

**3063**  
**CROPSEY**  
**AVENUE**  
**BROOKLYN**



Up To **6,400 SF** Retail Available For Lease  
AutoZone Anchored Strip Center In Coney Island

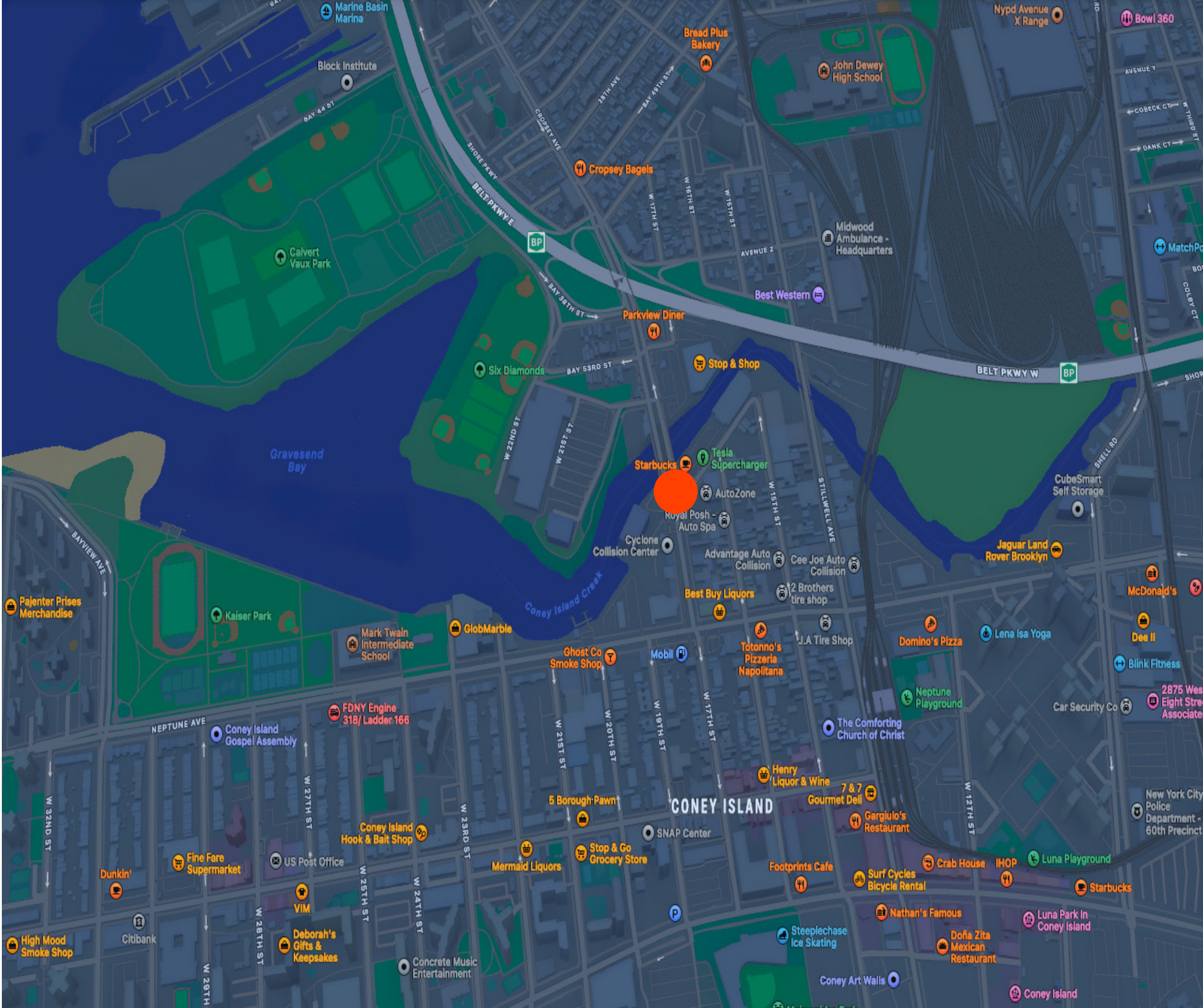
**37**  
Parking  
Spaces

# NEARBY RETAILERS & LOCATION

The property is a 14,000 SF center anchored by AutoZone. It consists of three retail spaces on the corner of Cropsey Avenue and Hart Place in Brooklyn's Coney Island neighborhood. The property rests on a 29,900 SF lot with a dedicated parking lot that accommodates 37 cars.

The lively atmosphere of the area draws in a diverse crowd, making it a prime location for retail, restaurant, or medical tenants looking to open a new location. Iconic landmarks surrounding the property, Coney Island, New York Aquarium, and the historic Coney Island boardwalk, all of which attract a steady flow of visitors year-round. The location of the property is perfect for retailers seeking high visibility and VPD.

Neighbors in close proximity to Starbucks, Stop & Shop, Raymour & Flanigan Furniture, Burger King, Papa John's Pizza, Domino's, The Home Depot, McDonalds, Speedway, Mobil, and many more!



# SPACE FEATURES



Space A:  
2,000 SF



Space B:  
4,400 SF



Possession:  
Immediate



Asking:  
Upon Request



Space A+B can be combined



Pylon signage available with visibility from  
Crosby Avenue



Steps from Crosby Avenue/Hart Place &  
Canal Transit Stop B64, B82, X28, and X38

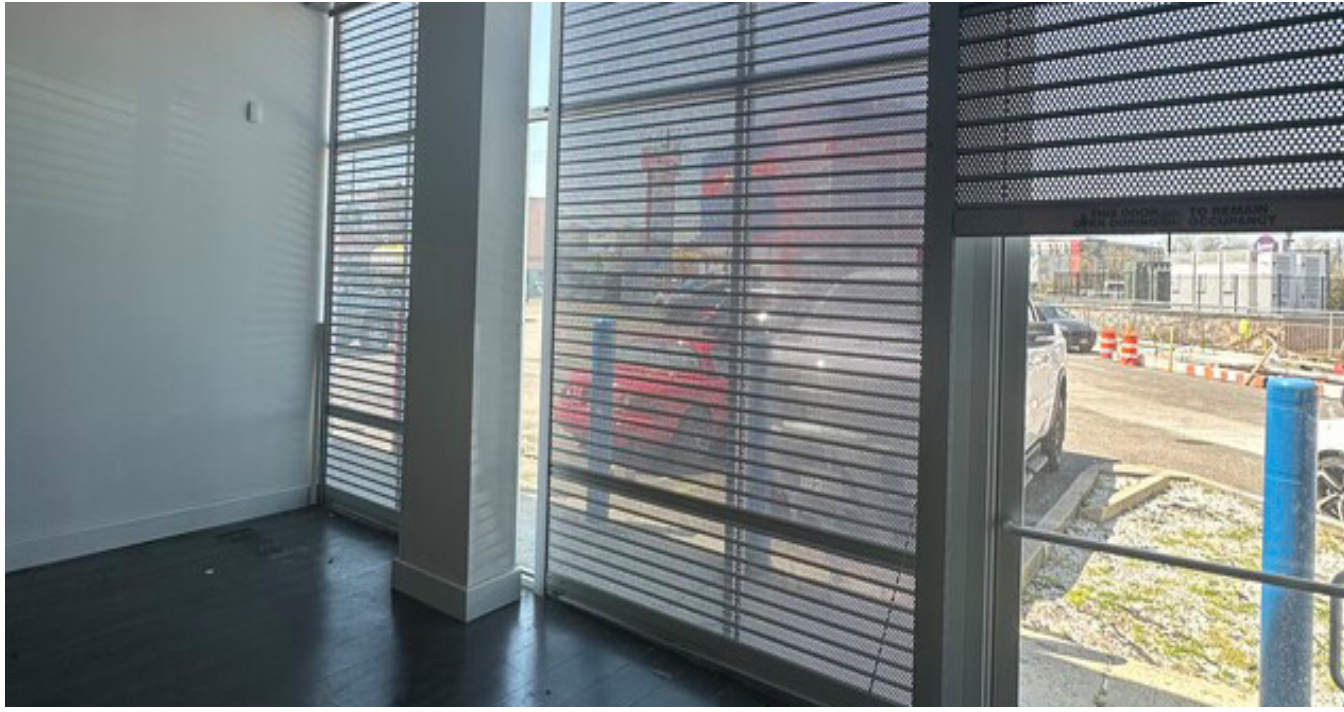


Easy accessibility direct via Belt Parkway for  
customers and deliveries



37 Parking Spaces





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**CONTACT US:**

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