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HIGHLIGHTS

Situated on the east side of Nostrand Avenue between Avenues Y and Avenue Z with ample parking and 700' of frontage along one of Sheepshead Bay's most highly trafficked, major shopping corridors

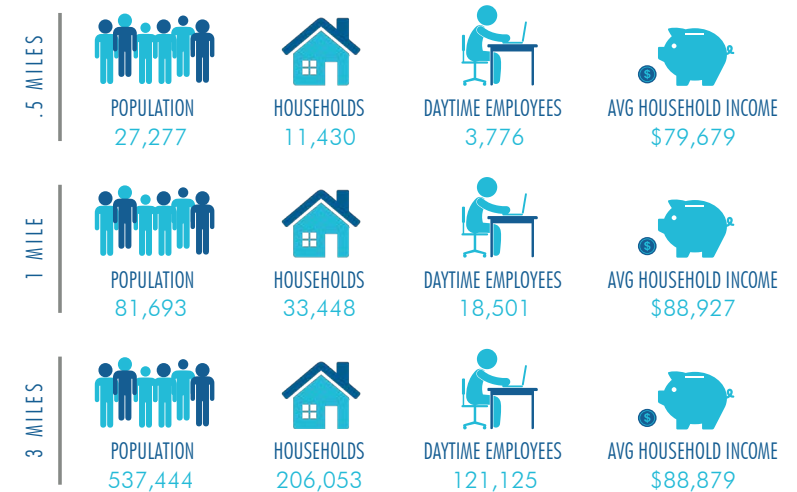
Located just two blocks north of Shore/Belt Parkway and three blocks from the Emmons Avenue waterfront

Less than a mile from the Sheepshead Bay station with 4,183,545 riders annually

Sheepshead Bay is a burgeoning residential market, with 600+ units in the pipeline



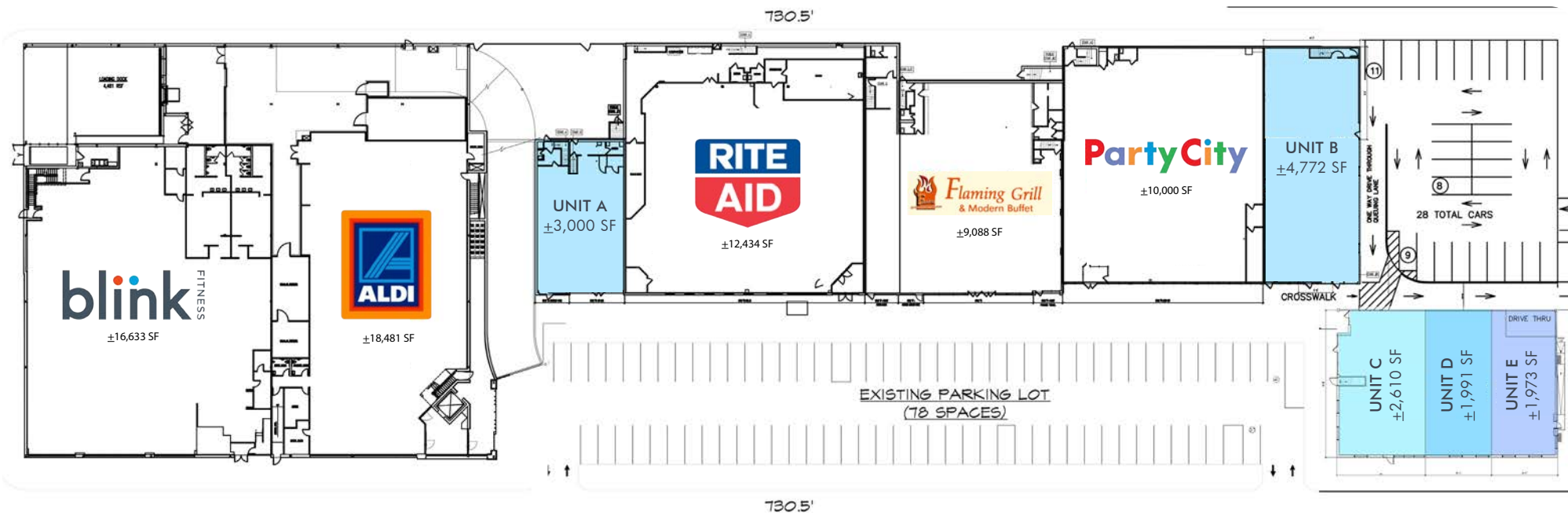
DEMOGRAPHICS



HIGHLIGHTS | PROPERTY

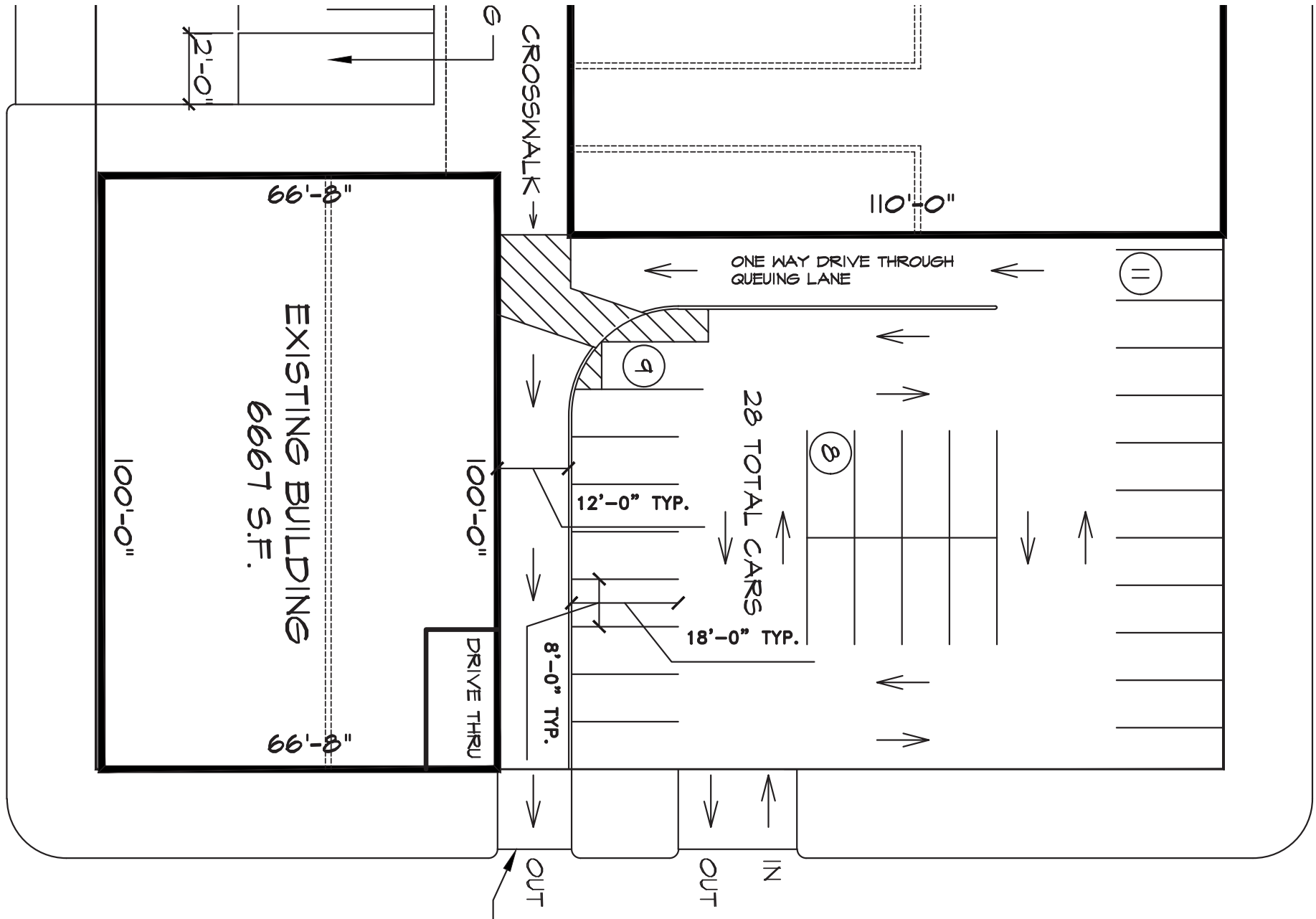
3779-3861 NOSTRAND AVENUE
BROOKLYN, NY

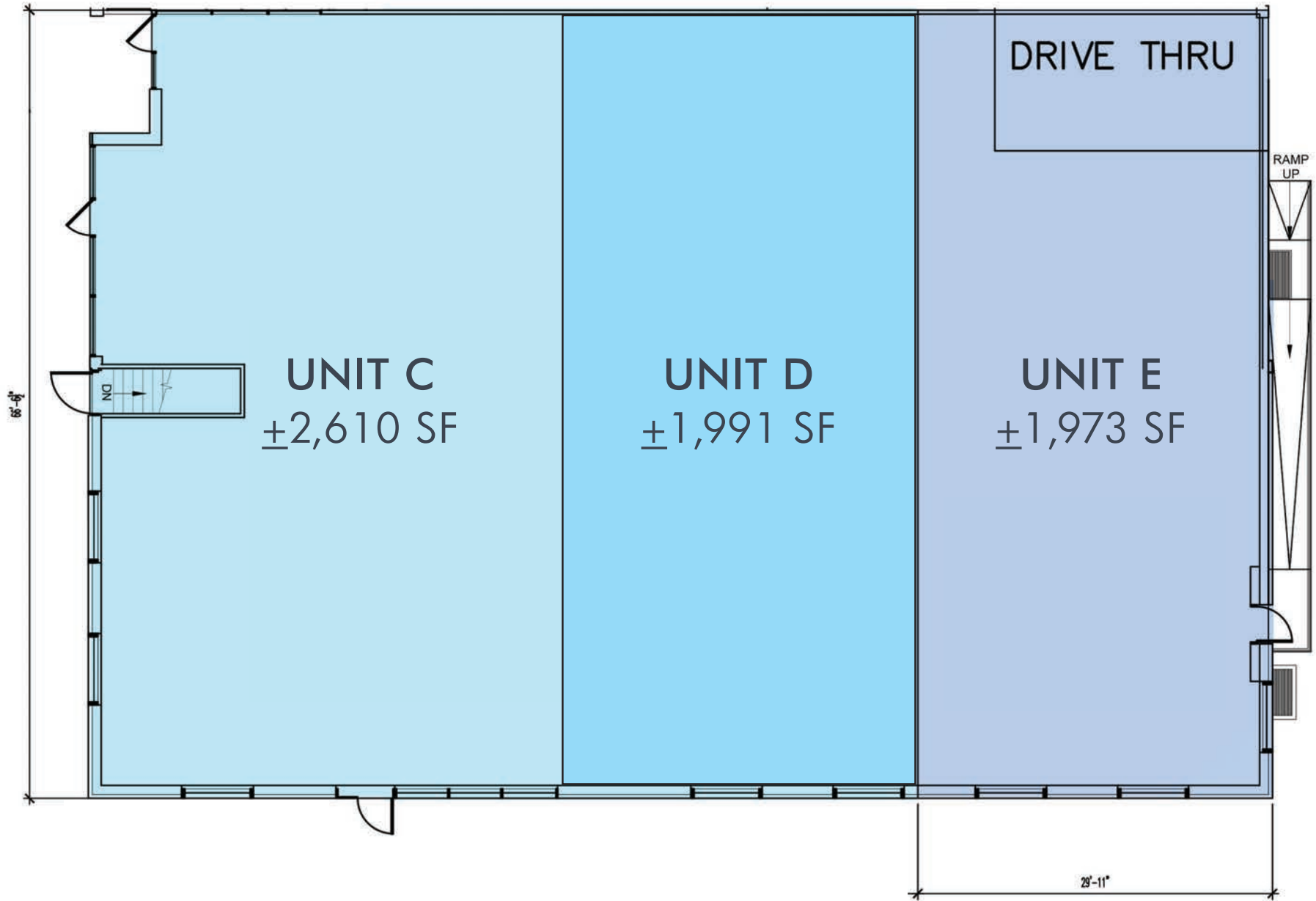




AVAILABLE

Unit:	Square Footage
UNIT A	±3,000, divisible
UNIT B	±4,772, divisible
UNIT CDE	±6,481, divisible



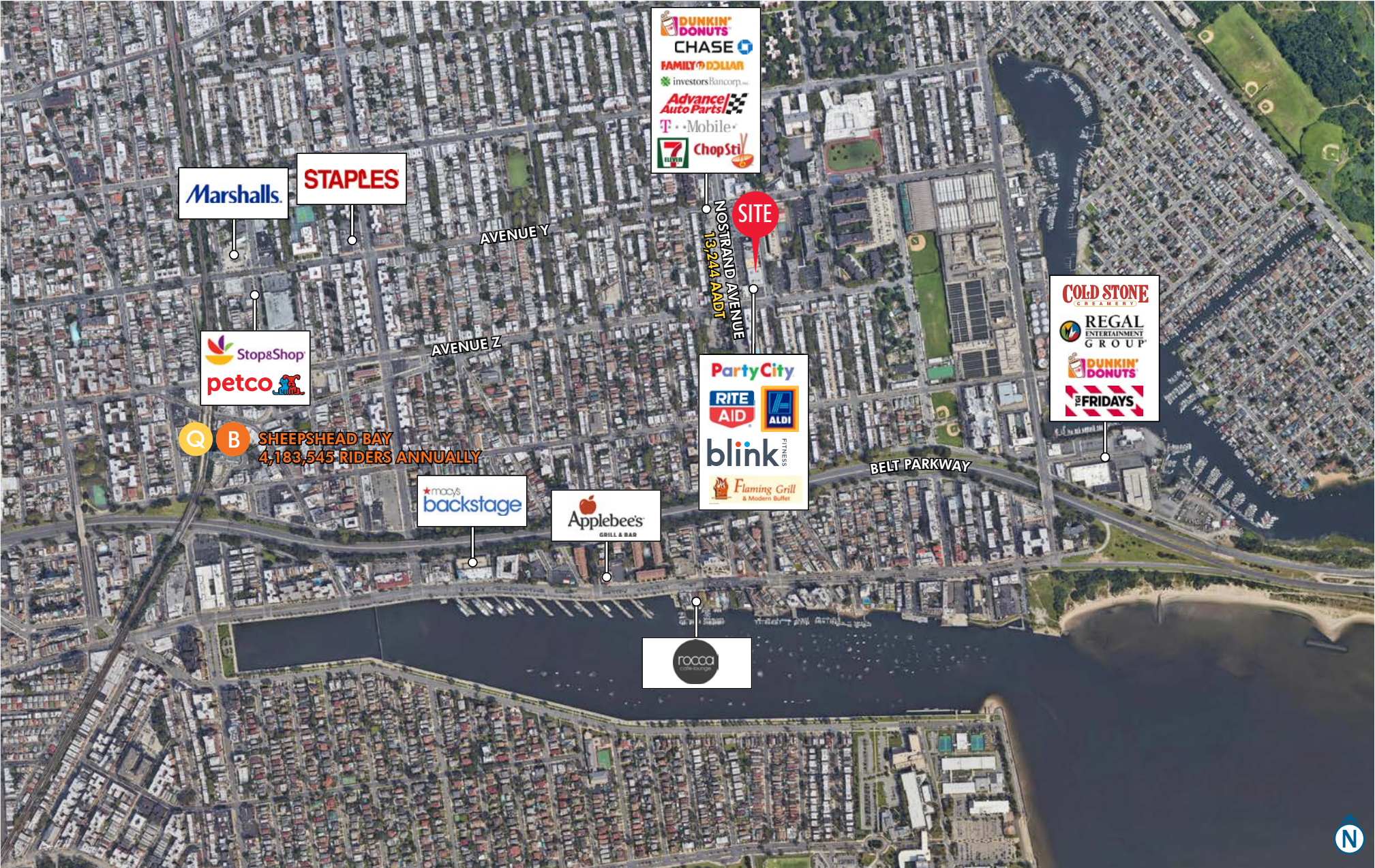




RENDERING | POTENTIAL

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AERIAL | MARKET

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