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



### LICENSED SALESPERSON

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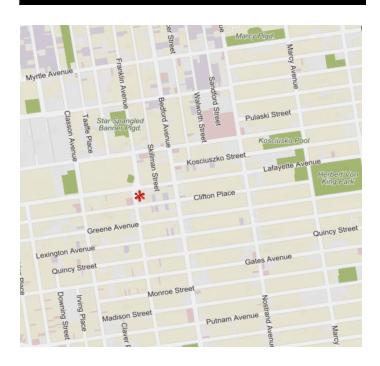


## **311 FRANKLIN AVENUE**

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

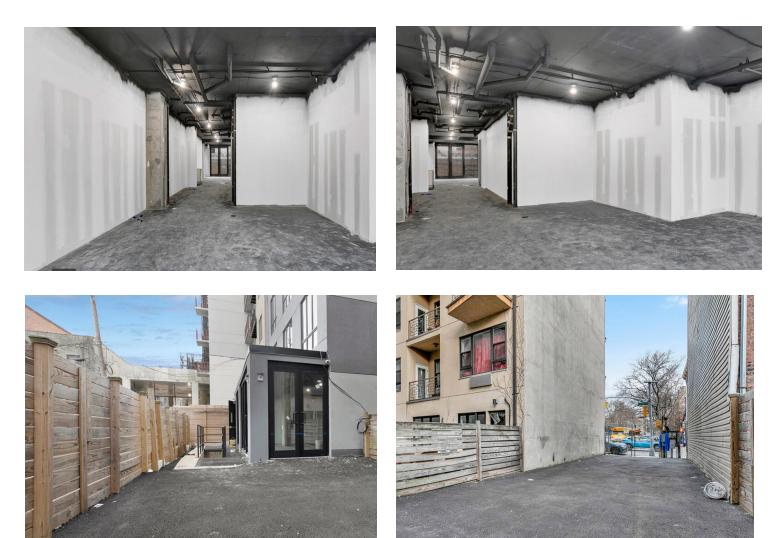


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