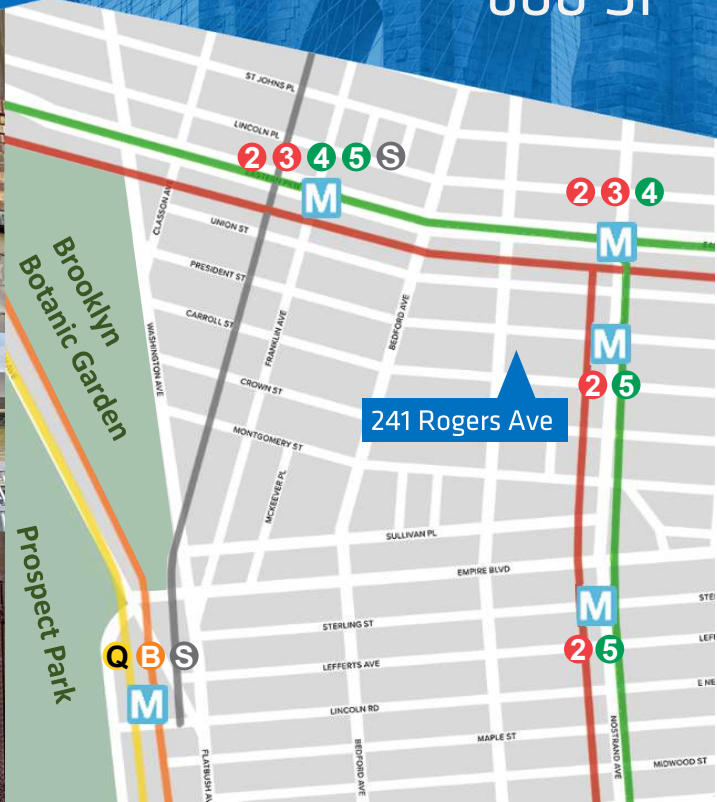
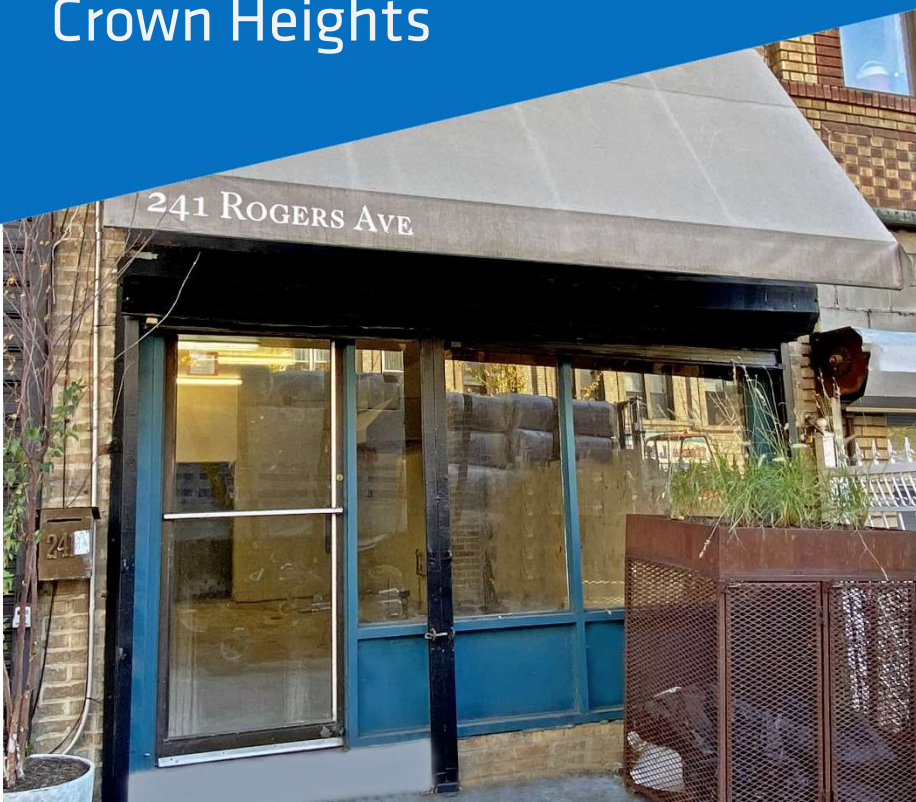


# 241 Rogers Avenue

## Crown Heights

Retail for Lease  
600 SF



### SUMMARY

Last used as a café, this retail space can work well for many grab-and-go food concepts such as juice, coffee, and ice cream. The exposed brick and large window frontage add nice indoor-outdoor flow. A new HVAC unit has been installed and there is an existing venting system that can easily be serviced and used for a new tenant.

*\*Can be combined with 1130 President St*

This site is within walking distance of Medgar Evers College, the Brooklyn Museum, Brooklyn Botanic Garden, and Prospect Park. Its location benefits from steady car traffic by the Eastern Parkway as well as easy access from subways at Nostrand Ave and President St. Additionally, a newly developed 16-story residential tower (The Arch) is just a stone's throw away.

### LEASABLE AREA

600 SF ground floor

### CEILING HEIGHTS

10.5 feet

### CROSS STREETS

President & Carroll Streets

### PRICING & TERMS

\$3,200/month

### AVAILABILITY

Immediate

### TRANSPORTATION



### NEIGHBORING TENANTS



For more information, contact exclusive agents:

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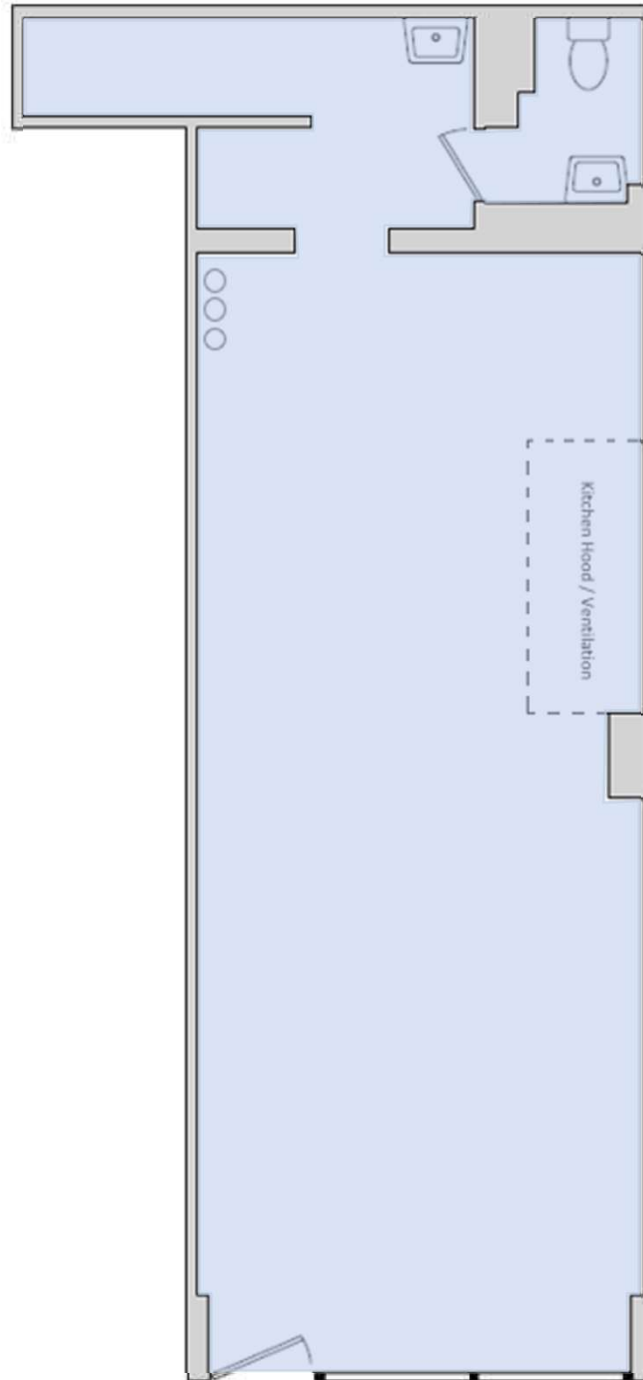
(718) 768-7788

terrarcrg.com

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Rogers Avenue

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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