



975 NOSTRAND AVENUE

Crown Heights, Brooklyn, NY

NEW CONSTRUCTION | FROM 568 - 1,950 SF

VENTED RESTAURANT W/OUTDOOR SPACE + RETAIL SPACES

975 Nostrand Avenue

Between Montgomery Street & Empire Boulevard

Available (Restaurant Space)	Frontage	Available	Frontage	
Retail A: 1,950 sf + 410 sf terrace Plus 608 sf basement Vented to roof	20'-7 1/4"	Retail B: 568 sf Retail C: 1,083 sf + 369 sf terrace Community Use: 767 sf	19'-7" 14'-1 3/4" 21'-2 3/4"	Possession: Immediate Rent: Upon Request

Comments

- New construction along the commercial corridor intersection of Crown Heights and Prospect Lefferts Gardens — all uses considered
- HVAC to be installed in all retail spaces
- At base of a 328-unit mixed-use development in a burgeoning section of the neighborhood
- Centrally located between the Sterling Street and President Street **2** **5** subway stations
- Join co-tenant Key Food
- Vicinity of Brooklyn Botanic Garden, Prospect Park Zoo within Prospect Park 4-blocks away, Brooklyn Children’s Museum, and the Medgar Evers College preparatory school

By the Numbers

Retail Businesses

753

1 Mile Radius

Households

76,811

2024 est. - 1 Mile Radius

Household Income

\$92,149

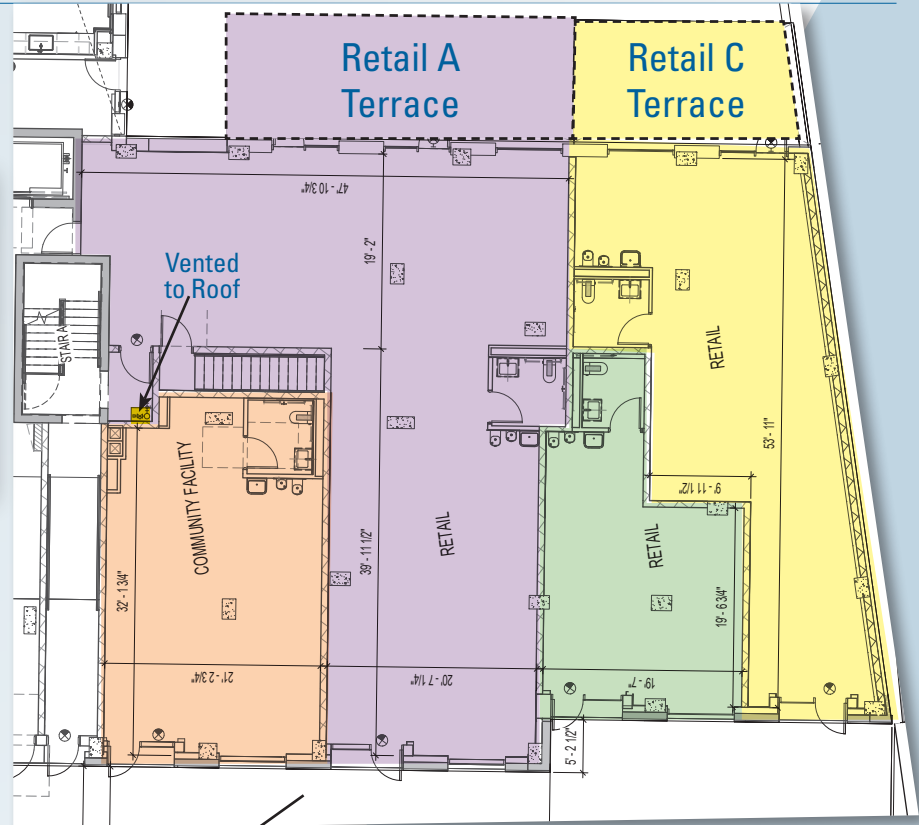
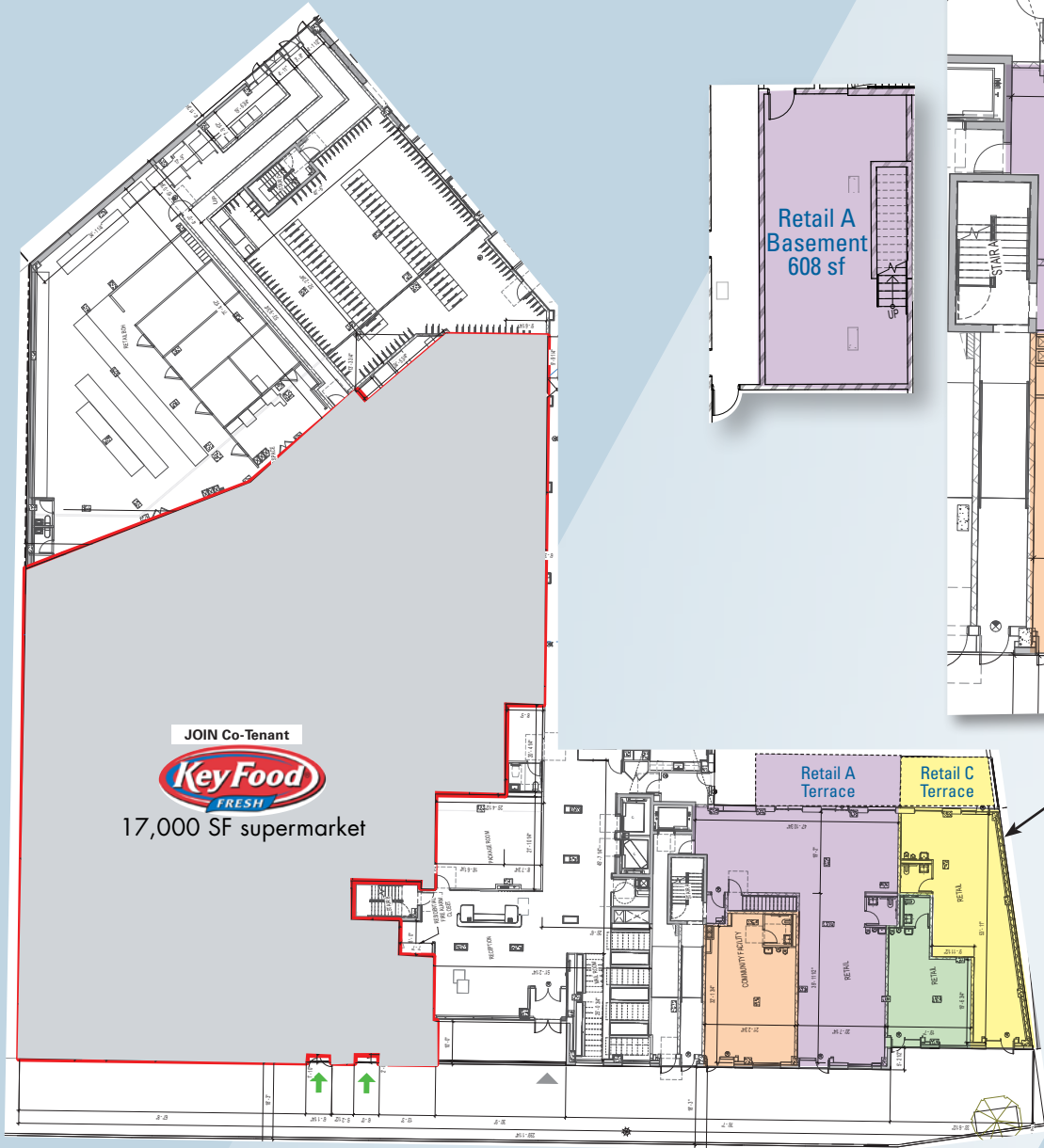
2024 Average

Subway Ridership

1,227,426

2023 Annual - Sterling Street Station

Floor Plan



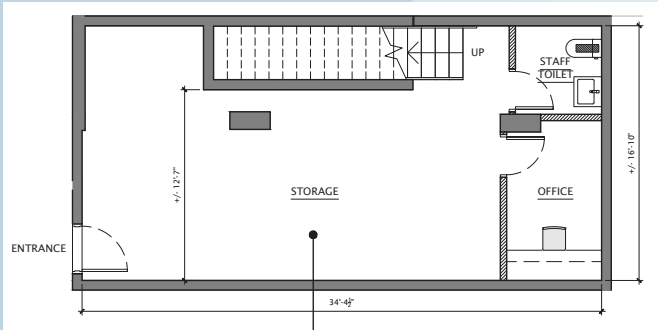
Available Units:

- Retail A - 1,950 sf + 410 sf Terrace
Plus 608 sf basement
- Retail B - 568 sf
- Retail C - 1,083 sf + 269 sf Outdoor Terrace
- Community Use - 767 sf

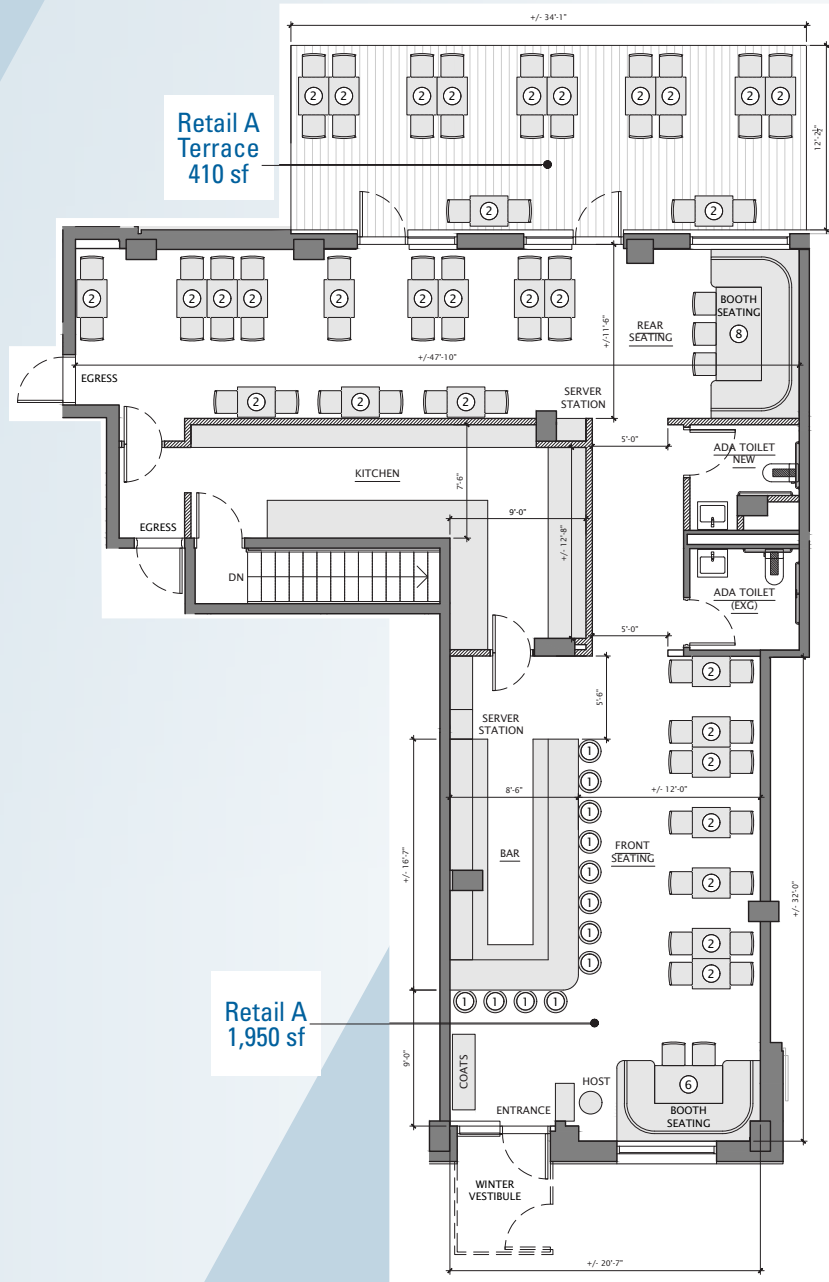
All information is from sources deemed reliable but is subject to errors or omissions of any magnitude, withdrawal from market, or changes in terms, all without notice. Brokers employment and payment only by written agreement.

Retail A - Proposed Test-Fit

SEATING COUNT:	
FRONT SEATING:	20
REAR SEATING:	32
BAR SEATING:	12
TERRACE SEATING:	24
TOTAL:	88



Retail A
Basement
608 sf



Retail A
1,950 sf



For further information and/or inspection contact:

Cooper Katz

Executive Director

Licensed Real Estate Salesperson

646-439-2009

ckatz@absre.com

Mark Tergesen

Partner

Licensed Assoc. Real Estate Broker

212.400.9528

mt@absre.com

Quinn Reavy

Associate

Licensed Real Estate Salesperson

212-400-6064

qreavy@absre.com

ABS Partners Real Estate • 200 Park Avenue South, 10th Floor, New York, NY 10003 • 212.400.6060 • www.absre.com