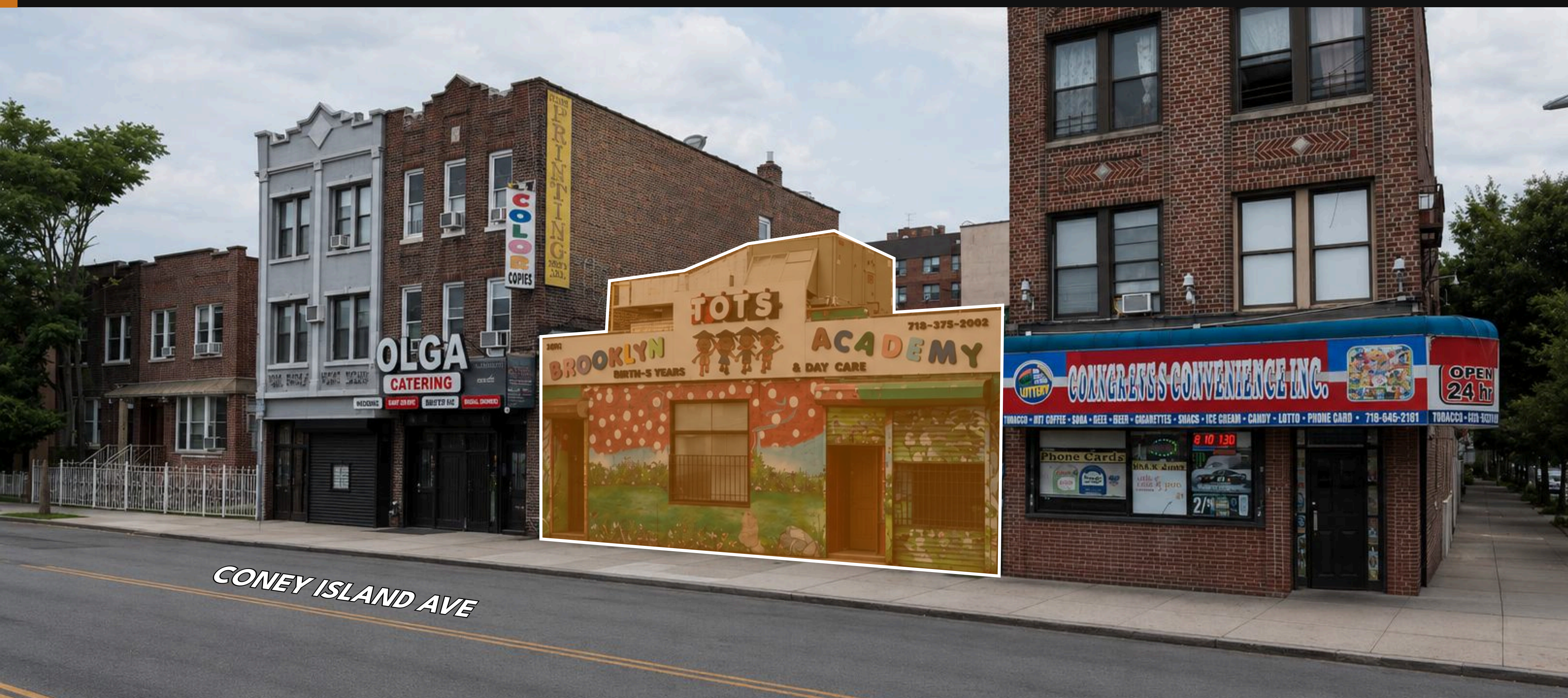


SPACE FOR LEASE



2211 CONEY ISLAND AVE, BROOKLYN, NY 11223

Btw Ave S & Ave R

PRICE

**UPON
REQUEST**

SIZE

4,000 SF

BLOCK & LOT

06817-0047

ZONING

R5, C1-3

FLOOR

**GROUND
FLOOR**

Highlights: 40' Frontage On Coney Island Ave Prime Homecrest Location High Traffic Area
Previously Used As A Daycare Surrounded By Major Businesses

PROPERTY OVERVIEW

Located in one of Brooklyn's most active commercial corridors, 2211 Coney Island Avenue presents a fully built-out daycare facility with approvals for children ages 0 to 4 years old. This exceptional leasing opportunity is ideal for daycare operators, as well as educational, medical, office, or retail users. Surrounded by dense residential neighborhoods, established local businesses, and strong daily foot and vehicle traffic, the property offers outstanding accessibility, consistent exposure, and a highly convenient location.

EXCLUSIVE BROKER

Denis Abayev

718-954-1363 / DENIS@COMMERCIALACQ.COM

Commercial Acquisitions Inc.

718-517-8700 / commercialacq.com

AREA MAP



TRANSIT ACCESS

SUBWAY Q, B - Lines

BUS B68, B82

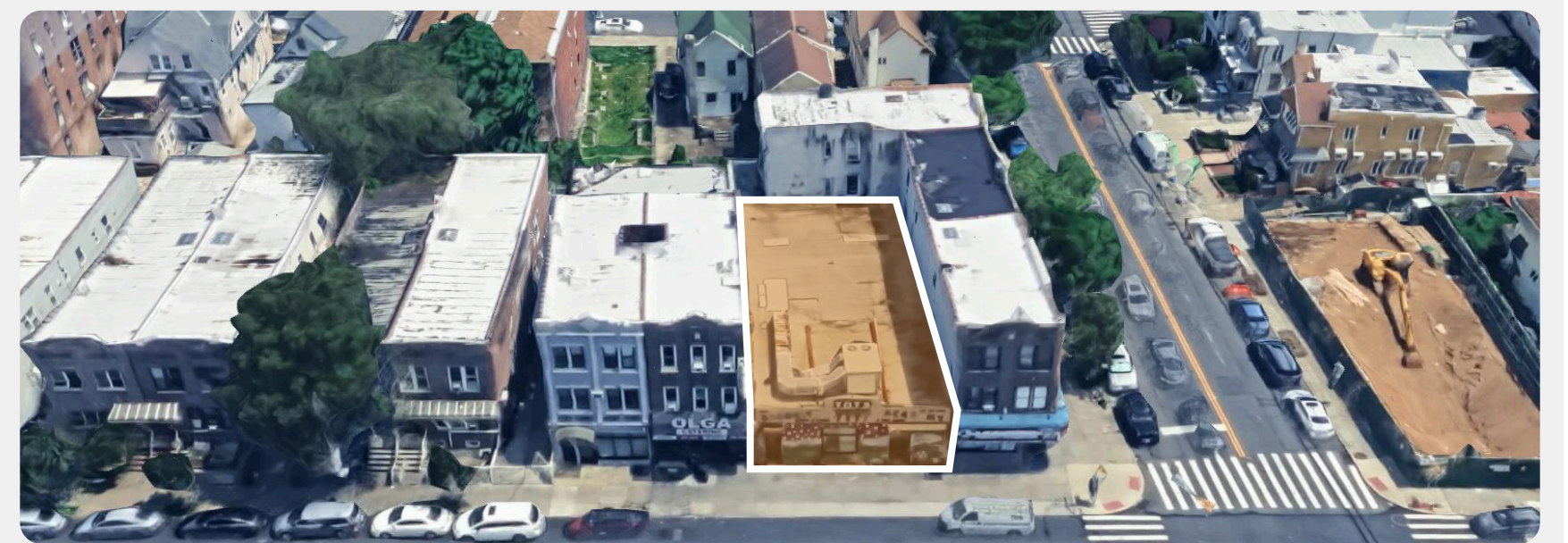
CAR Close access to Ocean Pkwy

TENANTS & AMENITIES ANALYSIS

The property is surrounded by a strong mix of national and local amenities, including popular cafés, restaurants, retail stores, and fitness centers that drive steady daily traffic to the area. Nearby banks such as Chase, Capital One, and Bank of America.

TRAFFIC ANALYSIS

Foot Traffic:
~17,000 - 20,000 pedestrians/day
Traffic Type:
50% local residents
35% commuters
15% destination traffic



LEGAL DISCLAIMER

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