

APPROXIMATE SIZE:

2,200 sq. ft. - Ground Floor Large private outdoor patio

APPROXIMATE FRONTAGE:

30'

ASKING RENT:

Upon request

NEIGHBORING TENANTS:

Lavender Lake Bar Ample Hills Creamery

Pig Beach Littleneck

5 1 1 5

Baba's Pierogies

Whole Foods

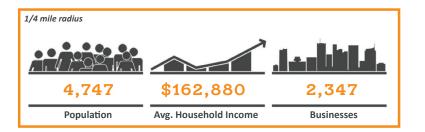
Dinosaur BBQ

Runner & Stone

Everybody Eats

COMMENTS:

- Located at the base of a 12-story apartment complex with over 700 rented units
- Available for immediate possession
- Space includes private rear outdoor patio
- New construction
- All uses considered
- Located near Carroll Street Station (F & G lines)



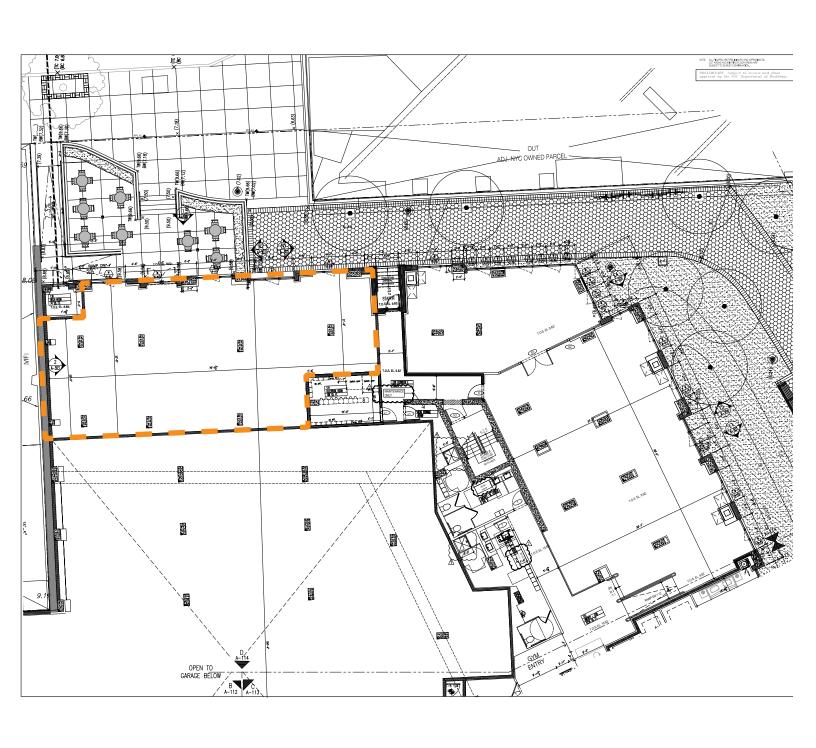
MASS TRANSPORTATION:

CARROLL STREET (F,G) 3,537,661 annual riders

GOWANUS RETAIL OPPORTUNITY

363 BOND STREET Located on Carroll Street







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363 BOND STREET

Located on Carroll Street





CONTACT EXCLUSIVE AGENTS

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