



FOR LEASE

MEDICAL, VETERINARY, WELLNESS, RETAIL OPPORTUNITY

PRIME STOREFRONT IN THE MYRTLE AVENUE BUSINESS DISTRICT



322 MYRTLE AVENUE
BROOKLYN, NY 11205

PREMISES



GROUND FLOOR:
±940 SF



BASEMENT:
±700 SF



TOTAL AREA:
±1,640 SF



POSSESSION:
IMMEDIATE



LEASE TERM:
NEGOTIABLE



ASKING RENT:
\$7,000 / MONTH



OPEN RETAIL / OFFICE SPACE
HIGH CEILINGS | GREAT LAYOUT



PRIVATE OUTDOOR SPACE
GREAT FOR STAFF BREAK AREA



FULL BASEMENT
STORAGE | UTILITIES | SUPPORT SPACE

PROPERTY HIGHLIGHTS

- ✓ Prime Myrtle Avenue frontage
- ✓ Excellent visibility and foot traffic
- ✓ Dense residential population
- ✓ Strong neighborhood demographics
- ✓ Surrounded by established businesses
- ✓ Full basement included
- ✓ Flexible layout
- ✓ Suitable for medical and veterinary uses
- ✓ Excellent public transportation access
- ✓ Located in the heart of a thriving commercial corridor

IDEAL TENANT USES



HEALTHCARE

- Family Practice
- Pediatrics
- Behavioral Health
- Dermatology

- Women's Health
- Physical Therapy
- Occupational Therapy
- Speech Therapy
- Dental Practice



VETERINARY & PET CARE

- Veterinary Clinic
- Pet Wellness Center

- Pet Grooming
- Specialty Pet Services



WELLNESS

- Medical Spa
- IV Therapy
- Chiropractic

- Acupuncture
- Massage Therapy
- Nutrition Services



RETAIL & PROFESSIONAL SERVICES

- Boutique Retail
- Financial Services

- Professional Office
- Educational Services
- Specialty Food Concepts

DEMOGRAPHICS (1 MILE RADIUS)



POPULATION
77,000+



DAYTIME POPULATION
78,000+



AVG. HOUSEHOLD INCOME
\$109,000+

LOCATION HIGHLIGHTS

- Fort Greene
- Clinton Hill
- Downtown Brooklyn
- Brooklyn Navy Yard
- Pratt Institute
- Multiple Subway Lines
- B38, B54, B62, B67 Buses



GREEN ACRE
— HOMES —

Michelle Cooper
Green Acre Homes

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VIBRANT MYRTLE AVENUE CORRIDOR

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