

1760 EASTERN PARKWAY

BROOKLYN, NY 11233



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DESCRIPTION

Brokers Protected

Exceptional leasing opportunity for premier retail space in a Brooklyn power center, conveniently located just off the Jackie Robinson Parkway. Positioned directly south of Atlantic Avenue, the property boasts excellent visibility and is surrounded by retailers such as Dollar Tree, Arch Auto Parts, Clean Rite, Precious Hearts, DCAS, and Brooklyn Legal Services. With high VPD traffic counts and a vibrant retail landscape, this space is ideal for medical users, urgent cares, financial services, restaurants, cafes, QSRs, and a wide range of tenant categories.

HIGHLIGHTS

- Centrally located in Brooklyn's premier power center, attracting a steady flow of shoppers and visitors from across the region.
- Excellent visibility from nearby roads and highways, ensuring maximum exposure to passing traffic. Subways: A, C, J, L, | Buses: B7, B12, B14, B60.
- Ample Parking for Customers and Tenants.
- Pylon Signage Available.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,320 SF
Building Size:	53,724 SF





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DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	10,273	35,469	137,737
Average Age	32.8	33.8	35.5
Average Age (Male)	31.7	31.3	33.0
Average Age (Female)	36.1	36.0	38.1
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	4,181	14,768	59,532
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$45,178	\$47,384	\$52,108
Average House Value	\$183,273	\$401,936	\$393,588
ETHNICITY (%)	0.25 MILES	0.5 MILES	1 MILE
Hispanic	27.1%	24.2%	23.9%
RACE	0.25 MILES	0.5 MILES	1 MILE
Total Population - White	865	4,173	16,793
Total Population - Black	7,734	26,036	97,756
Total Population - Asian	109	674	2,187
Total Population - Hawaiian	0	0	64
Total Population - American Indian	9	70	322
Total Population - Other	1,079	3,272	14,054

2020 American Community Survey (ACS)

