

**COMMUNITY FACILITY/FITNESS/MEDICAL/QSR/
RESTAURANT-EQUIPPED/RESTAURANT-PERMITTED/STREET RETAIL**

7502-7504 13TH AVENUE

Southwest Corner of 13th Avenue and Bay Ridge Parkway

DYKER HEIGHTS

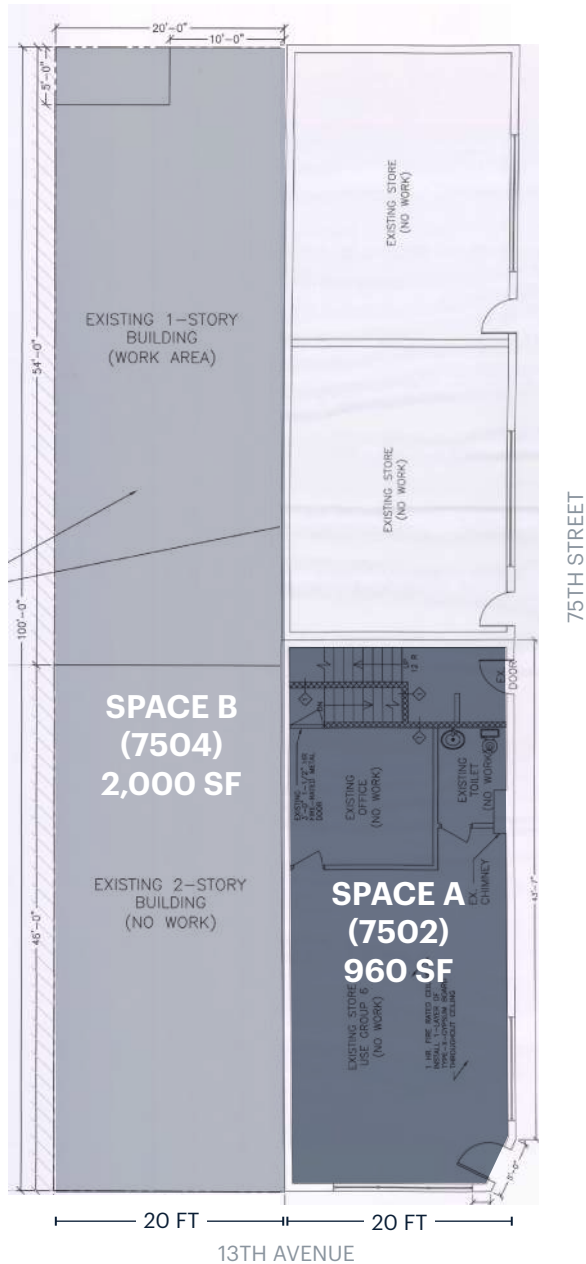
BROOKLYN | NY

Up to
2,960 SF
For Lease



SPACE DETAILS

GROUND FLOOR



LOCATION

Southwest Corner of 13th Avenue and Bay Ridge Parkway

SIZE

Ground Floor	
Space A (7502)	960 SF
Space B (7504)	2,000 SF
Total	2,960 SF

FRONTAGE

Space A (7502)	
13th Avenue	20 FT
Space B (7504)	
13th Avenue	20 FT

ASKING RENT

Upon request

FORMERLY

Parkway Diner

POSSESSION

Space A (7502)	Immediate
Space B (7504)	Arranged

TERM

Negotiable

NEIGHBORS

Citizen's Bank, Dunkin Donuts, and H&R Block

COMMENTS

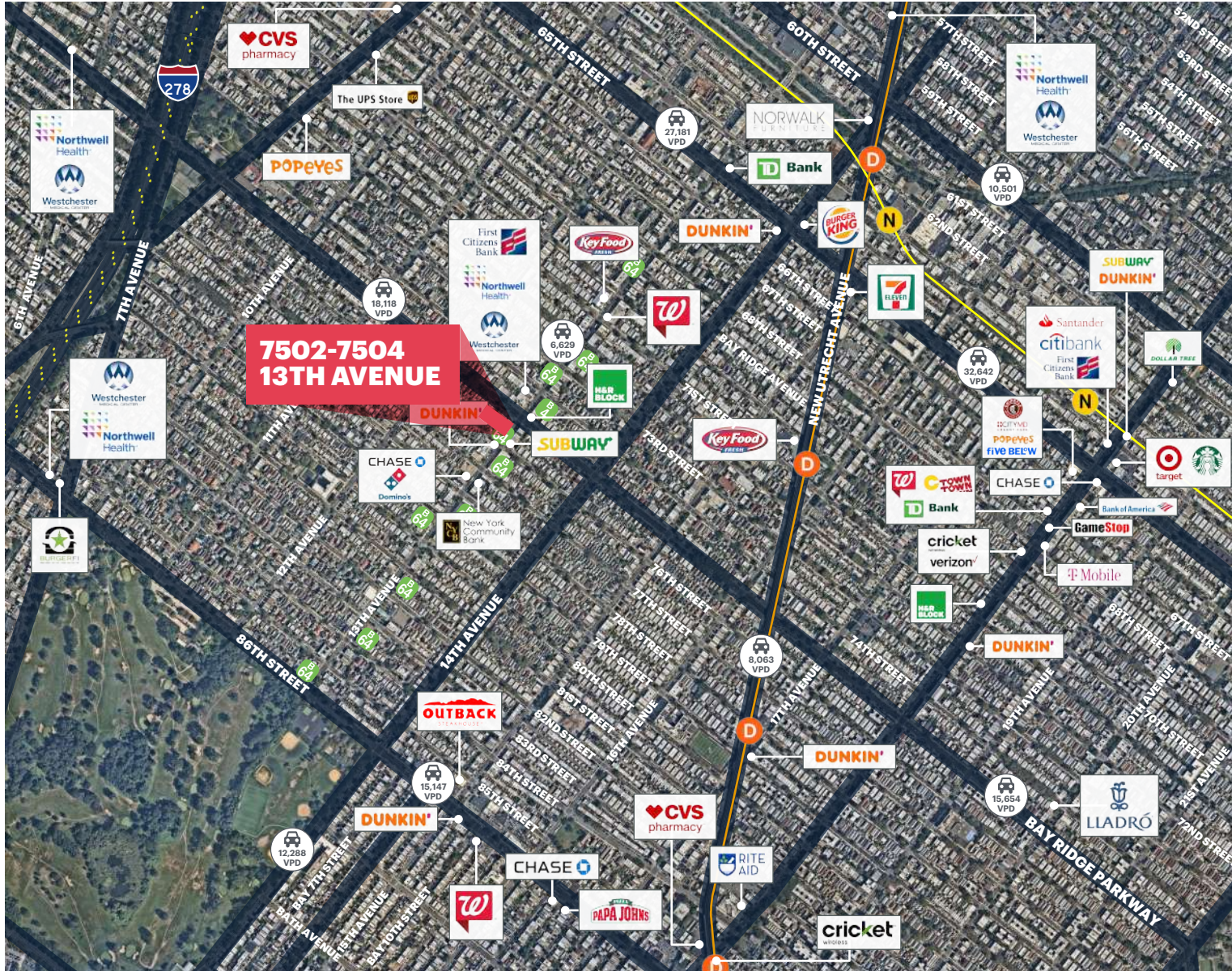
Second generation restaurant space
Can assemble Space A and Space B to create 3,000 SF corner retail/restaurant

TRANSPORTATION

2022 Ridership Report

79th Street	D
Annual	1,254,702
Weekday	4,065
Weekend	3,997
B4 Bus	B4
Annual	1,289,425
Weekday	4,176
Weekend	4,133
B64 Bus	B64
Annual	1,147,017
Weekday	3,536
Weekend	7,145

AREA RETAIL



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