

773

NEPTUNE AVENUE

BETWEEN SHELL ROAD
& WEST 6TH STREET
CONEY ISLAND

OVER 44,000 SF
CELLAR - 4TH FLOOR
AVAILABLE

**BUILT TO SUIT CLASS A
COMMUNITY FACILITY
OPPORTUNITY FOR LEASE**



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NEPTUNE AVENUE

BETWEEN SHELL ROAD & WEST 6TH STREET | CONEY ISLAND

PROPERTY HIGHLIGHTS

300

Feet of frontage along Neptune Ave & 6th Street

44,110

Square Feet on 5 available floors

- Ability to entertain test fit to tenant
- Prepipe building, sound attenuated glazing, dedicated HVAC & ERV systems
- Each floor has potential 800 amp service & high structural capacity
- Recreation center features 20'+ ceiling height
- 2,950 SF Outdoor Terrace on Fourth floor
- Parking available
- Easily accessible via the Belt Parkway, Ocean Parkway, Staten Island Ferry and the **B D F N Q** train lines

Asking Rent

Upon Request

Possession

18-24 Months



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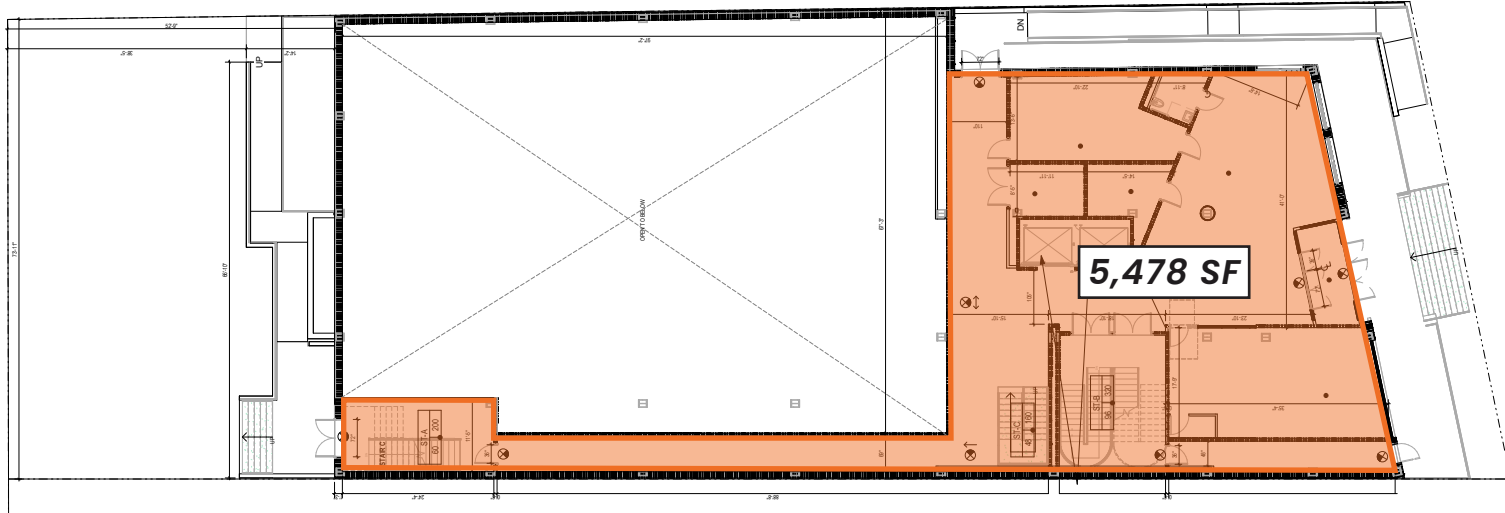


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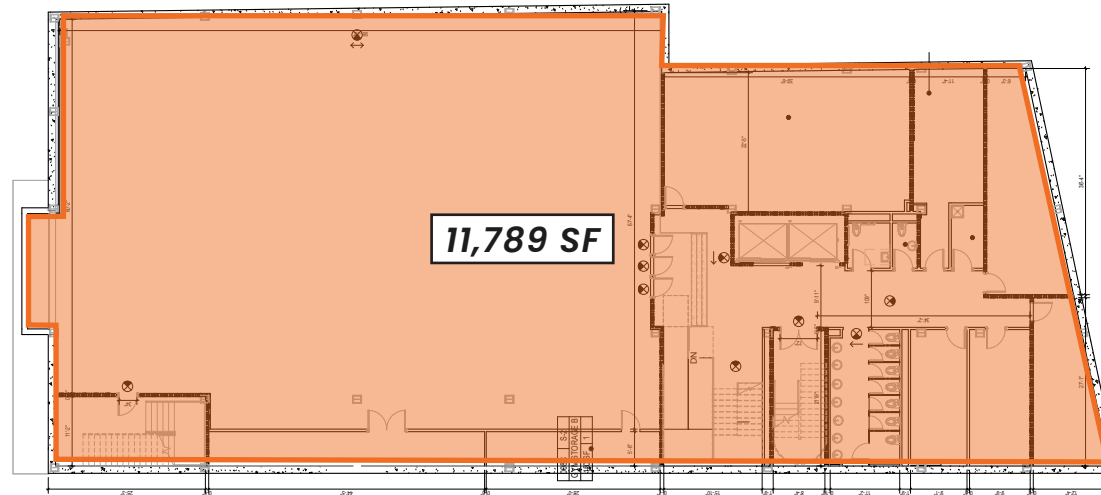
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FLOOR PLANS:

GROUND FLOOR



CELLAR / RECREATION CENTER

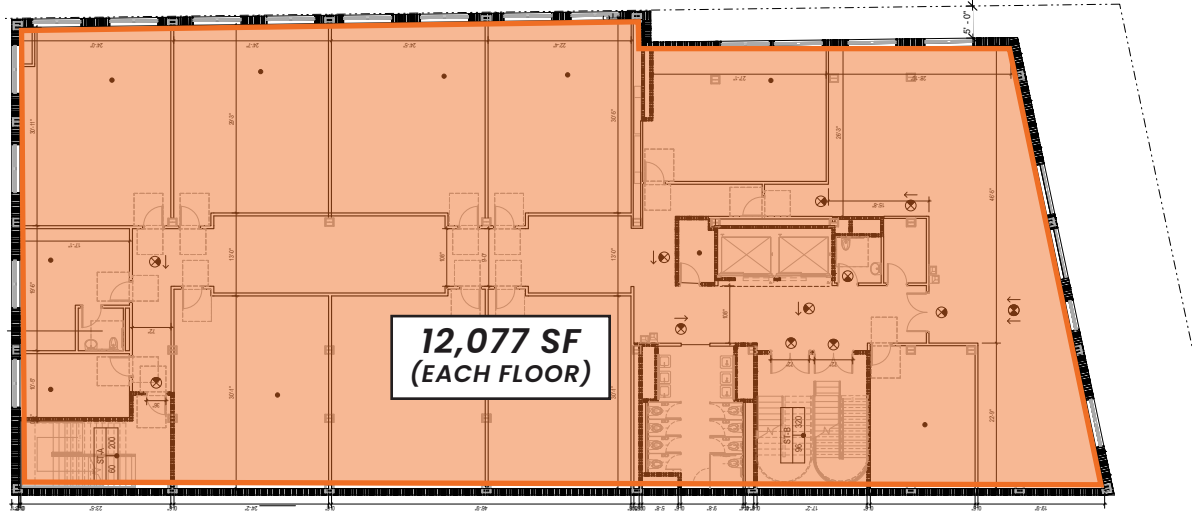


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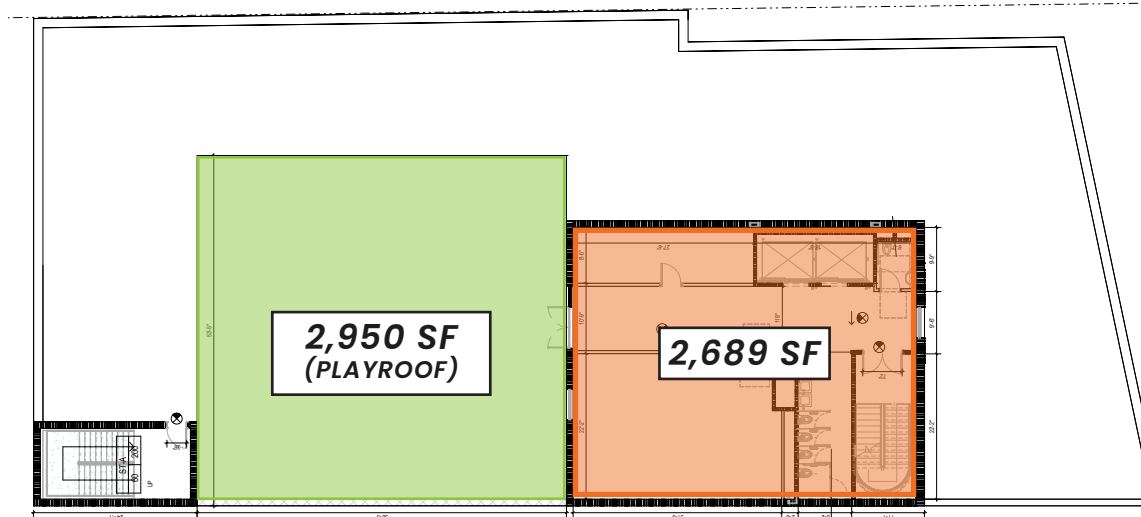
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FLOOR PLANS:

SECOND & THIRD FLOORS



FOURTH FLOOR (WITH OUTDOOR TERRACE)



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NEIGHBORHOOD DEMOGRAPHICS

39,721

Population
within 1 mile radius

\$72,413

Estimated Average
Household Income

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- Easily accessible via the Belt Parkway, Ocean Parkway, the F train line, & Staten Island Ferry
- High residential area
- Nearby attractions include , Brighton Beach, the New York Aquarium, and Coney Island Beach which features Luna Park and Deno's Wonder Wheel Amusement Park

\$891,600,000

Total Annual
Consumer Expenditure

35,746

Total Households
within 1 mile radius



CONCEPTUAL RENDERINGS: MEDICAL FACILITY TEST-FIT



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FOR MORE INFORMATION,
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