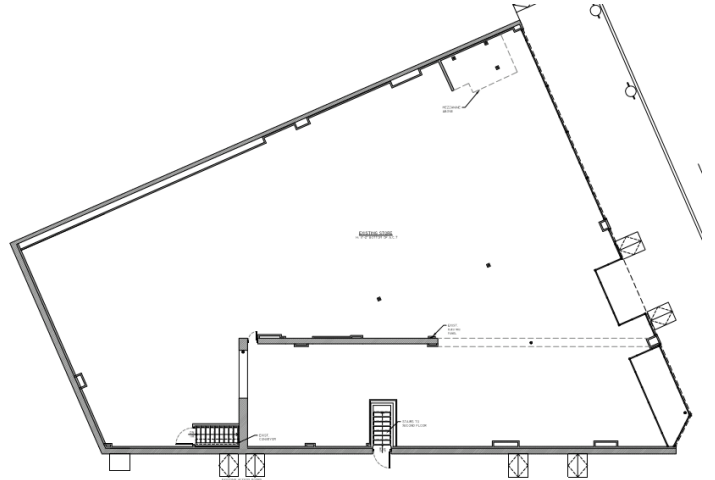
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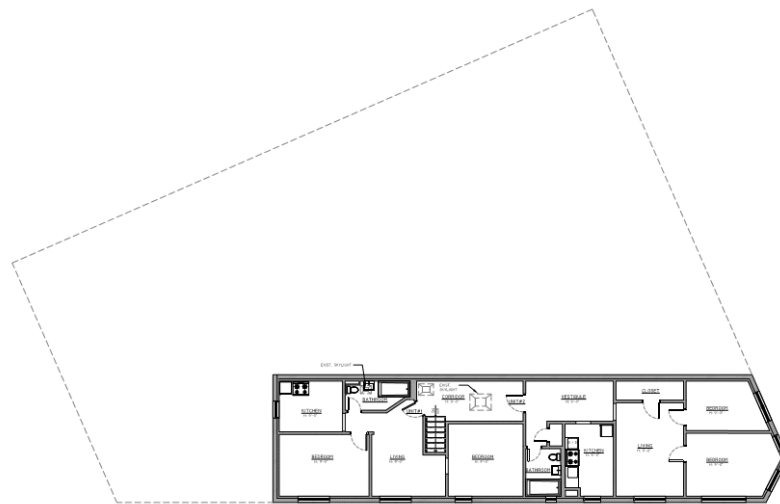
CELLAR



FIRST FLOOR



SECOND FLOOR



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CONSOLIDATED** 

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Additional Photos



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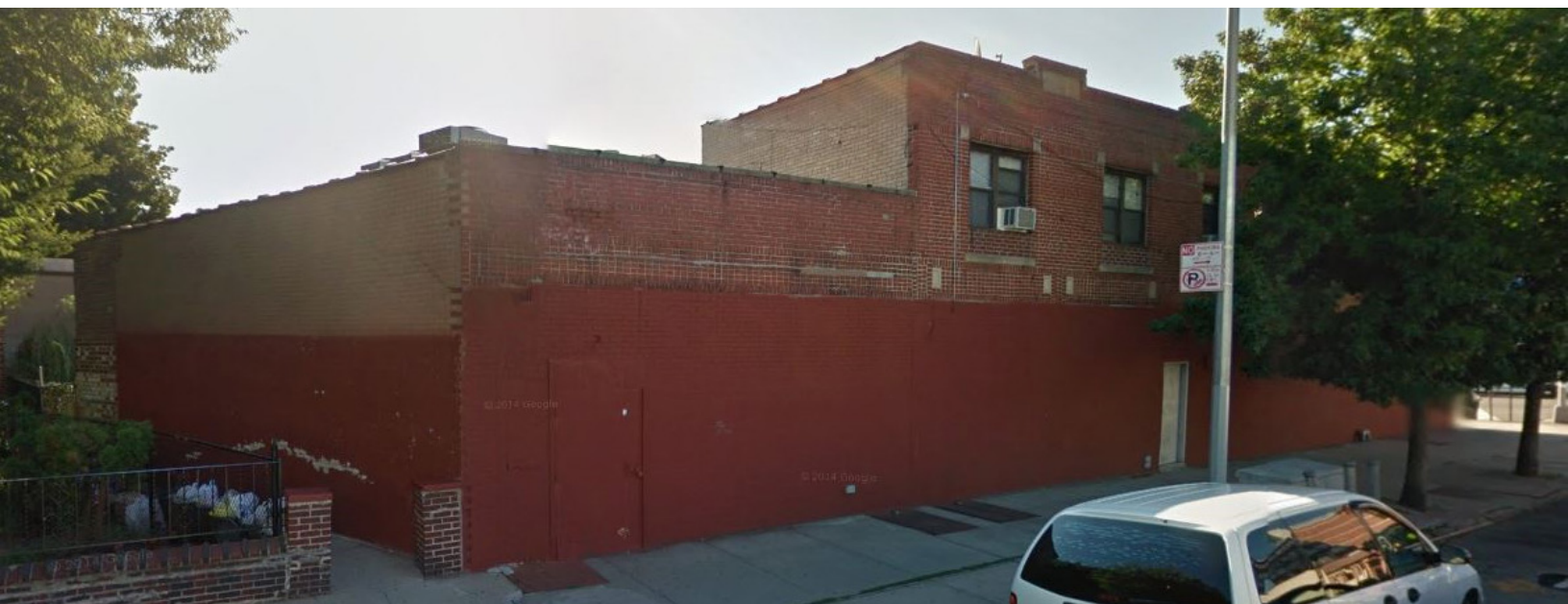


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Exterior



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Neighboring Retailers



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