

# 426 Rogers Avenue

*~ Prospect Lefferts Garden ~*

Bring your concept. Bring your people. Bring the vibe. Bring your Business.

Matthew Algoo

*Real Estate Broker*

# 426 Rogers Ave ~ Prospect Lefferts Garden

Commercial Space ~ For Lease  
2,000 Interior Sqft + Private Backyard  
20ft of Frontage  
\$7,500 // Monthly

## 426 Rogers Ave — PLG's Next Favorite Spot

Right in the heart of PLG, 426 Rogers Ave is ready for someone with taste, vision, and a little main-character energy. Whether you're dreaming up a vibey café, sexy wine bar, cozy restaurant, wellness studio, juice concept, or something totally your own — this is the kind of space that makes ideas feel real.

PLG ~ The neighborhood wants more places to gather, sip, eat, unwind, move, flirt, work, and stay a little longer than planned. This is your chance to create the spot people talk about before it even opens.

## Specs The Space:

~2,000 SF Interior  
20 FT Storefront Frontage  
Two Levels — Ground FL + Lower Level FL  
Private Backyard  
Private Entrance  
Finished & Ready for Operation

## Highest & Best Uses:

Cool cafés  
Intimate wine bars  
Destination dining spots  
Pilates, yoga, and wellness concepts  
Organic food + beverage brands  
Creative community spaces

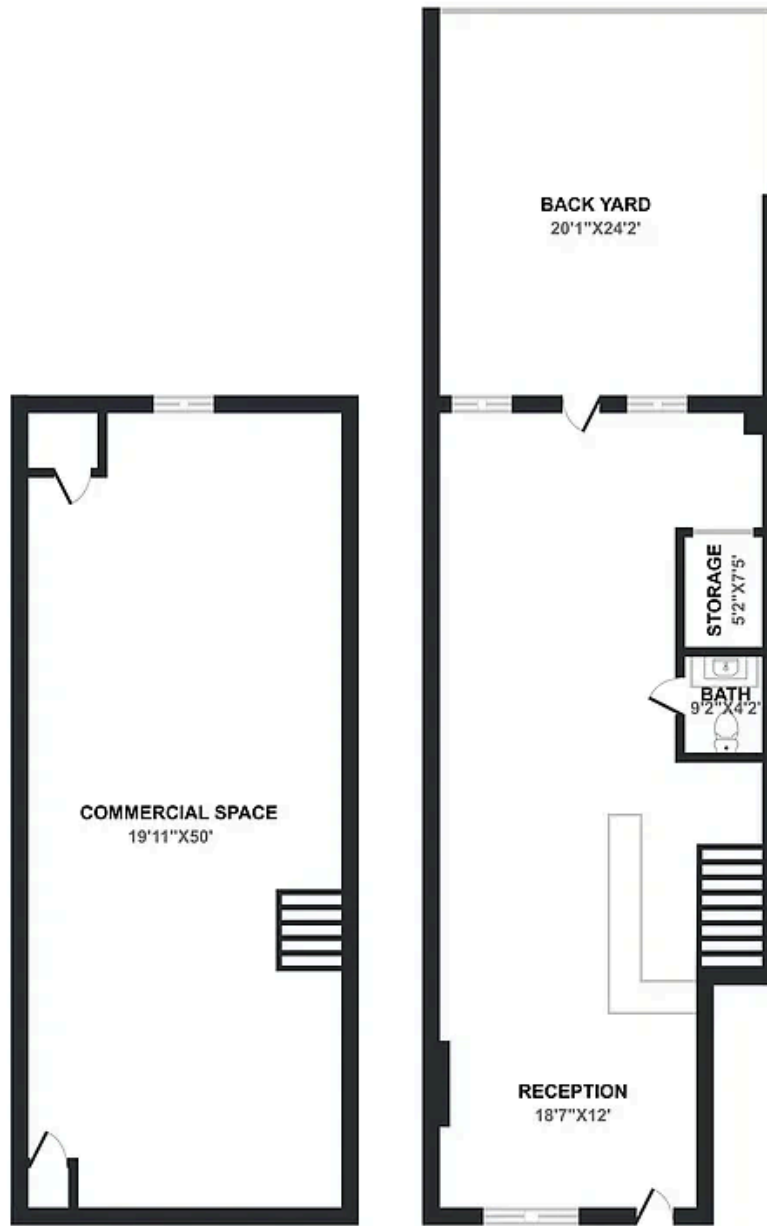
Picture warm lighting, good music, packed brunches, late-night glasses of natural wine, people lingering in the backyard, and a neighborhood that actually shows up for local businesses.

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**Matthew Algoo**  
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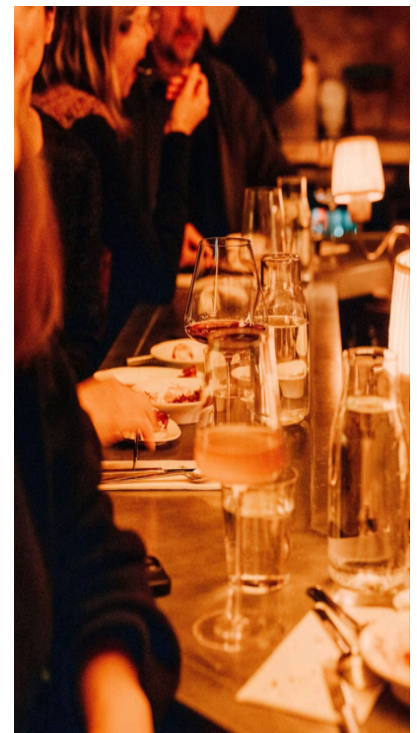
Lower Level

Ground Level

## Potential Vibe of ~ 426 Rogers Ave



Cozy Wine Bars ~  
perfect for a night out.



Cafes & Brunches ~ great energy for fun brunches w/ friends and family



Art Gallery's / Health + Wellness  
~ activities for everyone in the neighborhood

