



# 893 Manhattan Avenue

Brooklyn, New York  
Retail Opportunity



## Former Duane Reade Available for Sublease

| Space A: Ground Floor                     | Frontage  | Asking Rent | Term           | Possession |
|---|---|-------------|----------------|------------|
| Size: 2,625 sf<br>Former Duane Reade      | 33' on Manhattan Avenue                                 | \$80 psf    | Thru 6/30/2028 | Immediate  |
| <b>Cellar (storage)</b><br>Size: 1,060 sf |   |             |                |            |
| Space B: Second Floor                     | Frontage  | Asking Rent | Term           | Possession |
| Size: 1,051 sf<br>Former medical          | 11'10" on Manhattan Avenue                              | \$40 psf    | Thru 6/30/2028 | Immediate  |
| Space C: Second Floor                     | Frontage  | Asking Rent | Term           | Possession |
| Size: 1,423 sf<br>Former medical          | 33'6" on Manhattan Avenue<br>50'6" on Greenpoint Avenue | \$40 psf    | Thru 6/30/2028 | Immediate  |

### Description

- Former Duane Reade on ground floor, currently vacant
- Former medical/dental offices on second floor, currently vacant
- Located adjacent to Greenpoint Ave. station (3,089,912 riders annually)
- Adjacent bus lines include: B24, B43, B62
- Ground and second floor can be leased separately
- Second floor is accessed via an existing staircase from Greenpoint Avenue

Former Walgreens store #14419

### Neighbors

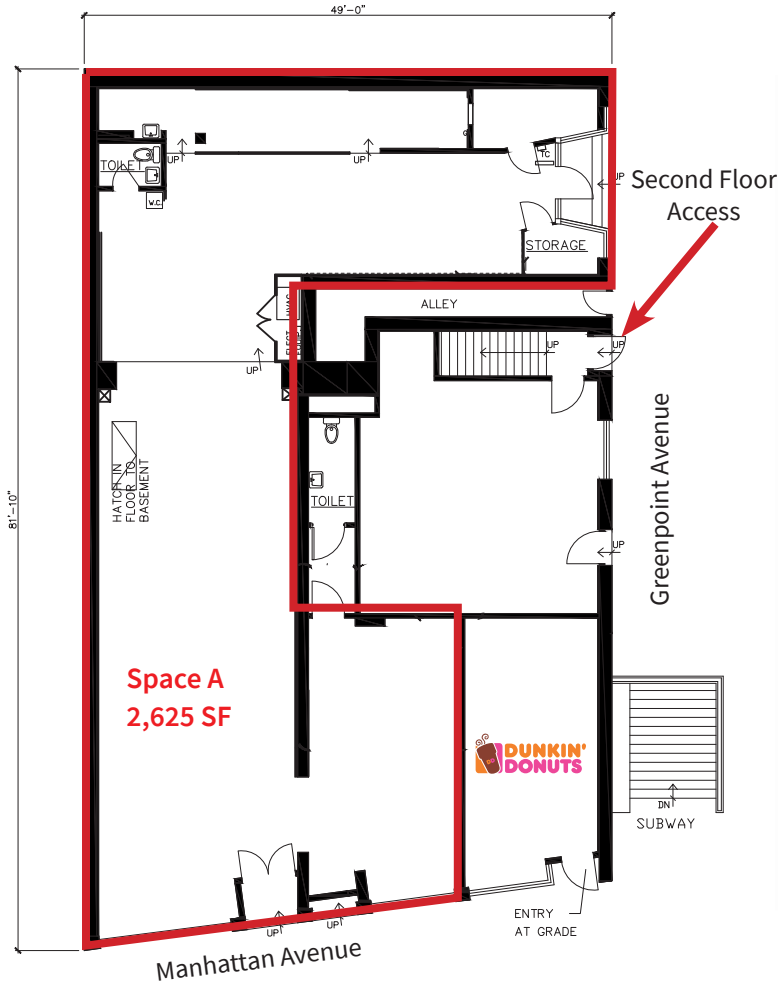


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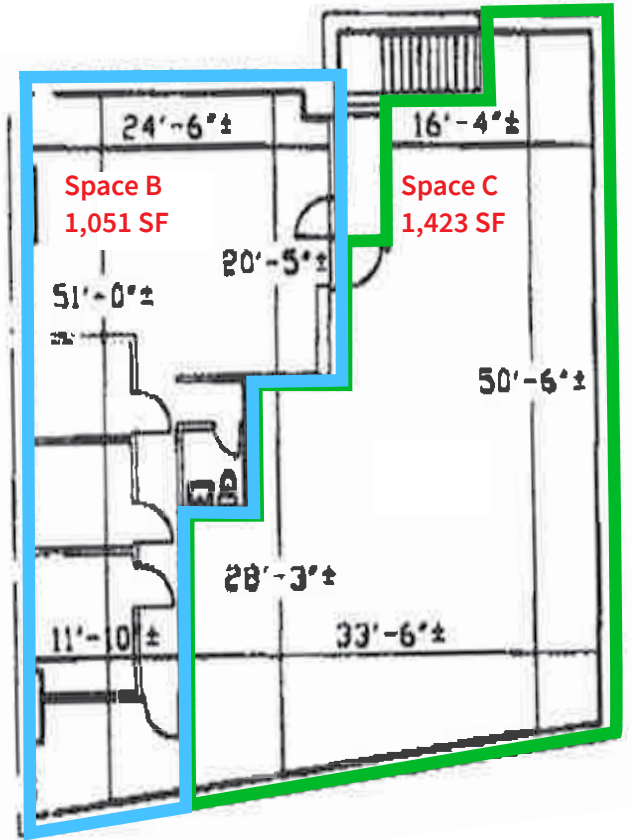
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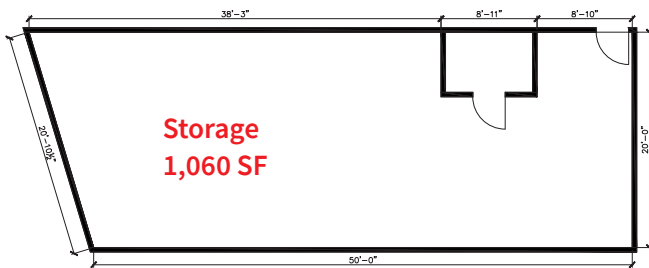
Ground Floor



Second Floor



Cellar



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