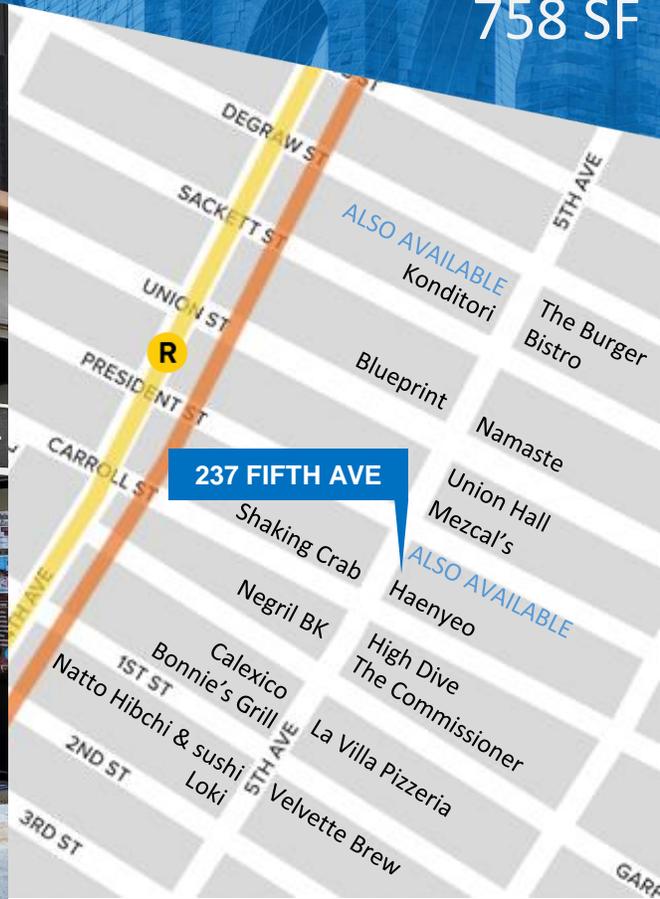
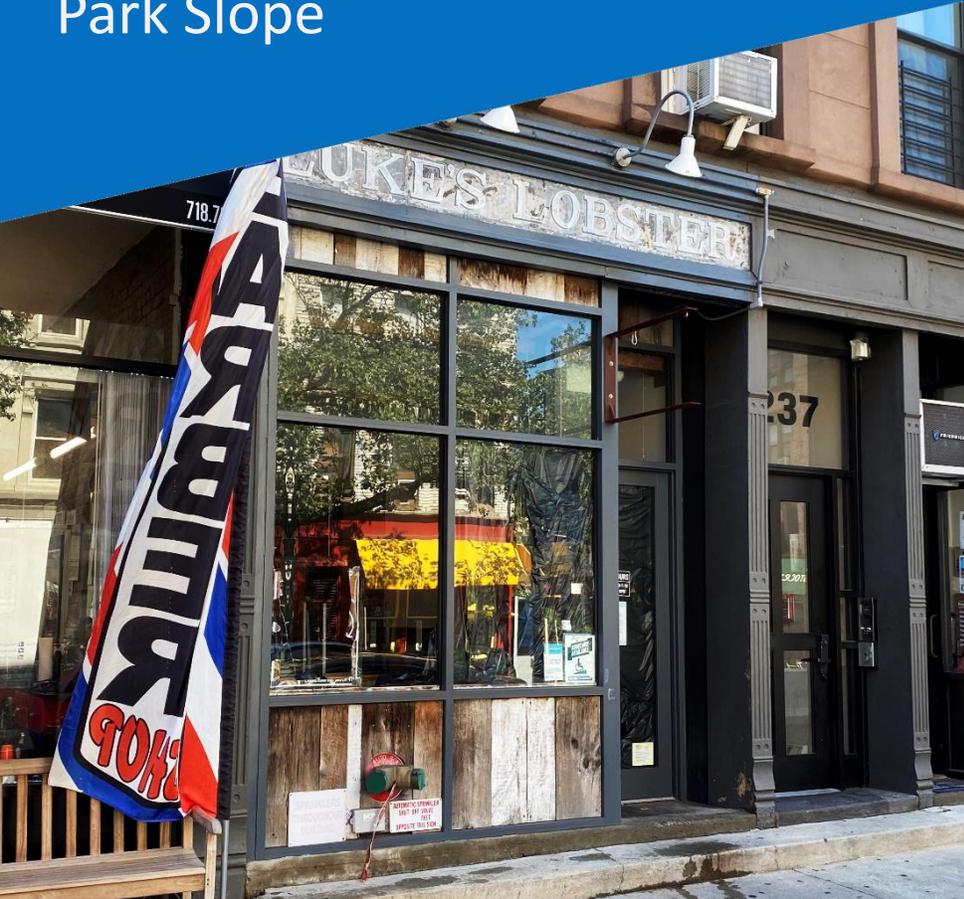


# 237 FIFTH AVE

Park Slope

Retail for Lease

758 SF



## SUMMARY

Formerly occupied by Luke's Lobster, the space is surrounded by schools, playgrounds, and restaurants. It has two split HVAC units, one ADA bathroom, a partial lower level with a walk-in refrigerator, and a finished 500 SF rear yard. Ideal for a restaurant, café, or grab-and-go concept.

The site is located within one of Brooklyn's most coveted residential neighborhoods, and just one block from Berkeley Carrol School with easy access to the Barclays Center and 10 subway lines.

## HIGHLIGHTS

- Strong co-tenancy
- Prime retail & restaurant row
- 200 amps/3-phase power

## LEASABLE AREA

758 SF Ground Level  
600 SF Lower Level  
500 SF Rear Yard

## CEILING HEIGHT

10 Feet

## CROSS STREETS

President & Carroll Streets

## PRICING & TERMS

Upon request

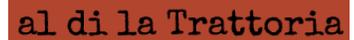
## AVAILABILITY

Immediate

## TRANSPORTATION



## NEIGHBORING TENANTS



For more information, contact exclusive agents:

(718) 768-7788

Peter Schubert  
pschubert@terracrgr.com

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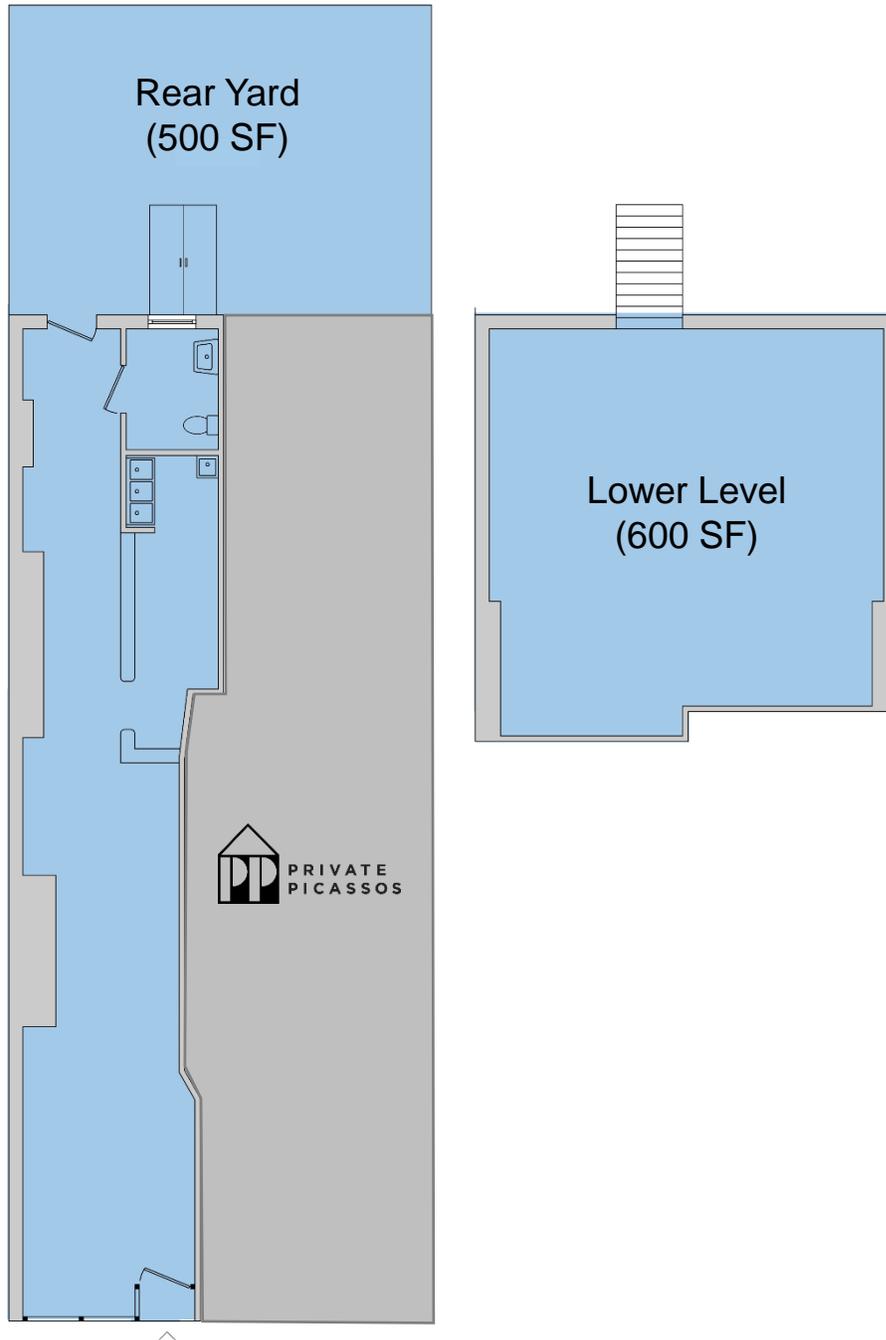
George Hewitt  
ghewitt@terracrgr.com

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The information provided herein has either been given to us by the owner of the property or was obtained from sources we deem reliable. We do not guarantee the accuracy of any information. All zoning, existing square feet of buildings, available buildable square feet, permitted uses and any other information provided herein must be independently verified. The value of any real estate investment is dependent upon a variety of factors including income, vacancy rates, expense estimates, tax brackets and general market assumptions, all of which should be evaluated by your tax advisor and/or legal counsel. Prospective buyer and tenants should carefully verify each item of information herein.



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