

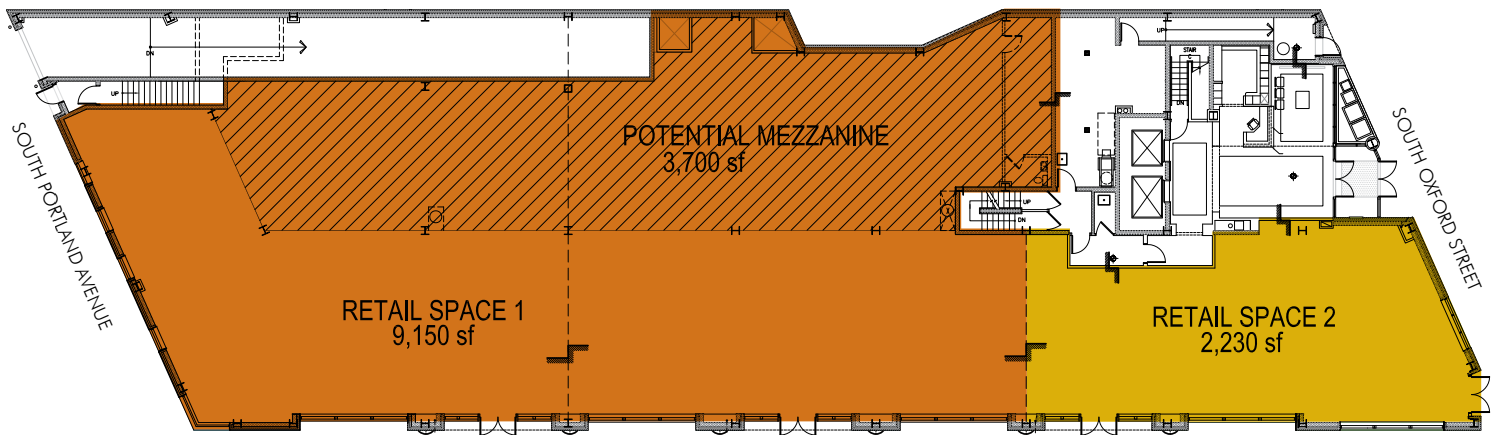
# CORNER TO CORNER HIGH VISIBILITY RETAIL FRONTAGE



32,000,000  
subway riders  
subway lines & buses  
14  
206<sup>TH</sup> OXFORD  
BROOKLYN, NEW YORK

# 206 SOUTH OXFORD ST

Next to: Target, Pathmark, Marshalls, Old Navy, Office Depot, Payhalf



from 2,230 SF to 11,600 SF layouts...

## the atlantic terrace

a unique retail development in the heart of downtown brooklyn



### PREMISES

11,600 SF – Ground (Divisible)  
3,700 SF – Second Floor Mezzanine

### POSSESSION

Fall 2009

### ASKING

Upon Request

### FRONTAGE

200+ feet - Entire front with two corners

### COMMENTS

- 14 subway lines and 16 bus lines
- 40M subway riders within 1/2 block
- 88 parking spaces; 40 for hourly rental
- Restaurant use ok

	.25 MILE	.50 MILE	.75 MILE
<b>EST. POPULATION</b>	7,718	34,491	81,678
<b>EST. HOUSEHOLDS</b>	3,386	15,866	36,929
<b>MEDIAN HH INC.</b>	\$58,466	\$61,577	\$60,466

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