

CBRE

2771

NOSTRAND AVENUE
BROOKLYN, NY 11210



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Executive Summary

CBRE, as the exclusive agent, is pleased to offer for sale **2771 Nostrand Avenue** (“the Property”), a single-story retail building located on a bustling, high-traffic corridor in Midwood, Brooklyn.

The owner-occupied **12,256-square-foot** building exists atop a **10,500 square-foot** lot at the southeast corner of Avenue N and Nostrand Avenue and will be **delivered vacant** at closing. The Property features over **200 feet of wraparound frontage** along two heavily traveled avenues in Brooklyn. Additionally, the Property includes a spacious gated lot with **6 parking spaces**, providing convenient access for tenants and visitors.

Further traffic can be attributed to adjacent tenants, which include **credit rated brands** such as **Burger King** and **Mobil**. A wide array of car dealerships, known collectively as **Plaza Auto Mall**, are located directly across the street along Nostrand Avenue, including Plaza Kia, Plaza Toyota, Plaza Honda, and Acura of Brooklyn.

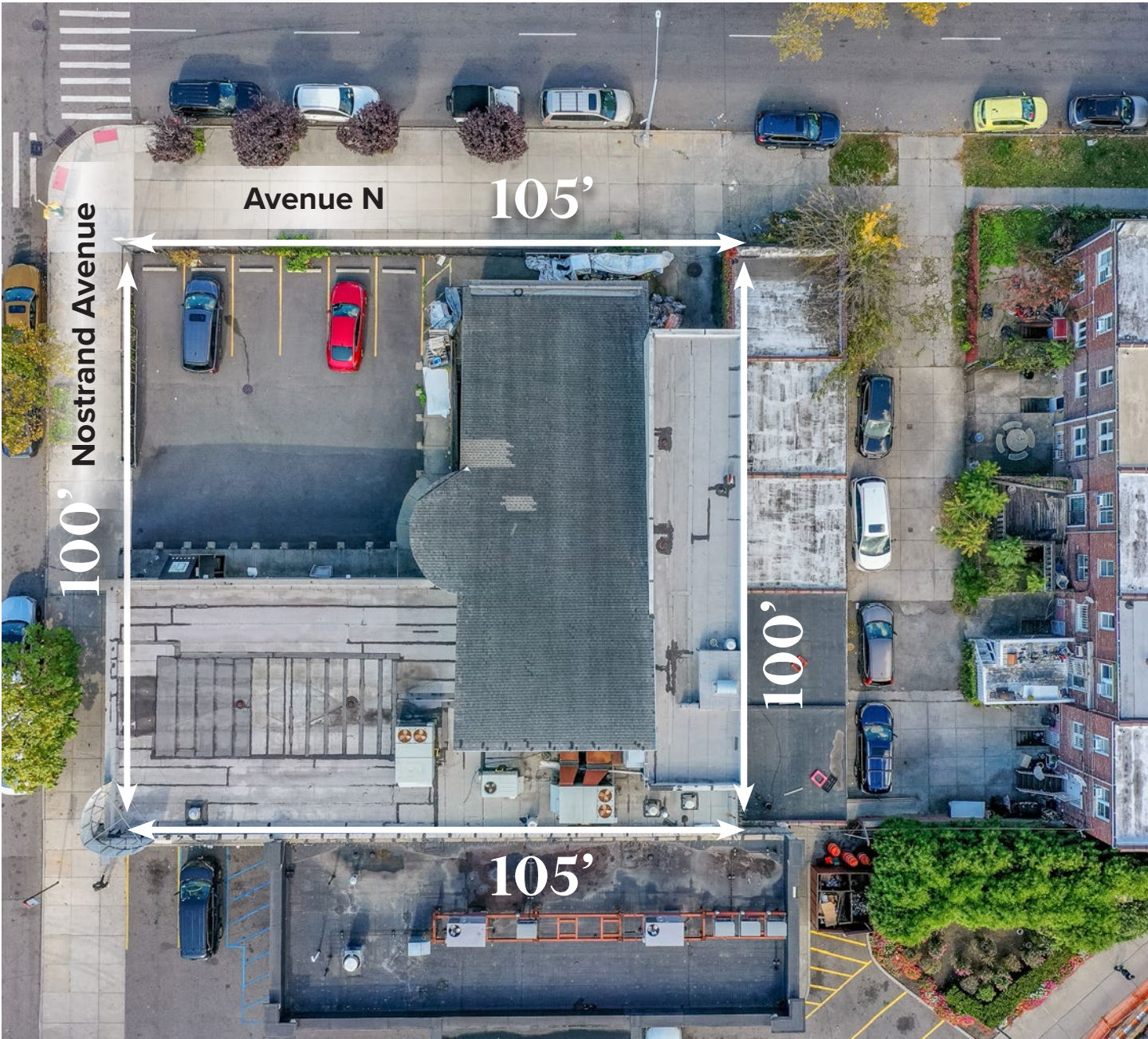
The Property represents an ideal opportunity for investors or end-users seeking a high-visibility retail asset with substantial frontage, parking, and proximity to nationally recognized tenants in one of Brooklyn’s most active commercial corridors

Tax Lot



Property Summary

Address:	2771 Nostrand Avenue, Brooklyn, NY 11210
Cross Streets:	S/E/C of Avenue N & Nostrand Avenue
Block & Lot:	7684-34
Gross SF:	12,256
Lot SF:	10,500 SF



Investment Highlights

Prime Corner Location

Situated at the intersection of Avenue N and Nostrand Avenue, the Property benefits from exceptional visibility and exposure in a densely populated and highly trafficked retail corridor.

Blank Canvas

The Property is currently owner occupied and will be delivered vacant, serving as a malleable “blank canvas” for investors, owner-users, or developers to reposition or re-lease the asset immediately.

Substantial Size

The 12,256-square-foot single-story retail building sits on a 10,500-square-foot corner lot, offering ample space for a variety of retail or service-oriented uses.

Dual-Avenue Frontage

Over 200 feet of frontage along two major avenues enhances branding opportunities and pedestrian/vehicular visibility.

On-Site Parking

A gated lot with six dedicated parking spaces provides rare convenience for tenants and customers in a retail-dense urban environment.

High-Traffic Retail Corridor

Nostrand Avenue is a major commercial artery in Brooklyn, ensuring strong footfalls and vehicular traffic throughout the day.

Strong Upside Potential

With its location, size, and visibility, the Property presents an opportunity to capitalize on Midwood’s continued retail and residential growth.





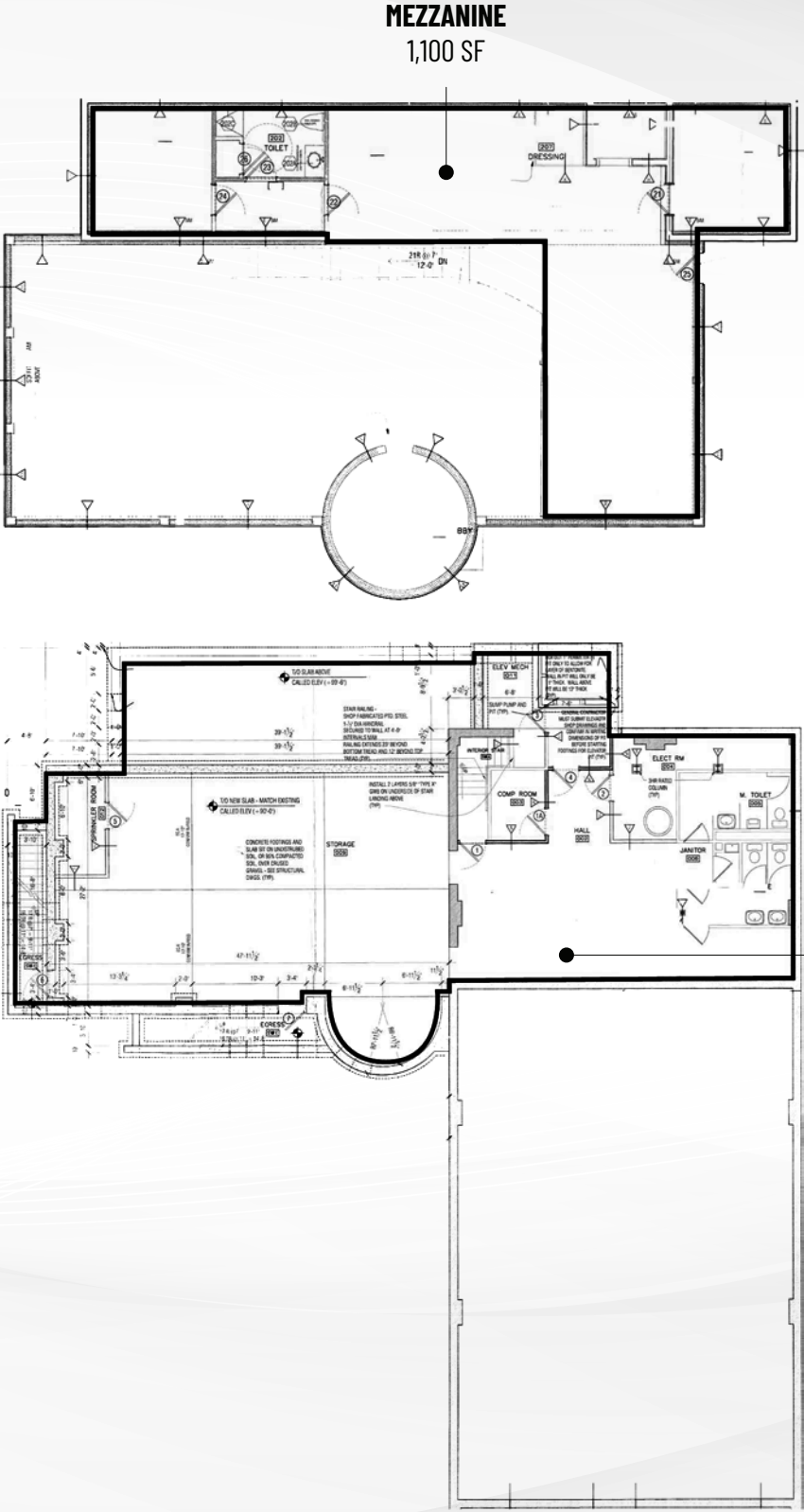
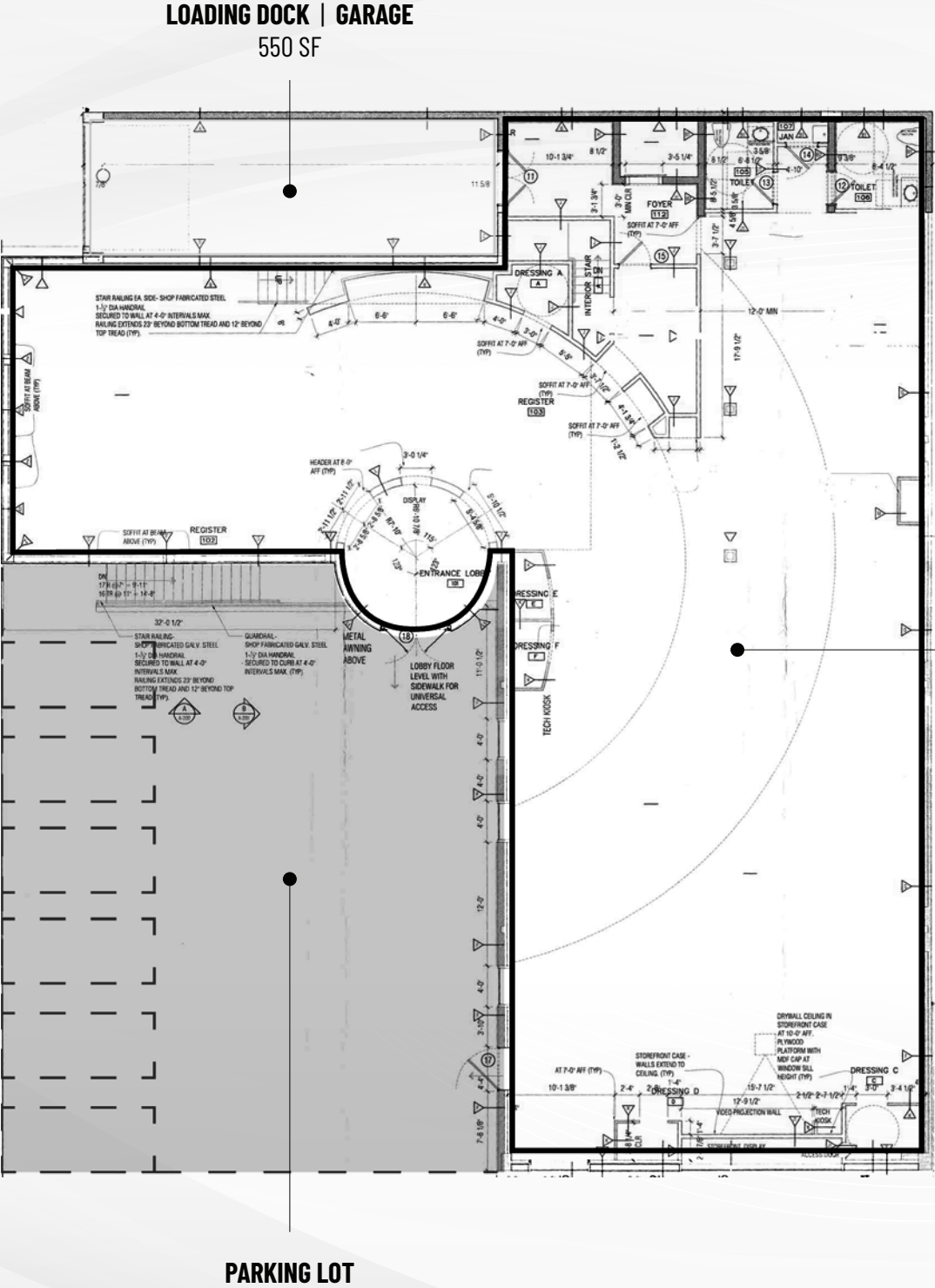
Area Overview

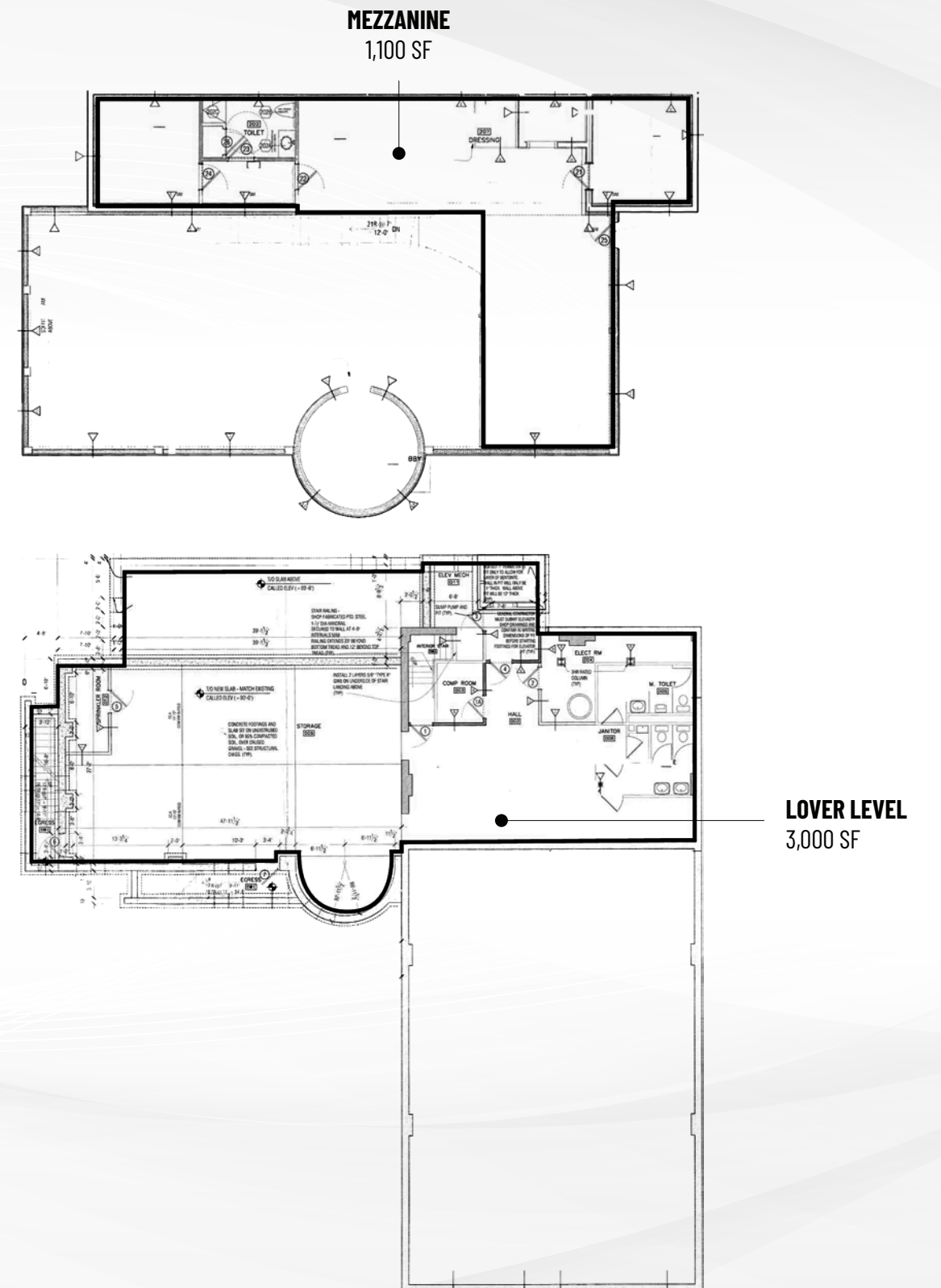
Midwood and Marine Park are neighboring communities in southern Brooklyn known for their residential character, strong demographics, and active retail corridors. Midwood is a diverse and well-established neighborhood with a population of over 112,000, featuring a mix of single-family homes, co-ops, and new condominiums, along with vibrant commercial strips like Avenue J and Nostrand Avenue. Marine Park, slightly smaller with around 38,000 residents, is prized for its suburban feel, family-friendly atmosphere, and proximity to its namesake park—the largest public park in Brooklyn. Both areas benefit from strong household incomes, low vacancy rates, and a mix of national and local retailers that drive consistent foot traffic. With excellent access to public transit and major thoroughfares, these neighborhoods continue to attract both residential and commercial investment.

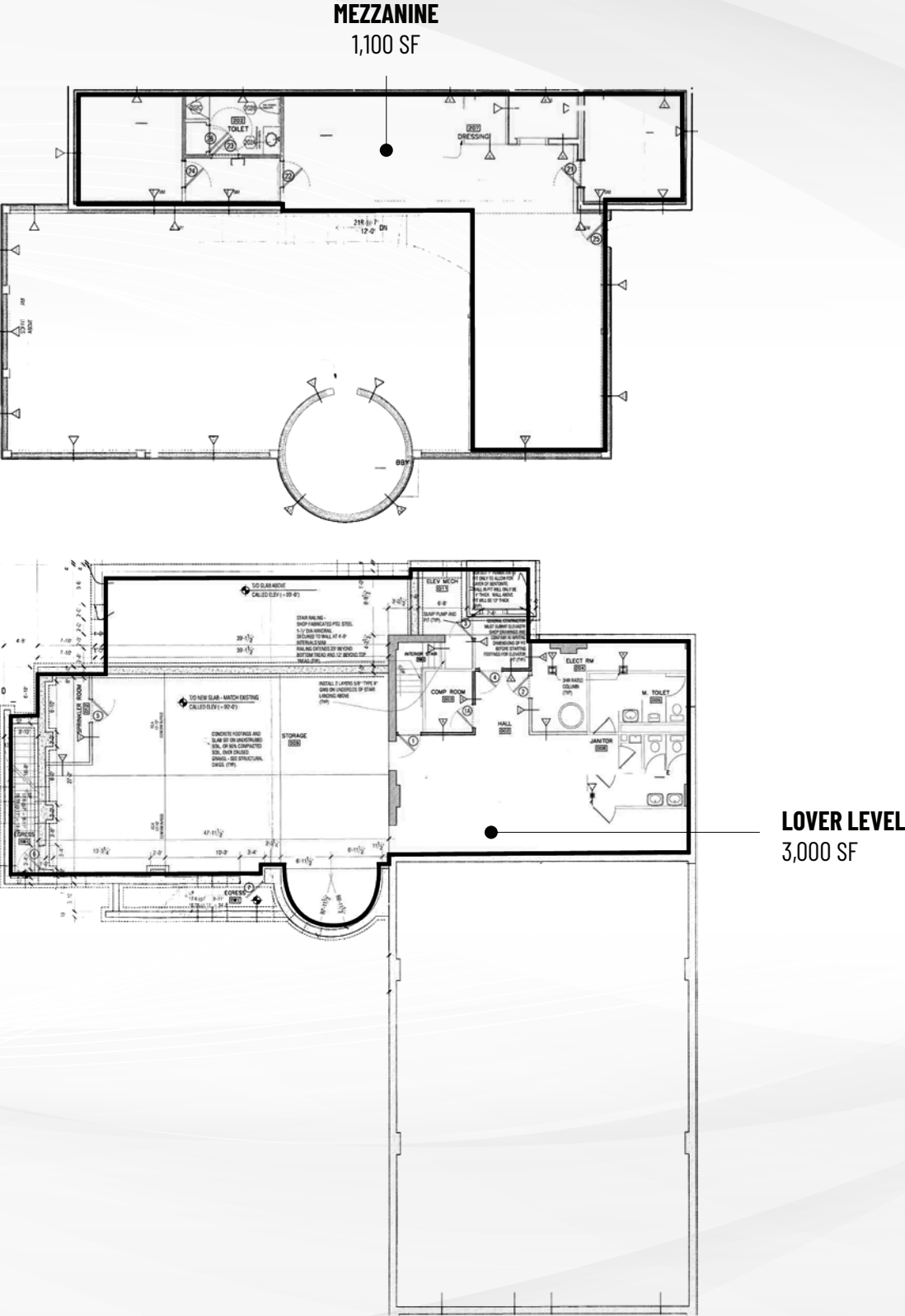
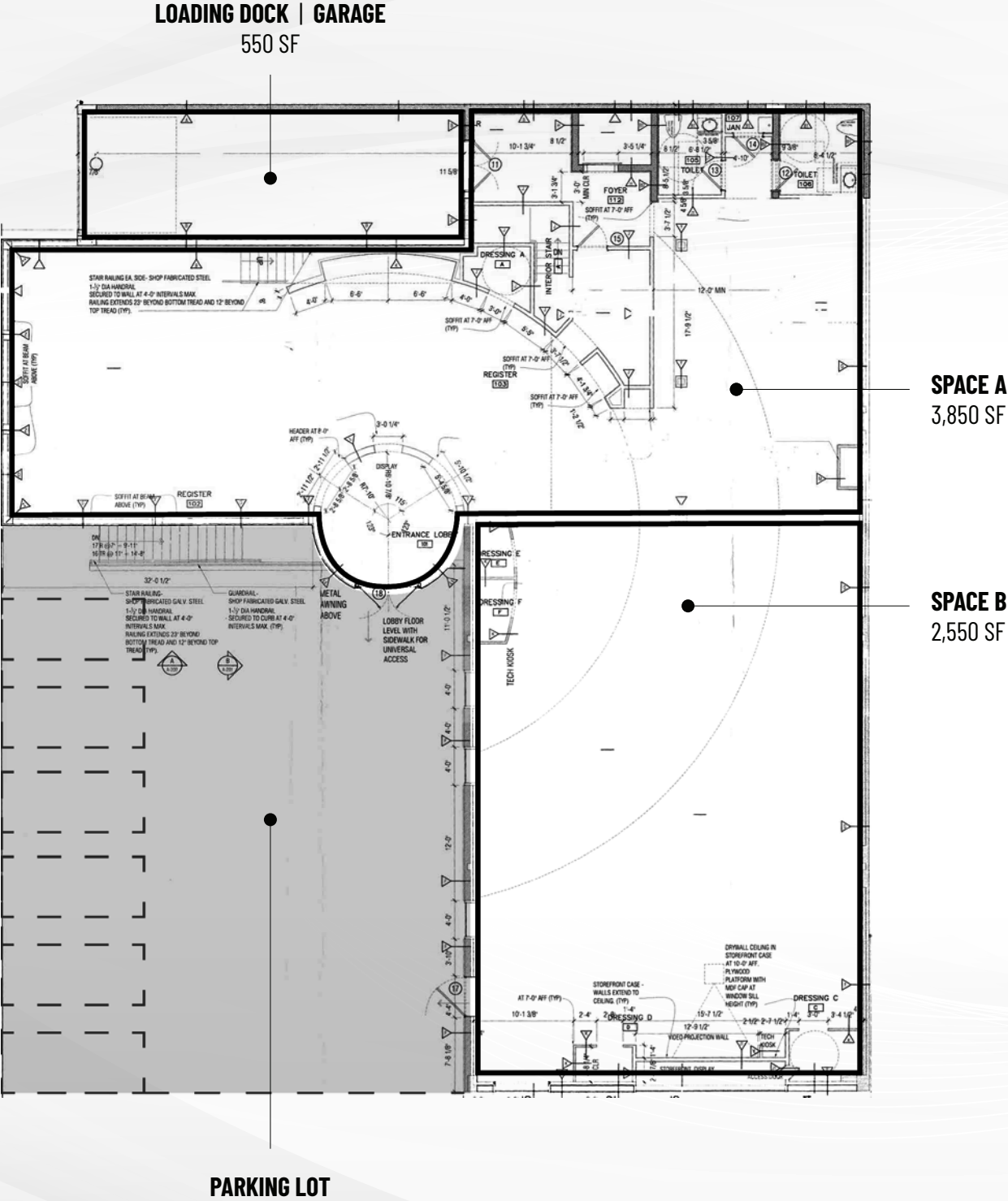


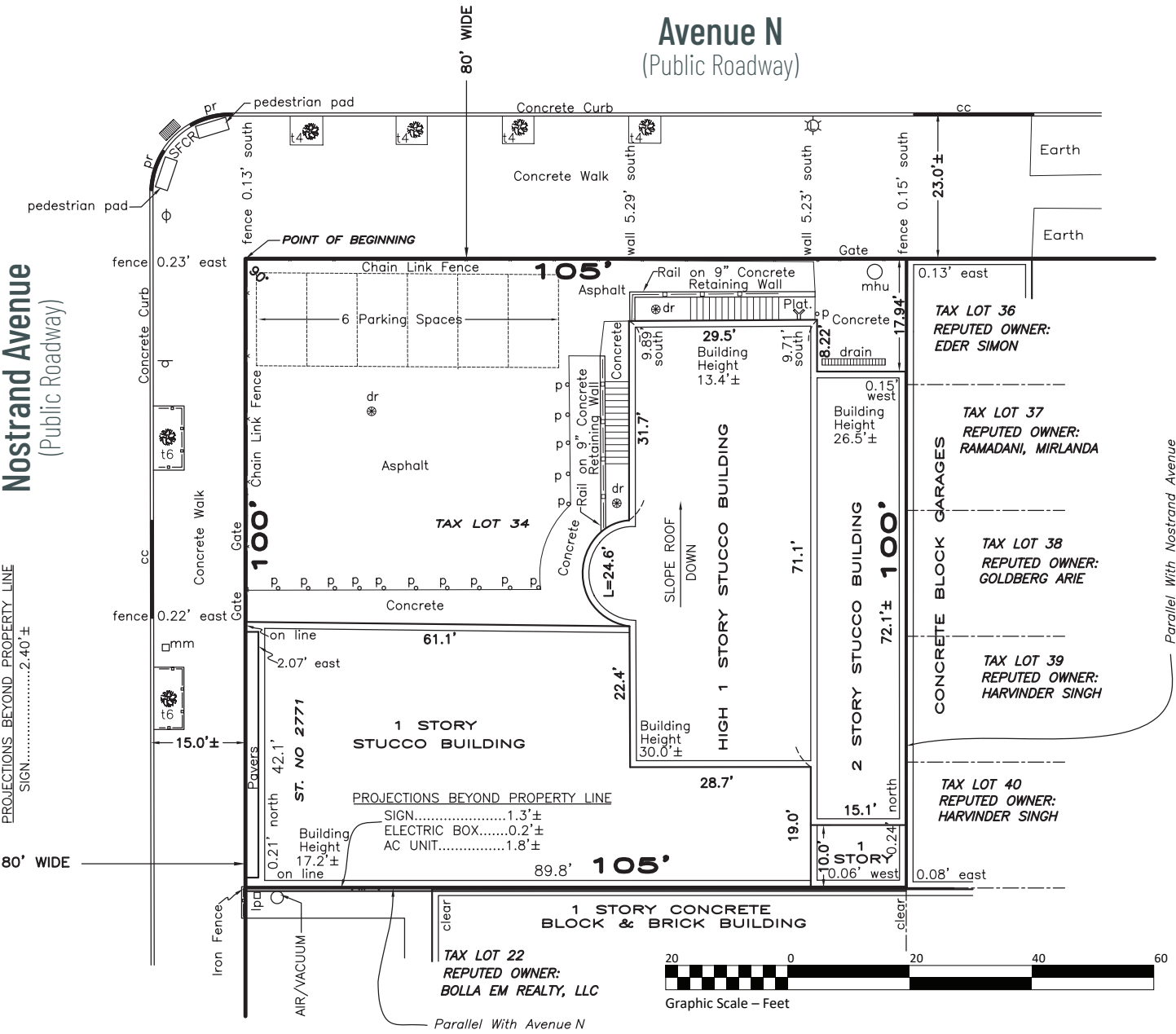
Retail Map











- NOTES:
1. Below grade encroachments and vaults if any not located.
 2. There are 6 parking spaces including 1 handicapped space on the premises.
 3. The premises is served by gas, water, electricity, telephone and sanitary sewer lines installed in street.
 4. The premises has access to Nostrand Avenue and Avenue N.
 5. There is no evidence of construction or earth moving.
 6. No evidence of wetlands observed.
 7. No evidence of cemeteries or burial grounds found.
 8. The property described herein is the same property described in Riverside Abstract Commitment No. RANY-44522B with an effective date of 09-05-2007.
 9. The street address of the subject property is 2771 Nostrand Avenue, Brooklyn, NY

PARCEL AREA: 10,500 SF or 0.2410 Acre
TOTAL BUILDING AREA: 6,395 SF

LEGEND:

CC	Gurb Cut	⊙	Traffic Light
CONC.....	Concrete	TP	Tree Pit
DR.....	Drain	⊕	Traffic Sign
GV.....	Gas Valve	UP	Utility Pole
⊙	Light Pole	WV	Water Valve
MM.....	Muni Meter	LP	Light Post
MHU.....	Unknown Manhole	▨	Catch Basin
P.....	Pole	Y	Siamese
PR.....	Pedestrian Ramp	⊙	Tree with Size
SFCR ..	Steel Faced Curb Round		



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