



**Kalmon Dolgin**  
AFFILIATES INC.

**9310-9312**

**4th Avenue**  
Brooklyn, NY 11209

**4,500 SF - 9,200 SF**  
**FOR LEASE**



Kalmon Dolgin Affiliates presents for lease a 2-story commercial building of approximately 9,200 SF, located on 4th Avenue in Bay Ridge, Brooklyn. The building is comprised of a ground-floor retail unit of 4,700 SF & office space of 4,500 SF on the lower level. These spaces can be leased together or separately. This is an excellent opportunity for Restaurateurs, fitness, medical & retail business owners. The area is vibrant with a good mixture of residential and commercial residents & neighbors.

**PROPERTY FEATURES:**

**RETAIL:**

GROUND FL: 4,700 SF // CEILING HEIGHT: 14'

**OFFICE SPACE:**

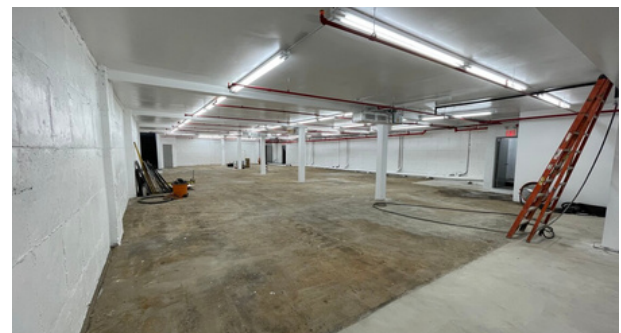
LOWER LEVEL: 4,500 SF // CEILING HEIGHT: 10'  
ZONING: R6A, C2-3, BR

48' GLASS FRONTAGE

HIGH VISIBILITY & EXCELLENT CURB APPEAL

**PERFECT LOCATION FOR:**

RETAIL, OFFICE, SUPER MARKET, OR MEDICAL USE



**FOR MORE INFORMATION CONTACT**  
**EXCLUSIVE BROKER**

**LOUIE HAMDAN**

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101 RICHARDSON ST. | BROOKLYN, NY 11211

718.388.7700

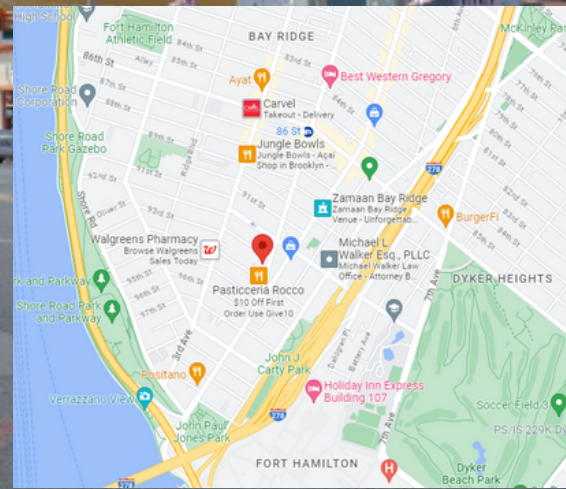
WWW.KALMONDOLGIN.COM

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**NEIGHBORHOOD**  
**DESCRIPTION**



**LOCATION:**

The site is located steps from the last stop on the R line (95th st. & 4th Ave) and adjacent to **BMW, Fushimi, Dunkin Donuts, Staples Office Supply, Harbor Fitness** and other successful restaurants and businesses. In addition, the subject has over 48 feet of frontage on 4th avenue between 93rd and 94th streets. 4th Avenue is the first and main route after the Verrazzano Bridge for the NYC Marathon and the main thoroughfare which connects several Brooklyn Neighborhoods. Shore Road is a well-known water front park excellent for running, biking, picnicking, etc. and is within a short walking distance of Fort Hamilton Army Base.

**TRANSPORTATION:**

The nearest subway station is 92nd street (the R train). The B63, B37, B8 and other various bus routes connect the neighborhood to Staten Island, Bensonhurst, Sunset Park, Gowanus, Park Slope, Downtown Brooklyn, and Red Hook. This location is conveniently located and centralized between three major highways; The Belt Parkway is accessible from 4th Avenue & Shore Road, the Gowanus Express-way at 92nd Street and Dahlgren Place & The Verrazzano Bridge & Staten Island Expwy at 92nd Street & Gatling Place.

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