1760 EASTERN PARKWAY

BROOKLYN, NY 11233





GENE KATSMAN





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.

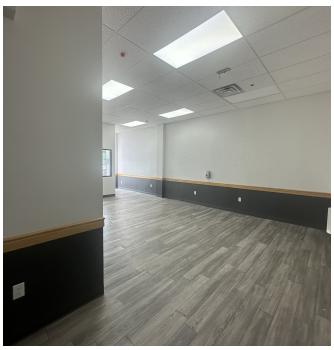
HIGHLIGHTS

- 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 |





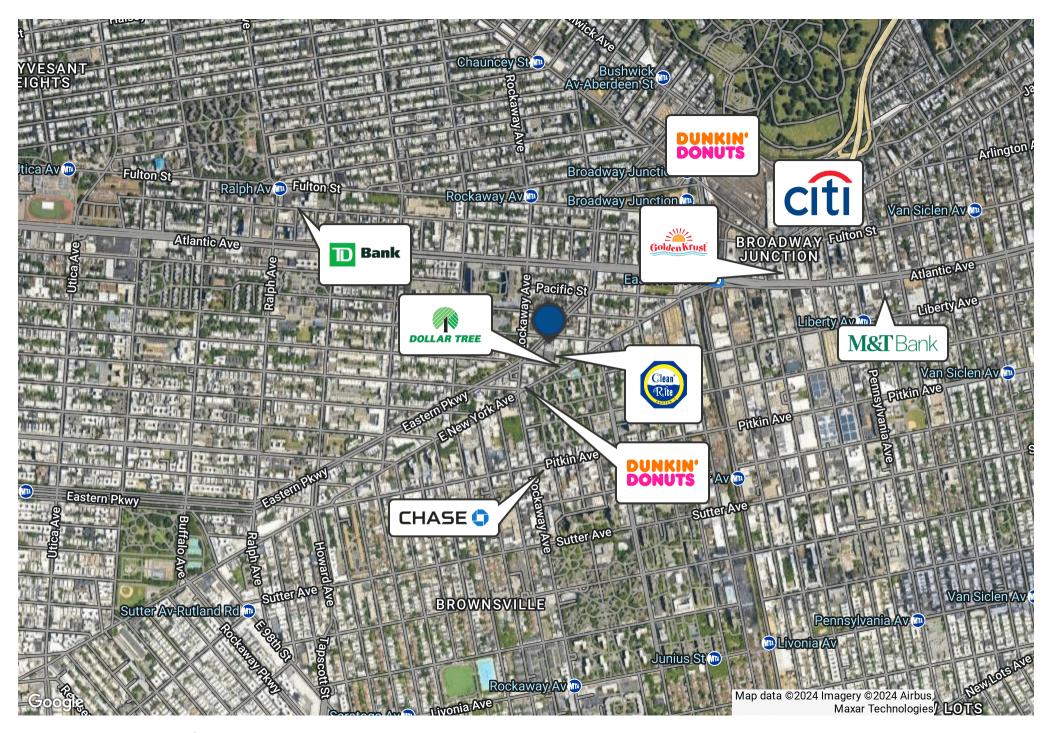














| POPULATION | 0.25 MILES | 0.5 MILES | 1 MILE |
|------------------------------------|------------|-----------|-----------|
| Total Population | 10,273 | 35,469 | 137,737 |
| Average Age | 32.8 | 33.8 | 35.5 |
| Average Age (Male) | 31.7 | 31.3 | 33.0 |
| Average Age (Female) | 36.1 | 36.0 | 38.1 |
| 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)

