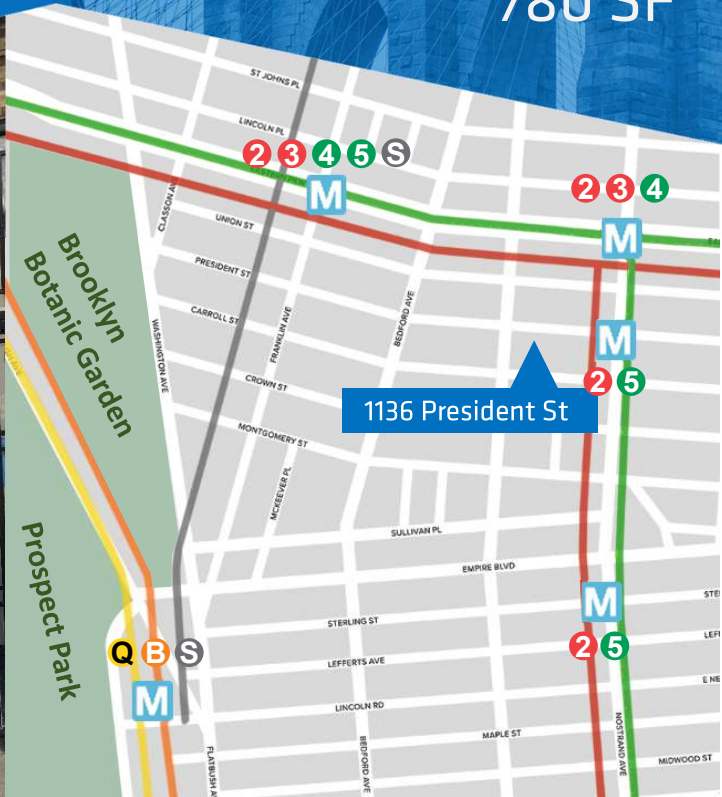


# 1136 President Street

Crown Heights

Retail for Lease  
780 SF



## SUMMARY

A former café space with 24 feet of frontage and a takeaway window provides a great opportunity for grab-and-go concepts. Ground floor, brick lined, retail space with clear back-of-the-house area, plus basement storage, and 2 new split HVAC units.

*\*Can be combined with 1134 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 few steps away.

## LEASABLE AREA

Ground Level: 780 SF  
+ Lower Level

## CEILING HEIGHTS

11 feet

## CROSS STREETS

President & Carroll Streets

## PRICING & TERMS

\$3,700/month

## AVAILABILITY

Immediate

## TRANSPORTATION



## NEIGHBORING TENANTS



**CORNBREAD**  
*Farm to Soul*



**FIASCO!**  
WINE AND SPIRITS



**TERRACRG**  
COMMERCIAL REALTY GROUP

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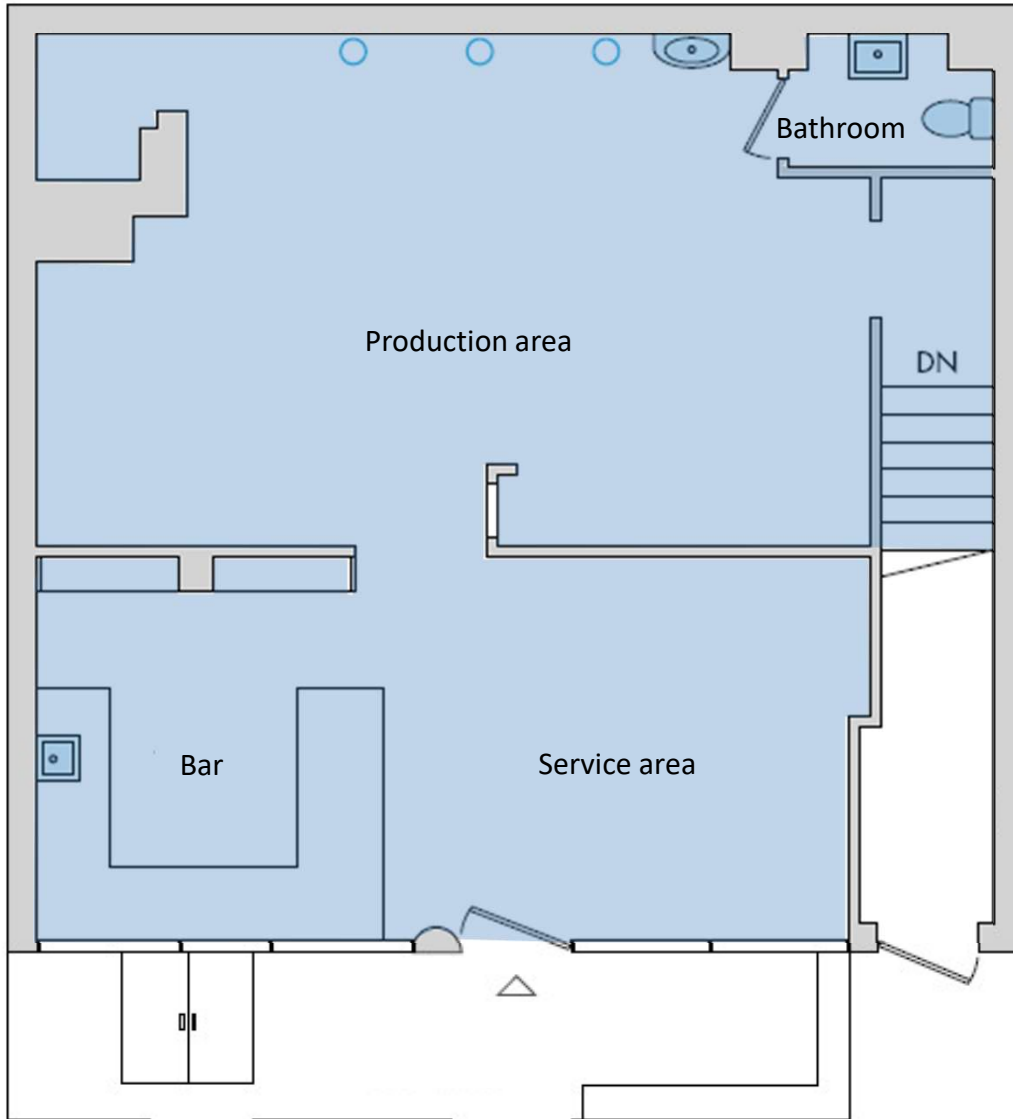
terraarg.com

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## GROUND FLOOR



President Street  
(25' Frontage)

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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