

BIG BOX/FITNESS/FREESTANDING/MEDICAL/RESTAURANT PERMITTED/SHOPPING CENTER/STREET RETAIL

3001 MERMAID AVENUE

Between West 30th and 31st Streets

CONEY ISLAND

BROOKLYN | NEW YORK

10,914 SF

For Lease



**NEW STOREFRONT CAN BE INSTALLED
PER TENANT REQUIREMENTS**

SPACE DETAILS

LOCATION

Between West 30th and 31st Streets

SIZE

Ground Floor 10,914 SF

FRONTAGE

Mermaid Avenue 157 FT
West 30th Street 67 FT

CEILING HEIGHTS

16 FT 4 IN to Deck, 11 FT 2 IN Drop

STATUS

Formerly Rite Aid

POSSESSION

Immediate

RENT

Upon request

TERM

10 - 15 years

NEIGHBORS

T Mobile, Dunkin', Popeyes, Citibank,
Family Dental, Mega Aid, and Fine Fare

COMMENTS

Logical divisions considered

Restaurants welcome

Storefront can be changed per tenant's requirements

TRANSPORTATION

2022 Bus Ridership Report

Mermaid Ave / W 30th Street

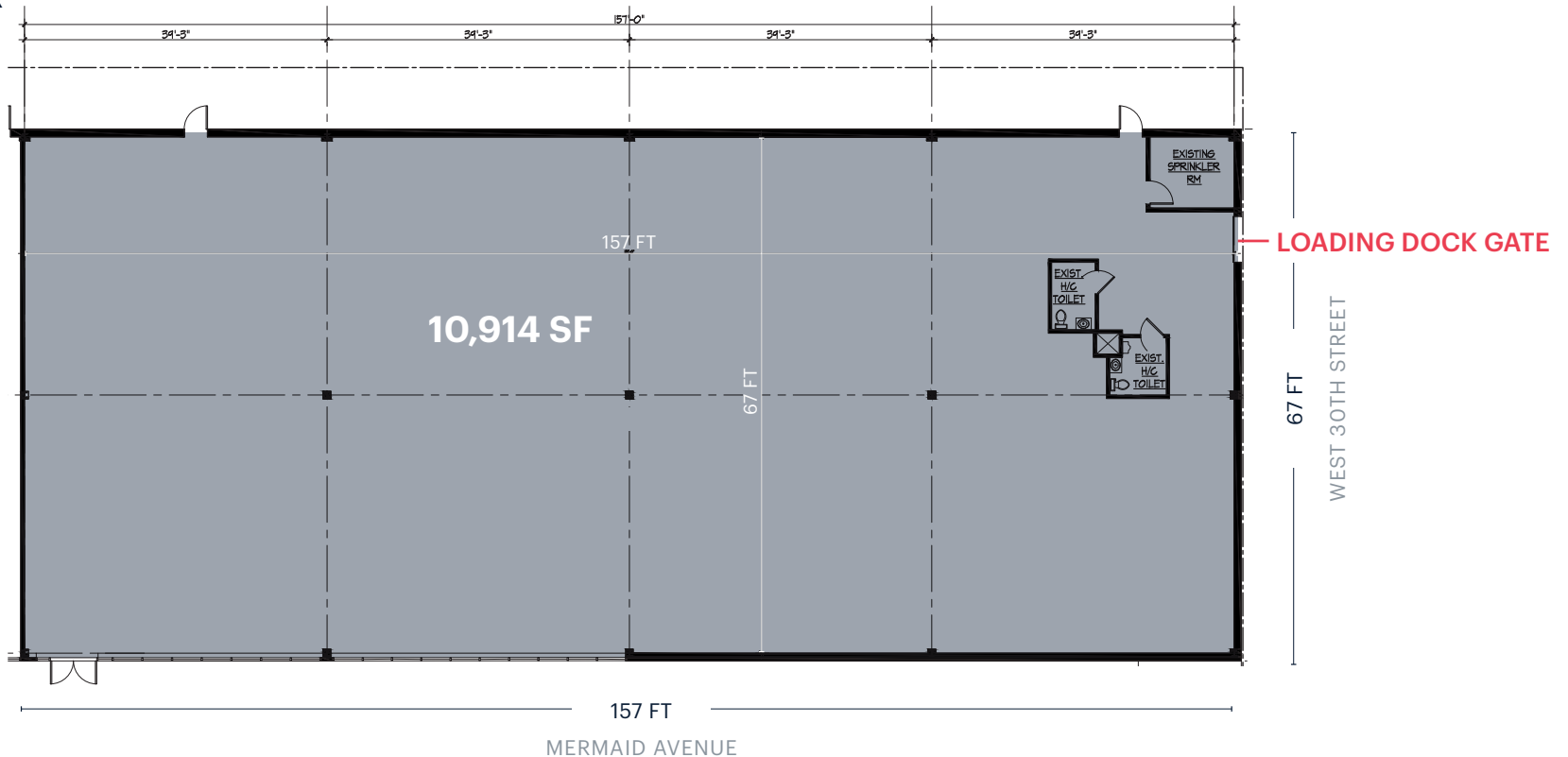
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Annual 607,432

Weekday 1,973

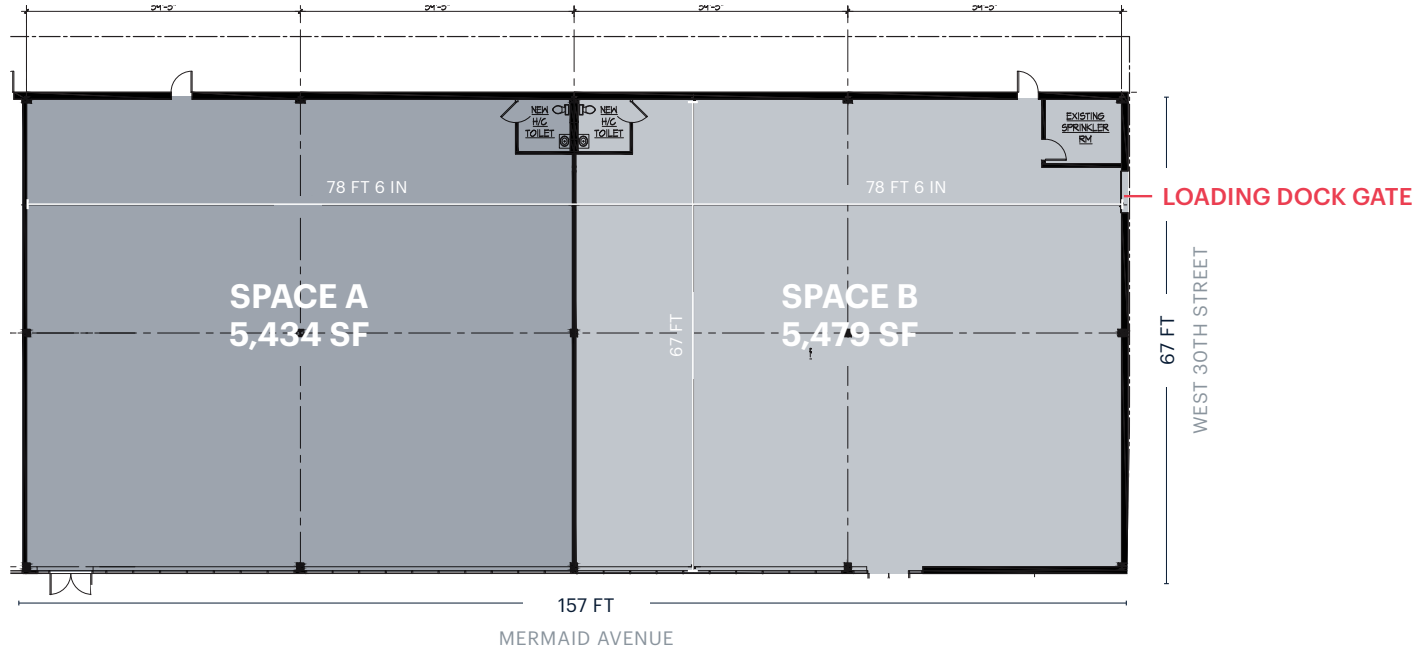
Weekend 1,929

GROUND FLOOR

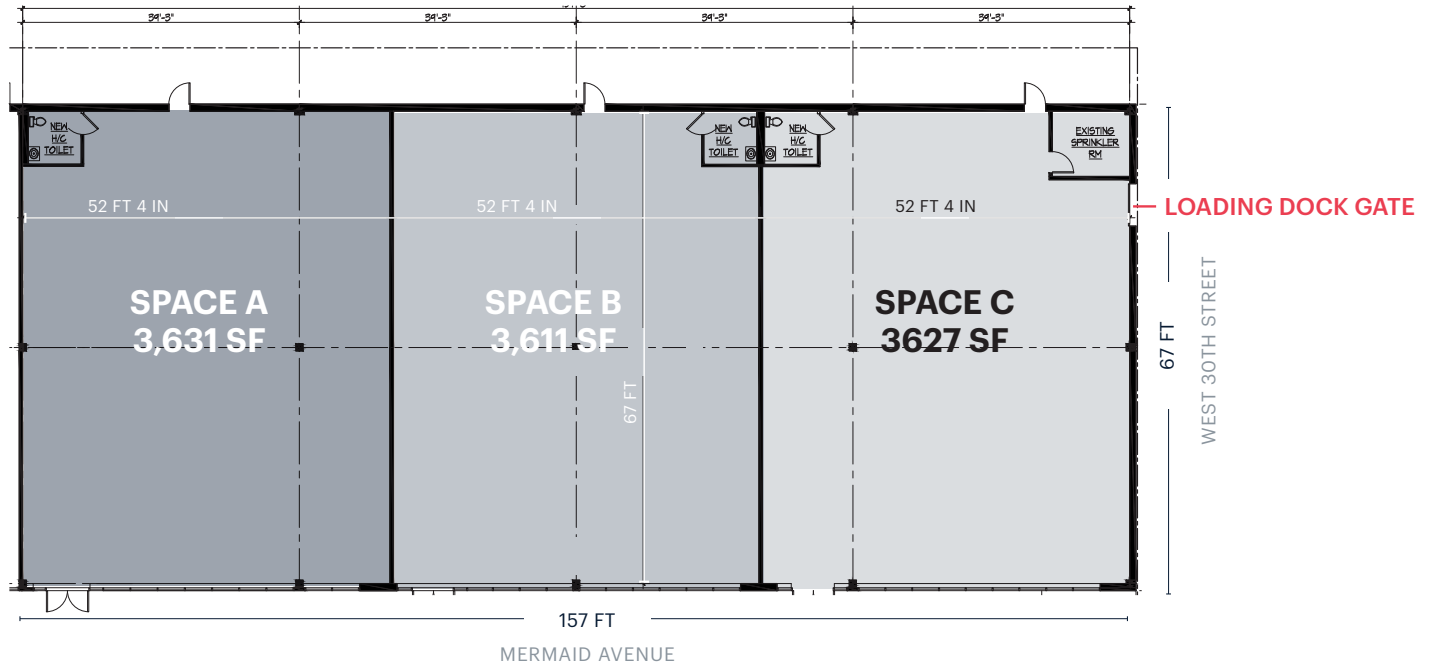


GROUND FLOOR PROPOSED DIVISIONS

TWO TENANT SCENARIO



THREE TENANT SCENARIO



SITE PHOTOS



AREA RETAIL



+ Coming Soon

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This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

