



# Prominent Branding Opportunity

Retail for Lease  
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RETAIL SPACE

**3335 NEPTUNE AVENUE**

Coney Island, Brooklyn, NY

**2,055 SF STOREFRONT ON HIGH TRAFFICKED CORRIDOR**

**STEPS FROM THE SEA GATE'S 8,000 FULL TIME RESIDENT COMMUNITY**

# 3335 Neptune Avenue

Between West 33rd & 37th Streets

## Available

Ground: 2,055 sf  
Frontage: 35'-2" along Neptune Ave

Possession: Immediate  
Rent: Upon Request

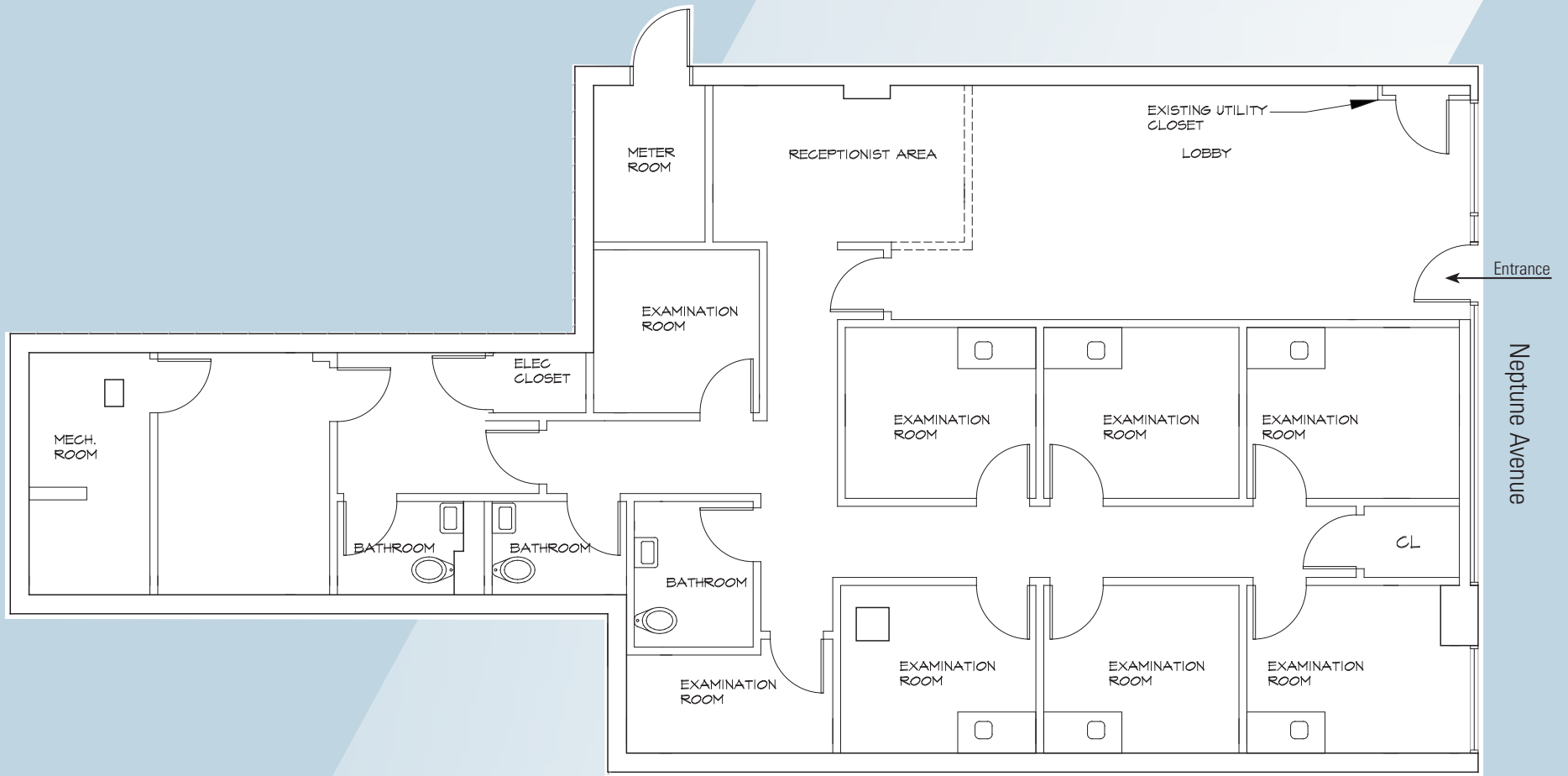
## Possible Divisions

Unit A:	1,215 sf	Unit B:	840 sf
Frontage:	17'-2"	Frontage:	17'-2"

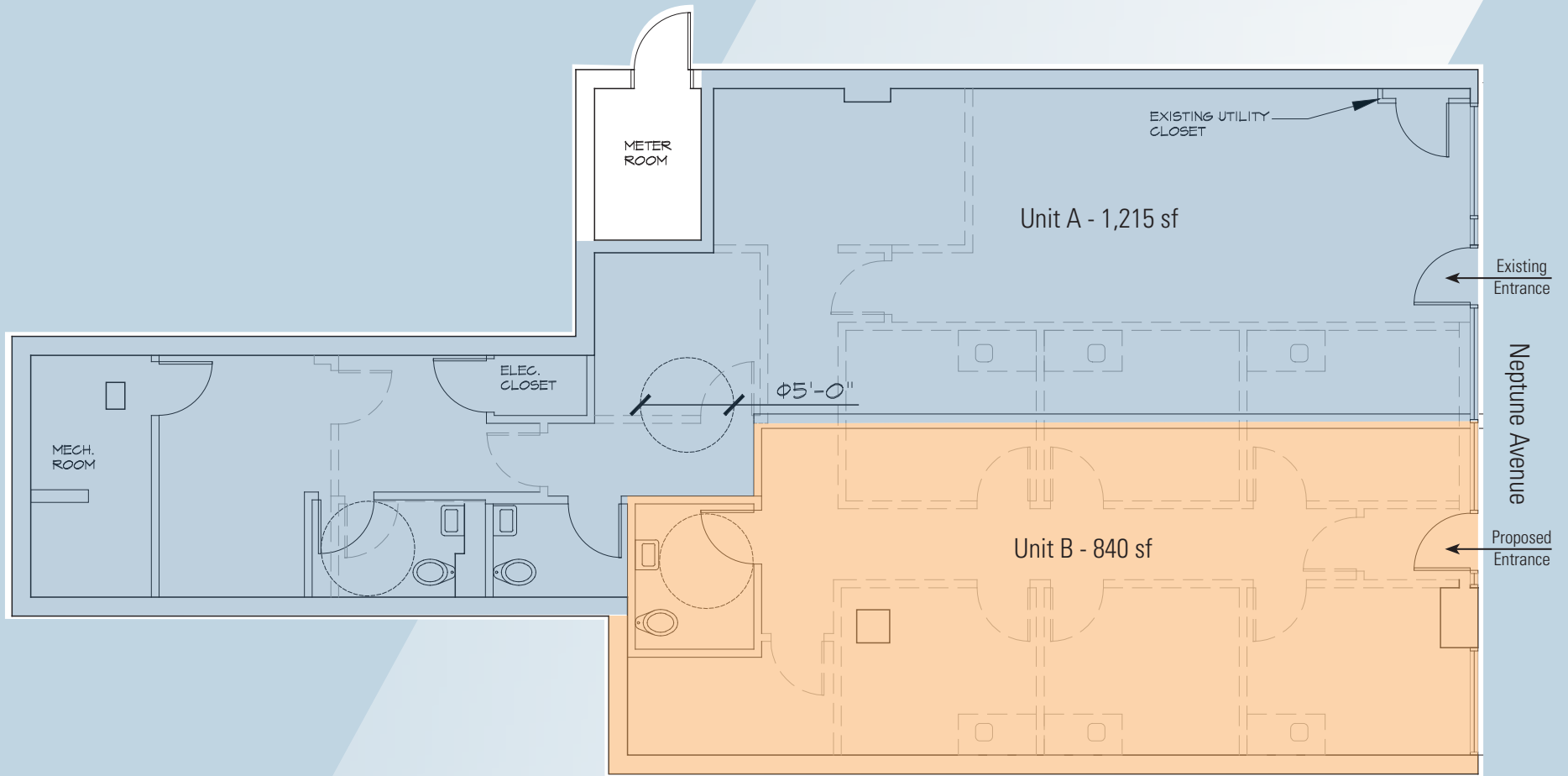
## Comments

- All uses considered - food and cooking allowed
- Medical installation currently in place
- Located at the base of 872-unit mixed-use complex
- Steps from the Sea Gate community, home to 8,000 full time residents
- Area tenants include Key Food Supermarket, Bay Park Pharmacy, Cricket Wireless, Papa John's Pizza, Coney Island YMCA, Fine Fare Supermarket, Dunkin'

# Floor Plan



# Possible Divisions



# Existing Conditions





For further information and/or inspection contact:

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