

For Lease

RIPCO
RETAIL LEASING

1940 Shore Parkway

Between 26th Avenue
and Bay 44th Street

Bensonhurst
Brooklyn, NY

| Up to 20,000 SF plus rooftop

Medical/Daycare/Retail space

Contact
Exclusive Agents

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Space Details

Location	Between 26th Avenue and Bay 44th Street	
Size	Ground Floor	Approx. 500 SF
	Second floor	7,312 SF
	Third Floor	6,000 SF
	Fourth Floor	6,000 SF
	Recreational Rooftop	1,200 SF
Frontage	55 FT on Shore Parkway	
Possession	Spring 2026	
Status	New construction	
Rent	Upon request	
Taxes	ICAP	
Ceiling Heights	9 FT	
Parking	23 spaces at grade	
Neighbors	B.J.'s, Crunch Fitness, Gateway Center	
Comments	Visible from Belt Parkway/Bay Parkway Exit	
	Built out for a daycare center	
	Pre-approved for 20 infants and over 200 children	

Transportation	25th Avenue		X28	
2024 Ridership Report	Annual	940,080	Annual	654,820
	Weekday	2,953	Weekday	2,330
	Weekend	3,394	Weekend	17,977
	B82		B6	
	Annual	5,211,104	Annual	5,500,873
	Weekday	16,541	Weekday	17,119
	Weekend	17,977	Weekend	20,569
	B64			
	Annual	1,190,113		
	Weekday	3,581		
	Weekend	5,041		

Space Details

Ground Floor Entrance

Second Floor

Third Floor

Fourth Floor

Recreation Roof



Additional Photos



Area Neighbors

