

# 631 VANDERBILT AVE

RETAIL FOR LEASE

1,680 SF + STORAGE  
PROSPECT HEIGHTS



## SUMMARY

631 Vanderbilt Avenue is currently the showroom for a luxury condo development in Prospect Heights and will be delivered as a white box with a bathroom. Targeted uses include food and beverage, showroom and fitness concepts.

## HIGHLIGHTS

- New glass storefront
- Excellent co-tenancy
- Ability to vent
- Great frontage and high ceilings
- Lower level storage

## CROSS STREETS

Prospect Pl. and St. Marks Ave.

## PRICING & TERMS

Competitive

## AVAILABILITY

April 2019

## LEASABLE AREAS

1,680 SF + cellar

## FRONTAGE

25 Feet

## CEILING HEIGHTS

11 Feet

## NEIGHBORING TENANTS



## NEIGHBORHOOD

Prospect Heights

## TRANSPORTATION



For more information, contact exclusive agents:

**Peter Schubert**

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**Abbie Cheng**

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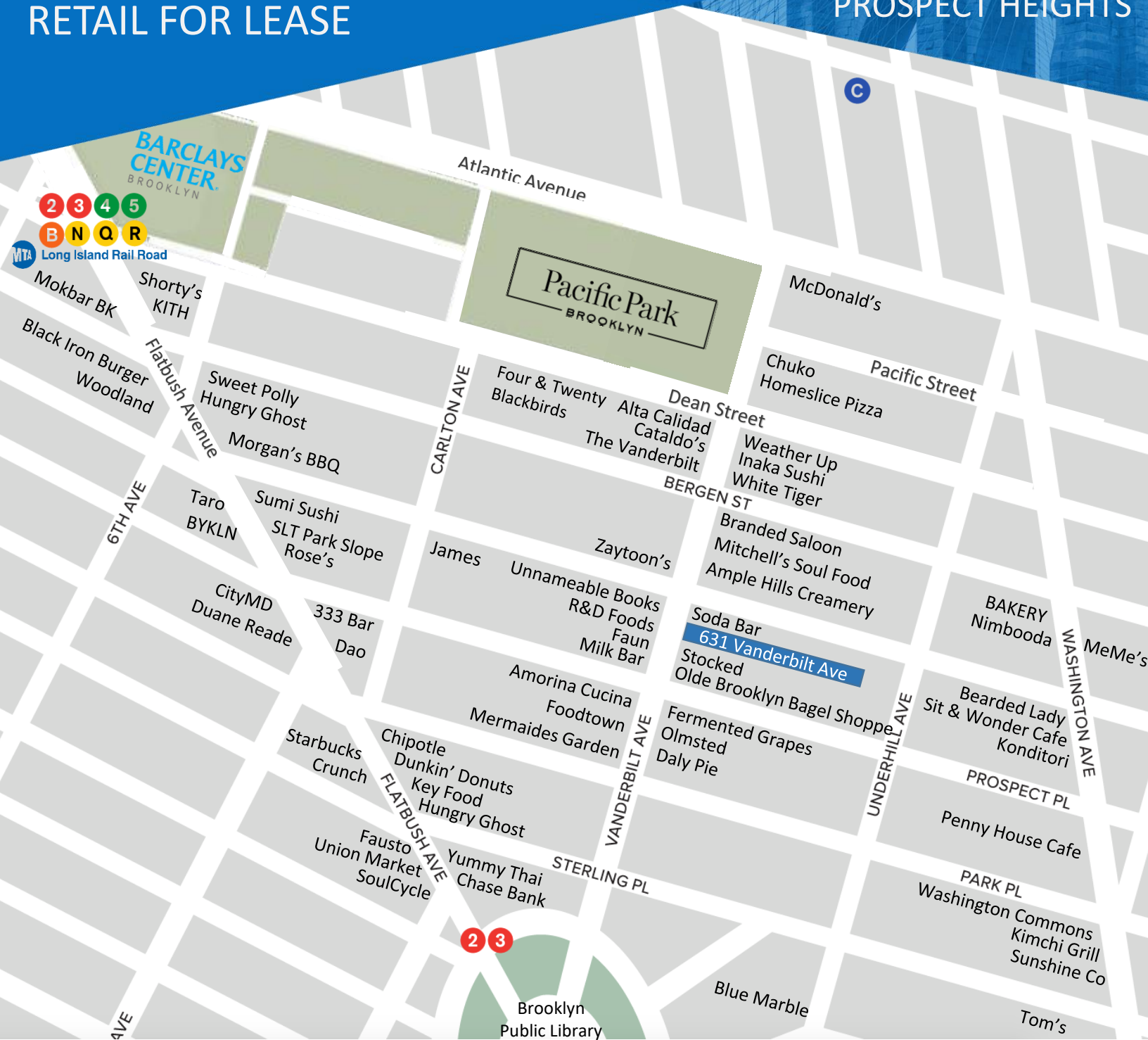
**(718) 768-7788**

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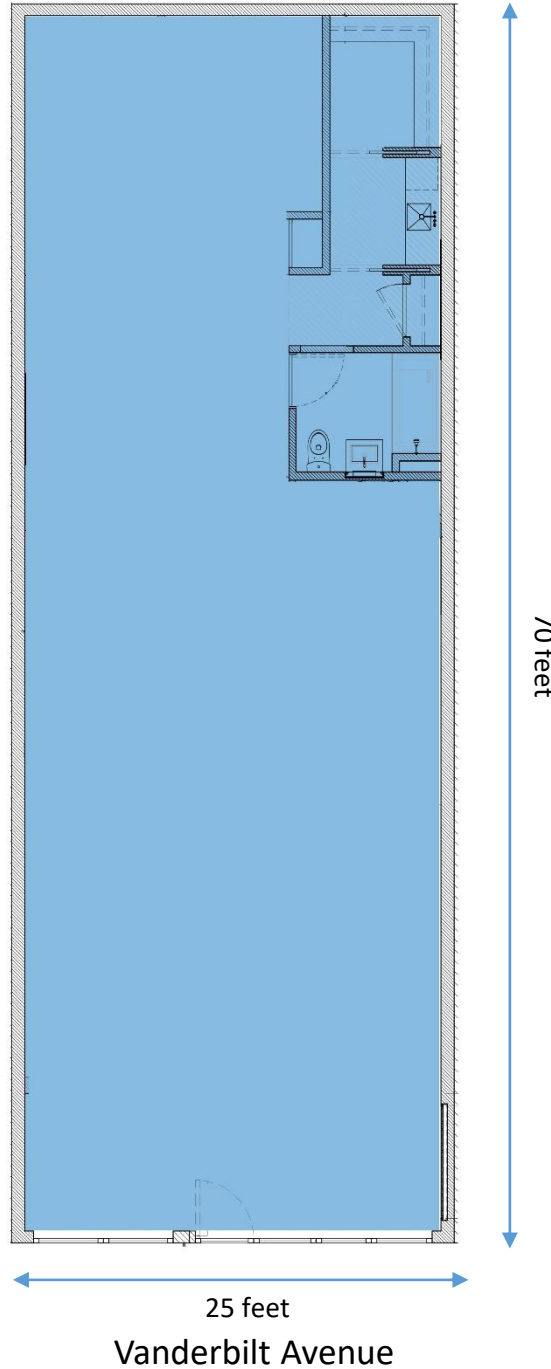


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## Ground Level



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