

**1,600 SQUARE FEET PLUS 1,000 SQUARE FEET OUTDOOR, RETAIL SPACE IN BED-STUY**



## 311 FRANKLIN AVENUE

BETWEEN LAFAYETTE AVENUE AND CLINTON PLACE

- 311 Franklin Avenue is a **newly constructed** development in West Bed-Stuy/Clinton Hill.
- The space is **1,600 square feet**, and has an additional **1,000 square feet of outdoor space**.
- **32 feet of frontage**, offering excellent visibility and exposure to high levels of foot traffic.
- **Ground floor** in a neighborhood packed with playgrounds, parks and schools.
- The building is five minutes away from two subway stations, and is a perfect opportunity for cafes, restaurants, bars, and coffee shops.

**\$9,500/MONTH**

### LICENSED SALESPERSON

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