

463

86TH STREET

BROOKLYN, NY

BAYRIDGE

- 86th Street between 4th and 5th Avenues (directly across from Century 21)
- 2 levels available
 - Ground floor: 2,000sf
 - Lower level storage: 1,500sf
- Frontage: 20ft on 86th Street

WHY THIS LOCATION?

UNPARALLELED LOCATION

Located on 86th Street between 4th and 5th Avenues, this dynamic retail space sits in the midst of one of Brooklyn's busiest retail corridors, Bay Ridge. Located directly across the street from the world famous Century 21 department store, 463 86th Street is a compelling choice for your next location.

RETAIL

Whether in search of great clothes, jewelry, or a cup of coffee, you do not have to look far. This amazing street is lined with national retailers including Starbucks, Aldo, Aerosoles, Century 21, T.J. Maxx, and Modell's.

HIGHLIGHTS

DYNAMIC LOCATION

With 20ft of frontage on 86th Street, and located directly across the street from Century 21's doors, any retail is guaranteed great exposure. 86th Street between 4th and 5th Avenues is known as the top retail corridor for the Bay Ridge area.

PUBLIC TRANSPORTATION HUB

463 86th Street is conveniently located within a block of the R train and the B1, B16, 253, S93, S79, and B63 bus lines.



DENSELY POPULATED

With more than 2.5 million residents, Brooklyn houses the largest population of all the New York boroughs.

25 West 39th Street
New York, NY 10018
Phone (212) 529-5055
FAX (212) 460-5362
THOREQUITIES.COM



463

86th STREET

BROOKLYN, NY

04 / 15 / 2013



4TH AVENUE

COHEN'S FASHION OPTICAL

FABCO

MCDONALDS

DUANE READE

BANK OF AMERICA
T-MOBILE

AMERIKICK KARATE/
FOR LEASE

PRETTY GIRL

CENTURY 21

CLAIRES

SLEEPY'S

LENS LAB



86th STREET

UNITED COLORS OF BENNETON

CAPITOL ONE

CHILDREN'S PLACE

GAP

ALDO

ZALES

FOOT LOCKER

PAYLESS

AVAILABLE

AVAILABLE

AT&T

AVAILABLE

TOOCOOL

AEROSOLES

SPRINT

SALLY BEAUTY

VITAMIN SHOP

VERIZON

463
86th
STREET

BURGER KING

POPEYES

FIVE GUYS

5TH AVENUE

CITIBANK

TJ MAXX

STARBUCKS

METRO PCS

CHASE BANK

NEW YORK & CO.

MODELLS