

3522 SURF AVENUE, BROOKLYN, NY 11224

FOR LEASE

3,710 SF – 20,000 SF RETAIL SPACE ON WATERFRONT

Between Ocean Drive & West 35th Street



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PROPERTY SUMMARY

LOCATION

Located in the Coney Island neighborhood of Brooklyn.

HIGHLIGHTS

- New Development
- Glass Storefront
- Divisions Available

SPACE DETAILS

- 16 FT Ceilings
- Space A: 4,060 SF
- Space B: 6,284 SF
- Space C: 5,875 SF
- Space D: 3,710 SF
- Total Space: 20,000 SF

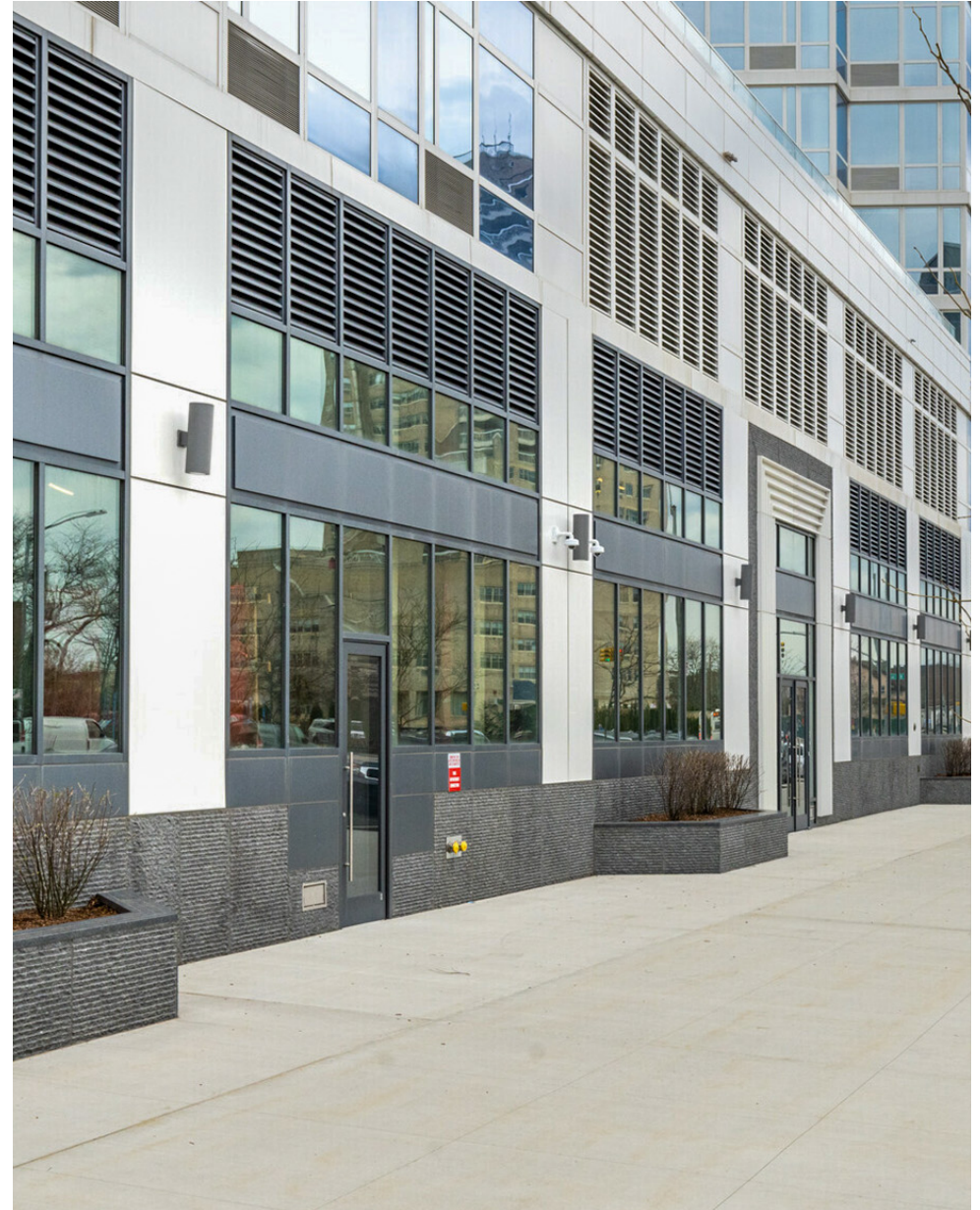
TRANSPORTATION

F N Q D Trains at Coney Island – Stillwell Avenue

B36 X38 X28 B74 Bus Lines

NEIGHBORS

Citi Bank, Nautilus Playground, Sunshine Learning Center of Coney Island LLC, Outdoor Calisthenics Park, Coney Island YMCA, Ocean Drive Coney Island, Oceanview Manor Home For Adults Inc, Brooklyn Beach Club, JASA Scheuer House of Coney Island Older Adult Center, Couch Cleaning NYC, Surf Playground, Heartshare Human Services of New York, Happy Family Social Adult Day Care Senior Center Oceanview, and more!



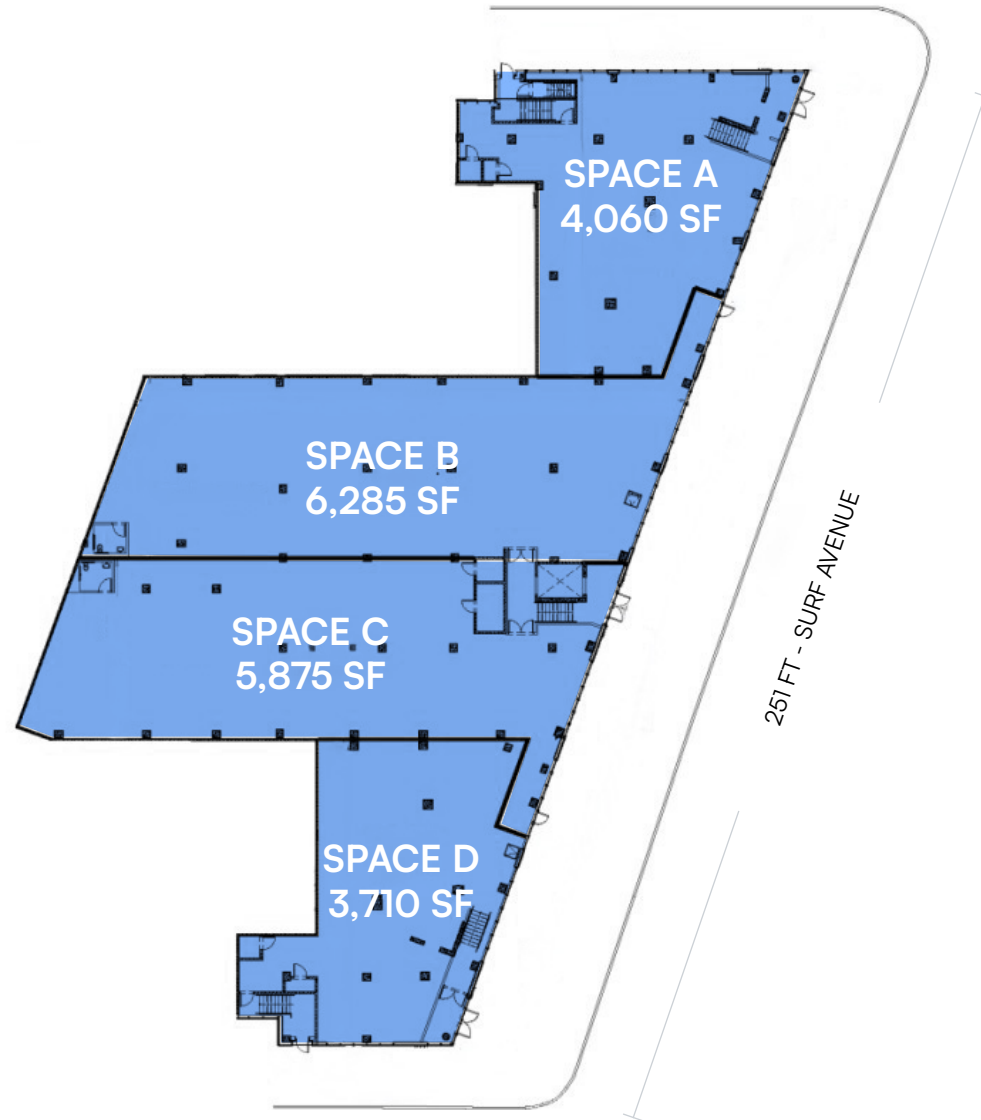
PROPERTY PHOTOS



PROPERTY PHOTOS

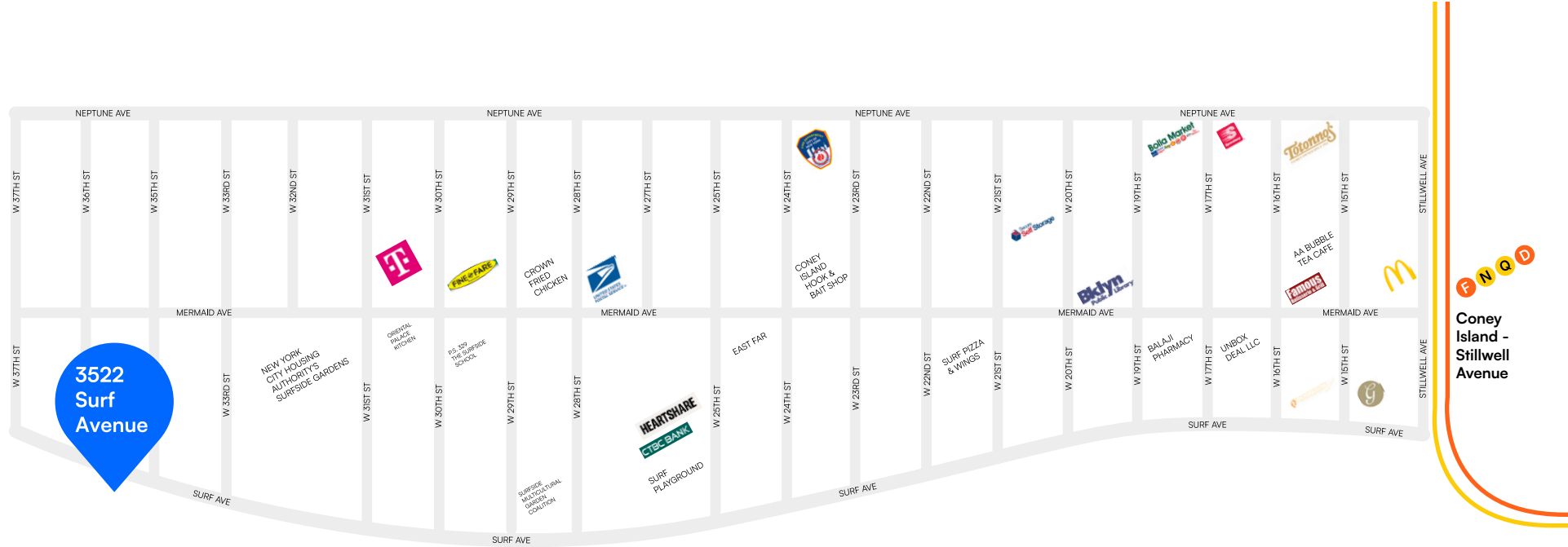


FLOOR PLAN



All square footages are approximate

RETAIL MAP





PLACE YOURSELF ON THE CONEY ISLAND MAP

LOCATION OVERVIEW

CONEY ISLAND

Steeped in a century of seaside tradition, Coney Island is a vibrant Brooklyn neighborhood where nostalgia meets year-round activity. Known for its iconic boardwalk, amusement rides, and wide sandy beaches, the area draws both locals and visitors, creating a steady flow of foot traffic through its main corridors. Surf Avenue, the neighborhood's commercial spine, is lined with casual eateries, souvenir shops, entertainment venues, and seasonal attractions that celebrate Coney Island's playful spirit. With proximity to the Stillwell Avenue subway terminal and a unique blend of historic landmarks and contemporary developments, the district offers a dynamic environment for small businesses, hospitality, and community-focused enterprises to thrive.

POINTS OF INTEREST

- Luna Park
- Deno's Wonder Wheel
- Maimonides Park (Brooklyn Cyclones)
- Coney Island Museum / Coney Island USA

DEMOGRAPHICS

Within a 0.3-mile radius from the property

~4,700

Population & Density

~\$282,892

Per Capita Income

~\$112,000

Median Household Income

Based on Census Tract 112.02 in Brooklyn

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