

1045 SURF AVENUE

BROOKLYN, NY

**FOR
LEASE**

STREET RETAIL / RESTAURANT / BAR LOUNGE



Space Details & Neighborhood

LOCATION

Surf Avenue between W12th and W10th Streets. One Short Block from Riegelmann’s Boardwalk

SIZE

Ground Floor Approx. 4,000 SF
Mezzanine Approx. 2,000 SF

FRONTAGE

Surf Avenue 57 FT

ASKING RENT

Upon request

STATUS

Vacant

TRANSPORTATION

Coney Island –
Stillwell Av



POSSESSION

Immediate

NEIGHBORS

Taco Bell Cantina, IHOP, Nathans, Starbucks, NY Aquarium, Luna Park, MCU Park, Popeyes, Its Sugar

NOTES

Excellent flagship opportunity in the center of Coney Island’s amusement district

West 8 Street –
NY Aquarium



5 million subway riders visit Coney Island every year



18 million beach visitors every season



200,000 visit the annual Mermaid Parade



700,000 people visit the Coney Island Aquarium each year



285,000 baseball fans attend Cyclones games



500,000 visitors on July 4th weekend



Neighborhood Significant Developments

High Rise Apartments

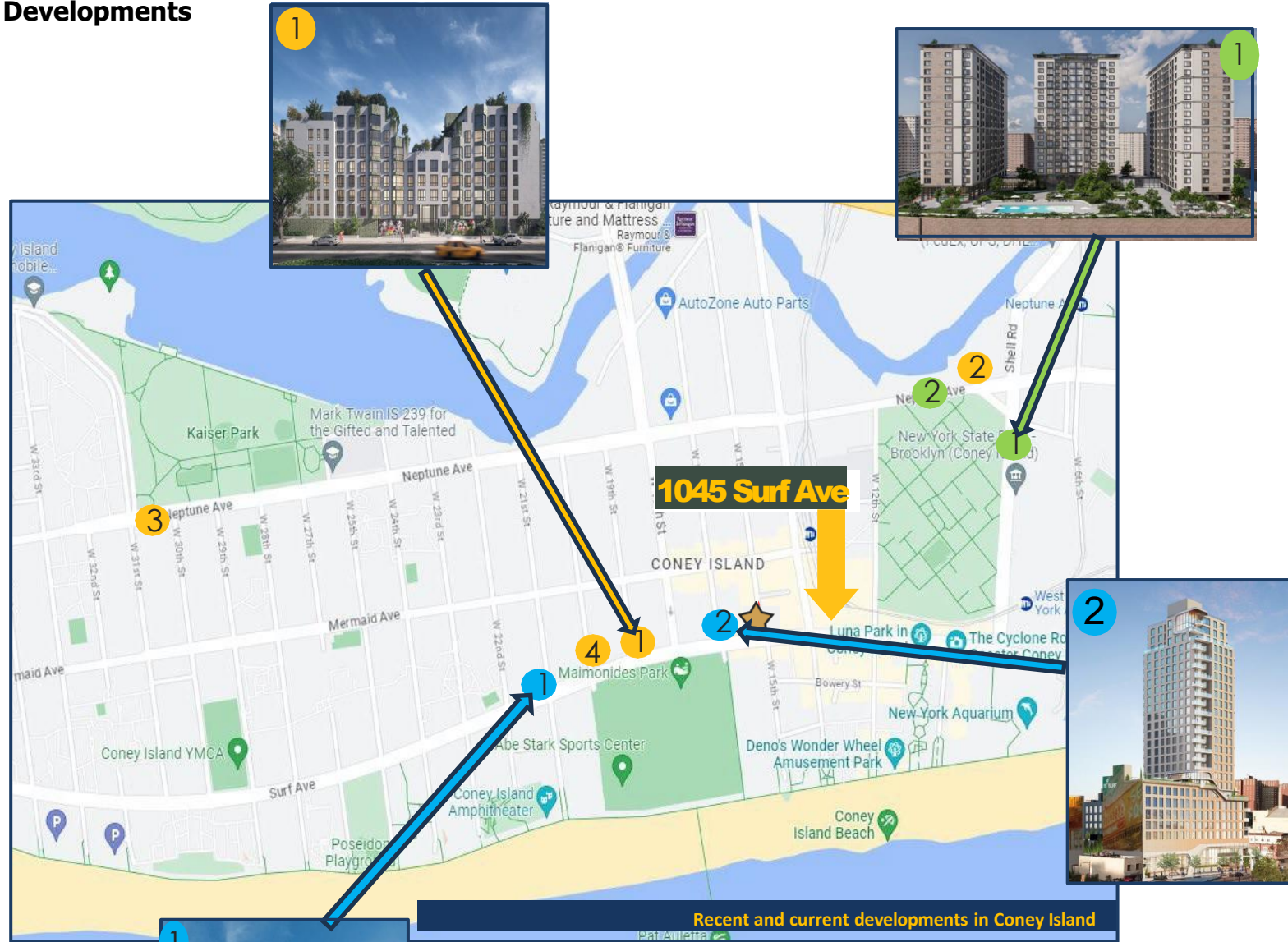
- 1. **3514 Surf Avenue**
 - Completed: 2020
 - 311 Units / 301,409 SF
 - Developer: Red Apple Group
- 2. **1515 Surf Avenue**
 - Completed: 2024
 - 324 Units / 471,000 SF
 - Developer: LCOR

Mid- & Low-Rise Apartments

- 1. **2971 Shell Road**
 - Completed: 2024
 - 189 Units / 388,712 SF
- 2. **2760 W 33rd Street**
 - Completed: 2021
 - 200 Units / 159,900 SF
- 3. **1709 Surf Avenue**
 - Phase I Completion: 2025
 - 446 Units / 435,000 SF
- 4. **1607 Surf Avenue**
 - Completed: 2024
 - 376 Units / 350,000 SF

Commercial

- 1. **532 Neptune Avenue**
 - Completed: 2023
 - Size: 100,000 SF
- 2. **809 Neptune Avenue**
 - Completed: 2016
 - Size: 139,000 SF



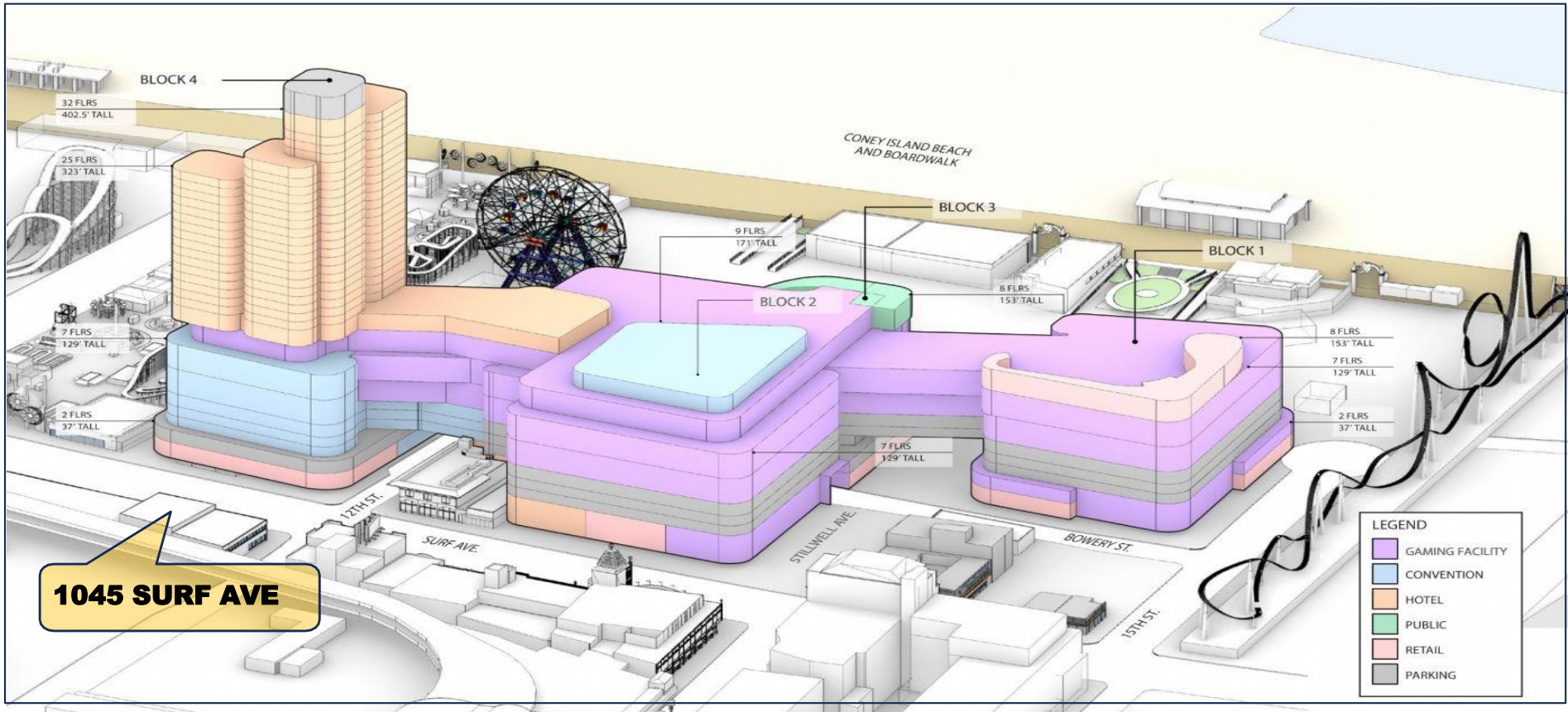
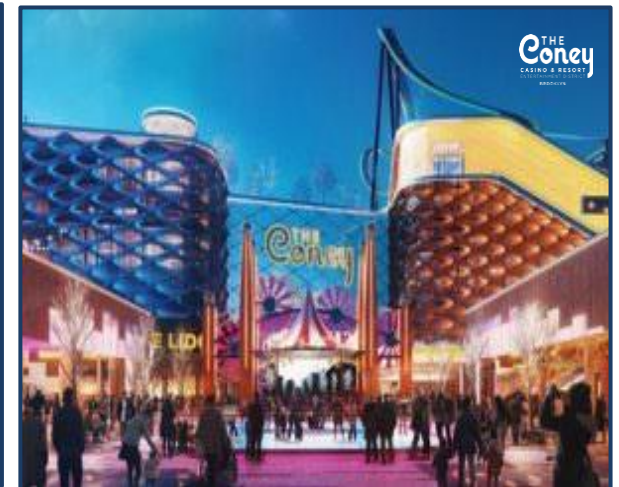
The CONEY Casino Bid / Proposal

BID DETAILS

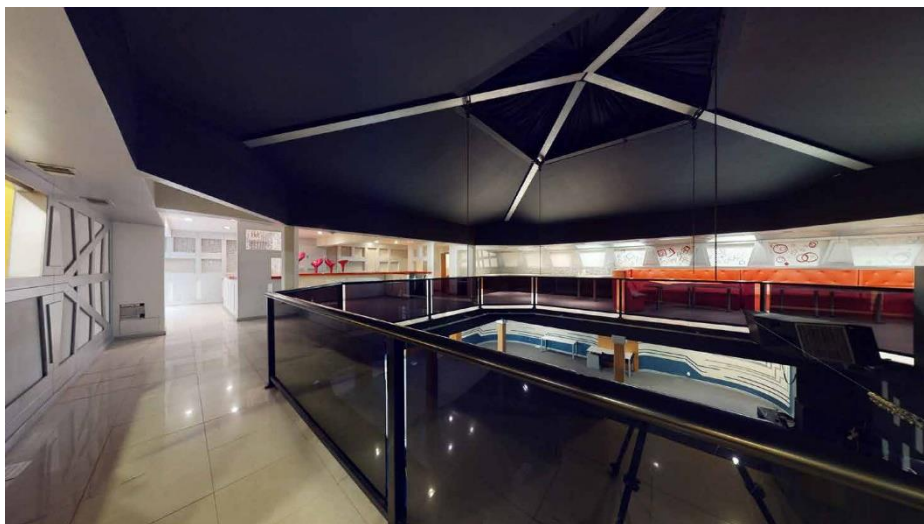
Amount: \$3 Billion; Year-Round Jobs: 4,000

CASINO SPACE DETAILS

- 90,000 SF of Meeting & Events Space, Retail & Dining Establishments;
- 32-Story / 500-Room Hotel Tower;
- 2,500-Seat Concert Venue



Interior Pictures



Area Retail



CONTACT EXCLUSIVE AGENTS

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