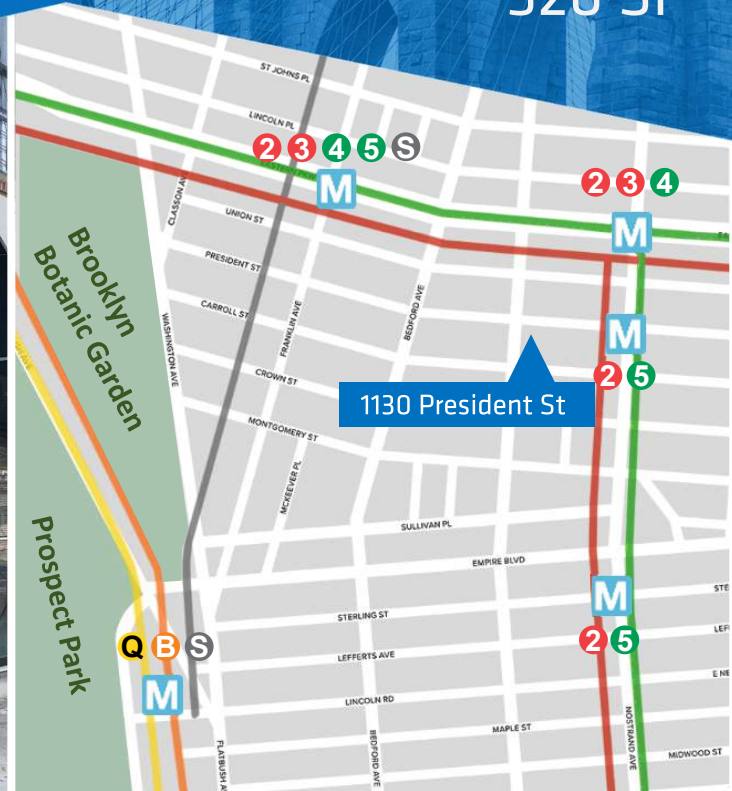
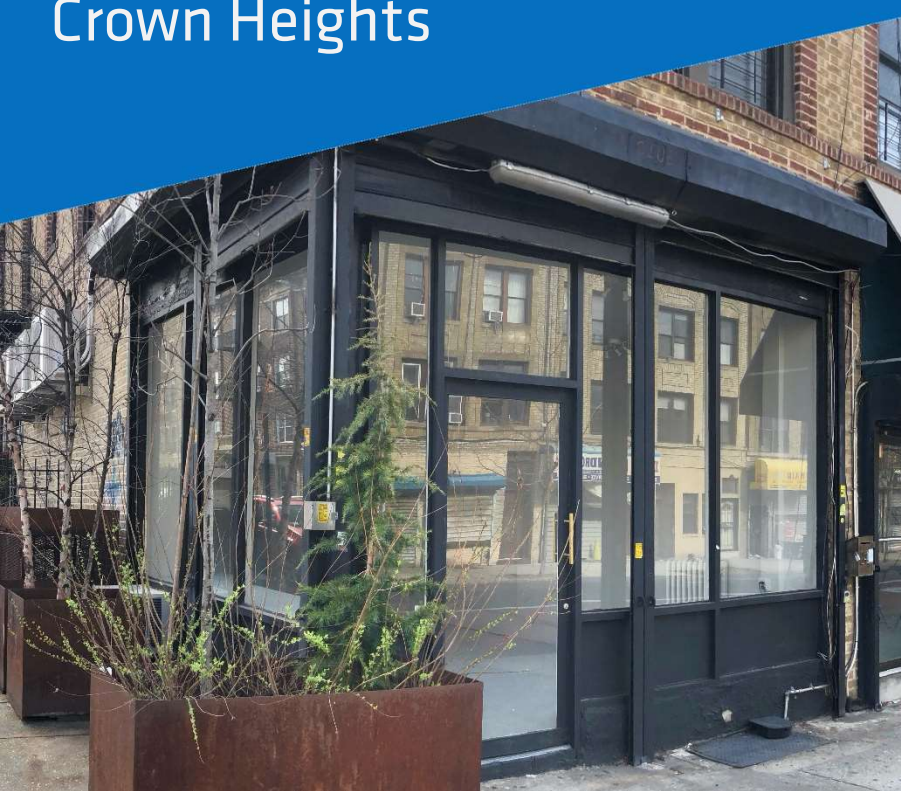


# 1130 President Street

## Crown Heights

Retail for Lease  
520 SF



### SUMMARY

Highly visible corner retail space in white box condition. Includes private bathroom, new split HVAC unit, and automated roll gate. Perfect for a café, flower, juice, or dry-goods use.

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 700-unit residential tower (The Arch) is just a few steps away.

### LEASABLE AREA

Ground Level: 520 SF

### CEILING HEIGHTS

9.5 feet

### CROSS STREETS

Corner of President St & Rogers Ave

### PRICING & TERMS

\$4,000/month

### AVAILABILITY

Immediate

### TRANSPORTATION



### NEIGHBORING TENANTS



For more information, contact exclusive agents:

**Peter Schubert**  
Managing Director  
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**Abbie Cheng**  
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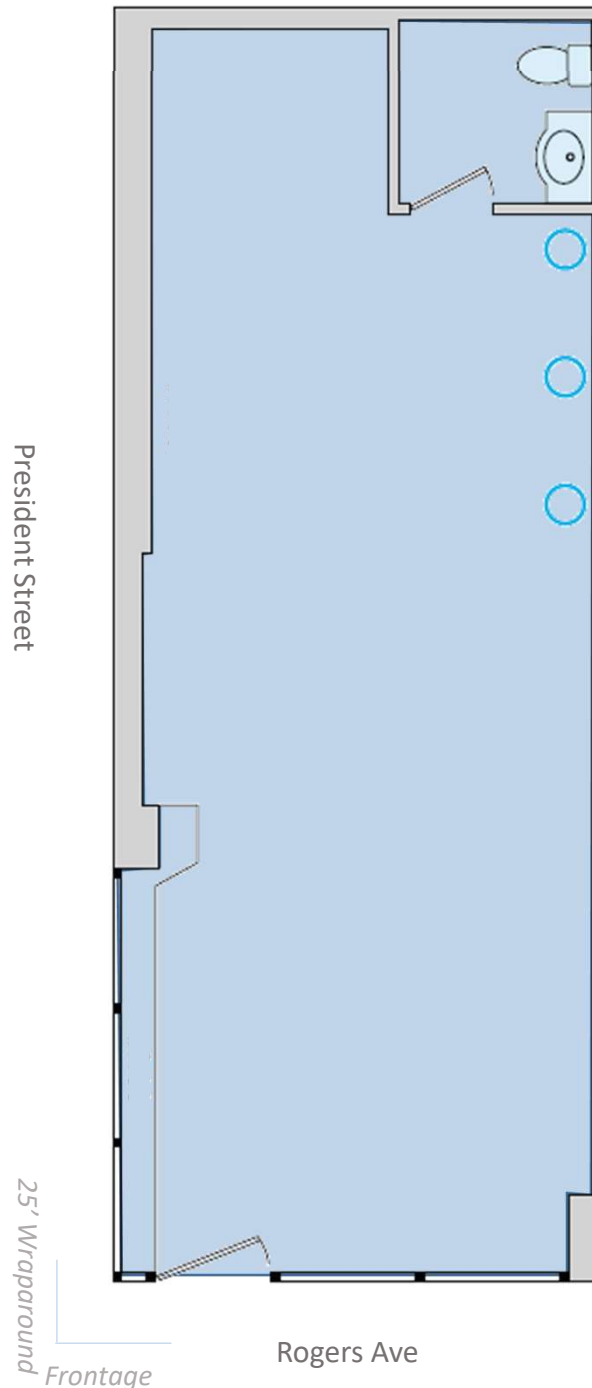
**(718) 768-7788**  
terrarcg.com

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GROUND FLOOR



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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