



# **1340 Rockaway Parkway Canarsie • Brooklyn 11236**

Asking Price: \$3,650,000 (submit your offer)



# 1340 Rockaway Parkway

## Canarsie • Brooklyn 11236

**Contact Info:**

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# 1340 Rockaway Parkway

## Property Overview

### PROPERTY OVERVIEW

1340 Rockaway Parkway sits prominently between Foster Avenue and Farragut Road in the heart of Canarsie, Brooklyn — a high-visibility retail and medical corridor just two blocks from the **Canarsie–Rockaway Parkway L train subway station**. This single-story property spans 4,934 **square feet** on a 9,563-square-foot lot (zoned **C2-3 / R5D**) and features **on-site parking for approximately 15+ vehicles (4,629 sq. ft.)** — a rare amenity in this dense and well-traveled neighborhood.

For over **25 years**, the building operated as a thriving **medical office and clinic**, serving the local community with consistent patient volume and strong neighborhood recognition. While the previous tenant has since vacated, a portion of the interior remains a **fully built-out model medical suite**, making it ideal for immediate re-use by healthcare providers, diagnostic practices, or urgent care operators. The remainder of the space is a **vanilla box**, offering flexibility for retail, office, or new-concept medical tenants to customize.

Positioned along one of Canarsie's busiest corridors — with an estimated **33,000 vehicles per day** and robust pedestrian flow from nearby transit and residential density — 1340 Rockaway Parkway provides exceptional exposure and long-term growth potential. This asset offers investors or owner-users a **versatile, high-visibility medical or retail opportunity** in a submarket experiencing steady redevelopment and renewed interest from both local and institutional players.

### PROPERTY OVERVIEW

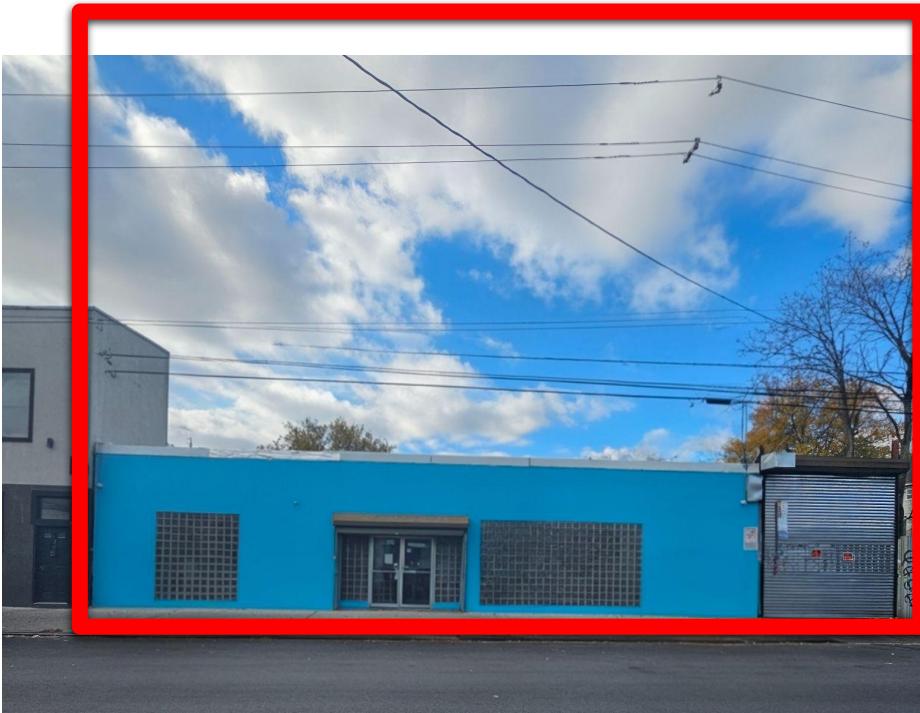
- **4,934 SF Space with additional +4,629 SF of on-site parking** — ideal for healthcare, wellness, or service-based users
- **Former thriving medical clinic of 25+ years**, with a fully built-out model medical office and additional vanilla box space ready for customization
- Prime location just **two blocks from the Canarsie–Rockaway Parkway L train subway station**, offering excellent transit & neighborhood access
- High-traffic retail corridor along Rockaway Parkway with over **33,000 vehicles per day** and strong residential density within the trade area





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### Investment Potential<sup>1</sup> (Thesis)

- **Zoning:** C2-3 / R5D
- **Max FAR 2.0:** Up to 20,000+ buildable SF
- **Mixed-Use Residential/Commercial:**  
Retail / Office / Medical / Residential

<sup>1</sup>Note: This information is provided for illustrative purposes only and does not constitute investment advice or forward-looking guidance. Please consult your financial advisor, investment professional, or local planning authority for exact details regarding development potential.



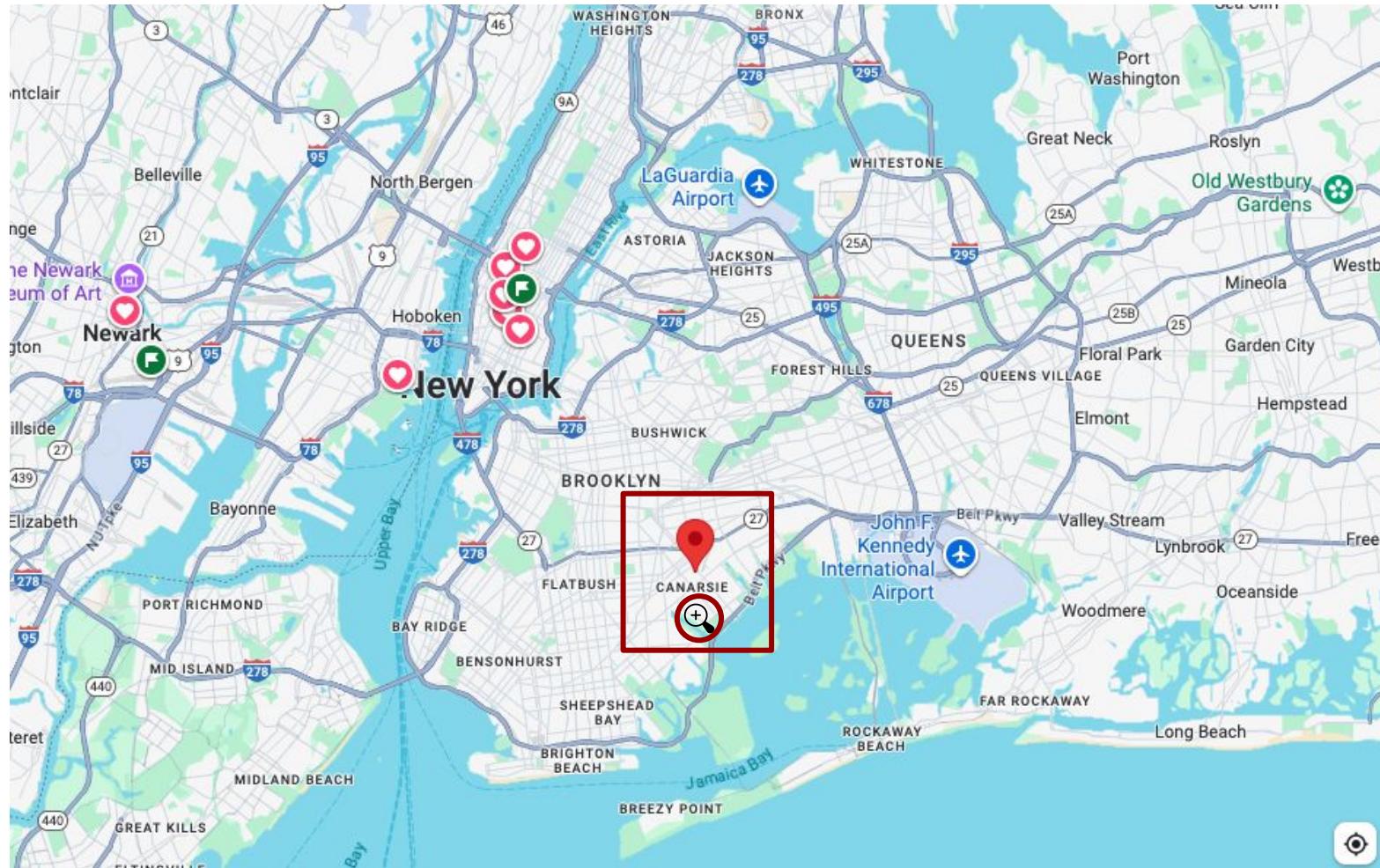
## WOMEN'S MEDICAL PRACTICE CARDIOLOGY PRACTICE

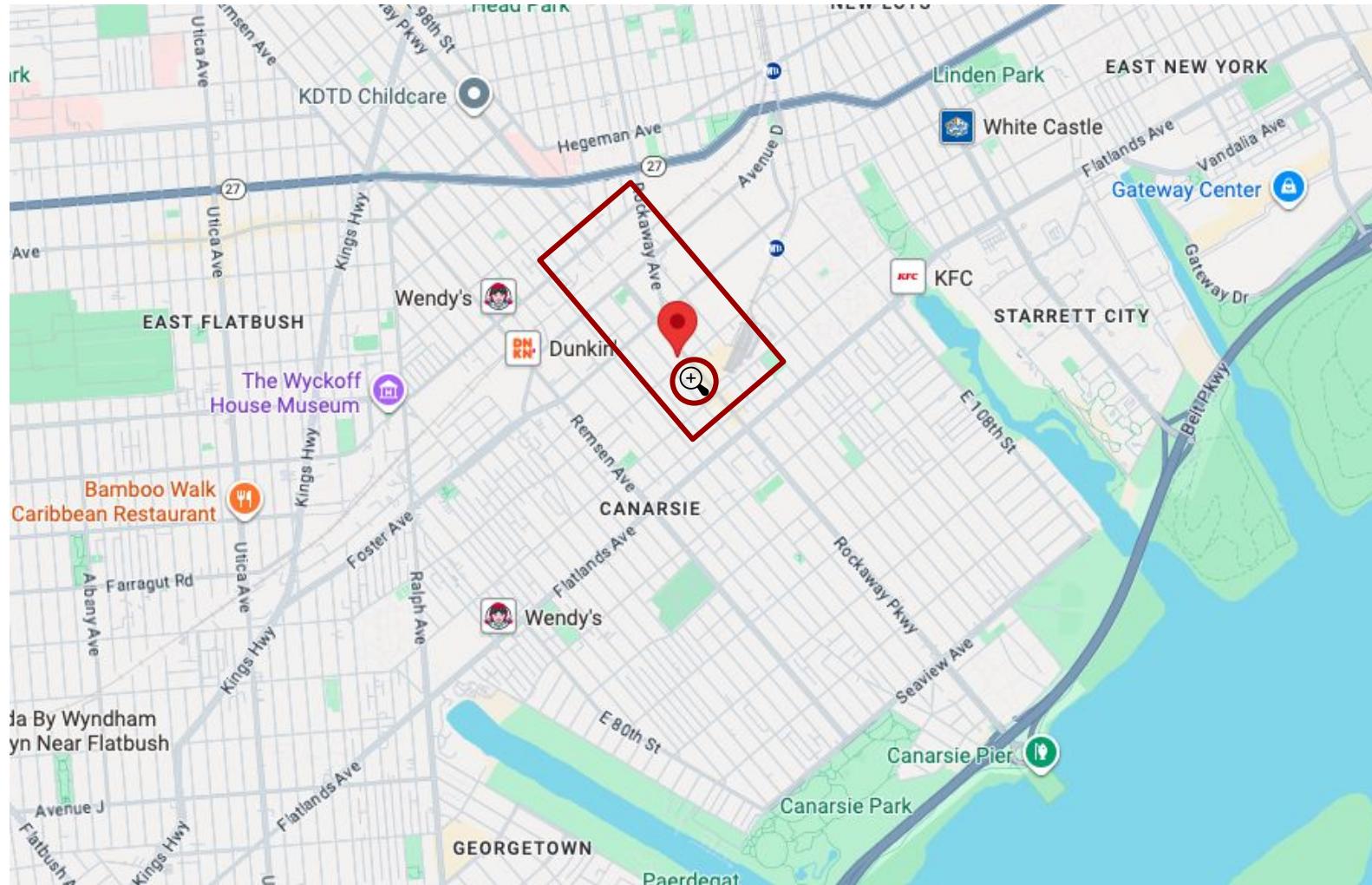


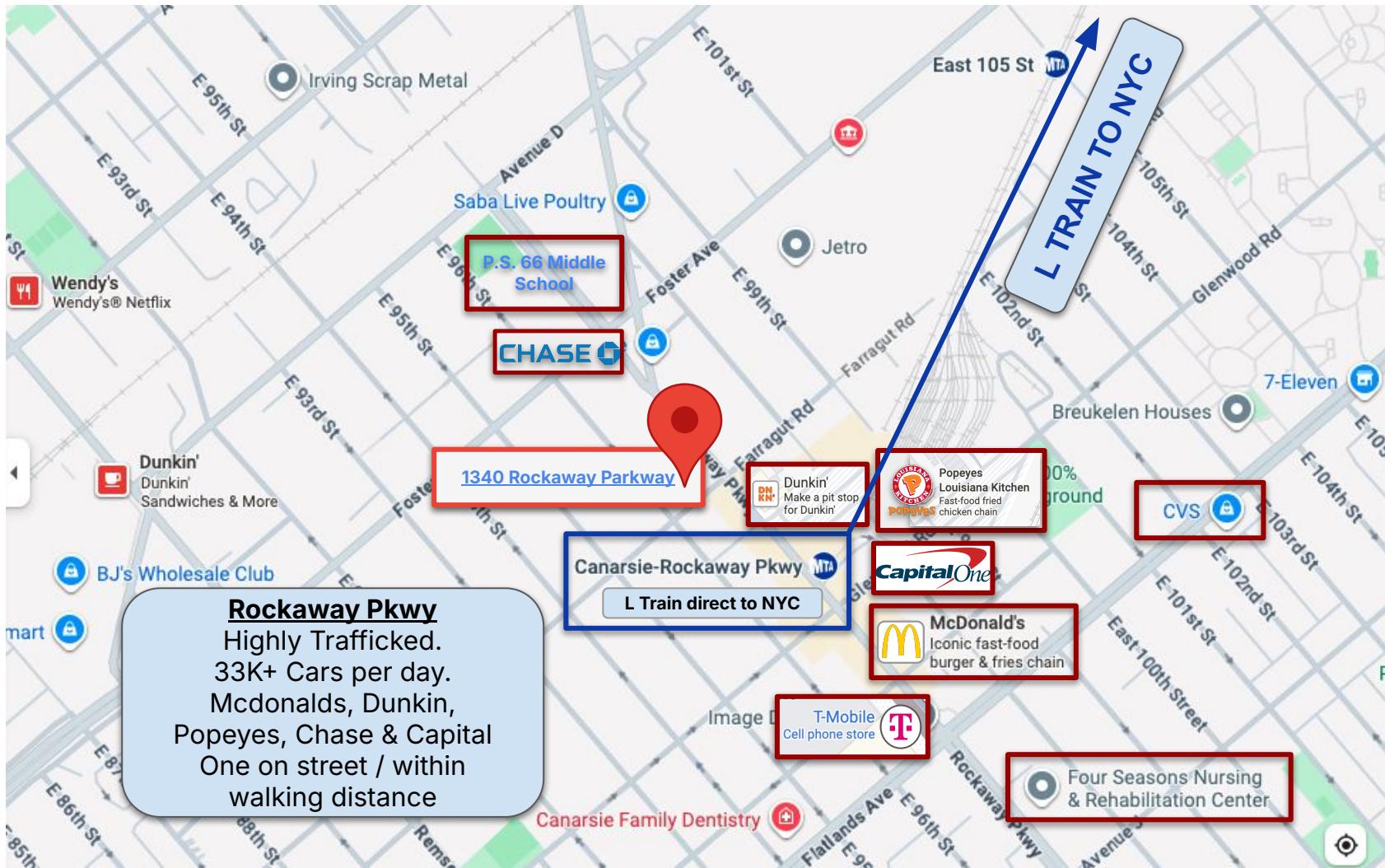
**Background:** For 25+ years, the property operated as a trusted medical practice staffed by 7 doctors and practitioners, **serving a vital role in an underserved community.** The lack of nearby care options created a need, with many patients formerly relying on public transportation to access essential healthcare. Located 1 mile from Brookdale Hospital, the site is ideally positioned to support neighborhood medical needs and complement existing hospital services.

- Headed by **2 experienced Head Doctors**, covering:
  - Women's Health (GYN)
  - Pediatrics
  - Podiatry
  - Cardiology
- Associated with Maimonides Medical Center

The 2 Head Doctors retired with no succession plan, **leaving a gap in local medical care.** As a result, many **long-time patients were forced to seek new providers farther away — often requiring public transportation to access essential health services.**







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# Brooklyn at a glance

# BROOKLYN OVERVIEW

Brooklyn is one of the five boroughs of **New York City** and shares the same boundaries as **Kings County, the most populous county in the State of New York**. Located at the western end of Long Island, Brooklyn is connected to Manhattan by the iconic Brooklyn Bridge and borders Queens to the northeast and Upper New York Bay to the west and south.

As of the latest U.S. Census estimates, **Brooklyn's population exceeds 2.7 million residents**, making it not only the largest borough in New York City but also the **second most densely populated county in the United States, after Manhattan**. If Brooklyn were an independent city, it would rank among the **top five largest cities in the country by population**.

## Metro Highlights



### Sizeable Population

If you counted it as a standalone city, Brooklyn is the 4th largest in the nation with population density of 38k people per square mile.



### Culturally Diverse

Brooklyn is home to nearly 100 distinct ethnic groups, creating an unparalleled blend of diversity and cultural richness found nowhere else in the world.



### Competitive Business Costs

Brooklyn has lower business costs than Manhattan and is easily accessible to the tri-state marketplace and talent. Doctors want to work in New York.



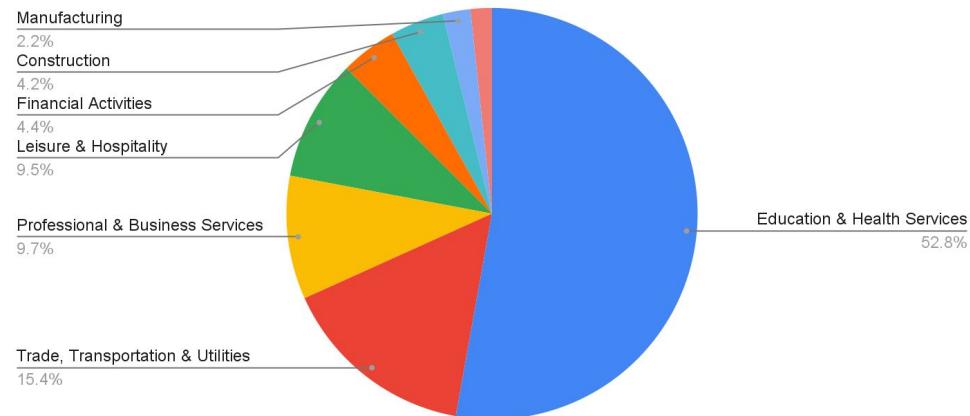
# BROOKLYN ECONOMY

- **Major Economic Hub:** New York City hosts more Fortune 500 companies than any other U.S. city, with Brooklyn benefiting from regional employment, infrastructure investment, and steady economic spillover.
- **Strategic Advantage:** Proximity to Lower Manhattan, strong quality of life, and lower business costs continue to attract companies seeking affordable space near a young, skilled workforce.
- **Diverse Industry Base:** Education, healthcare, and professional services anchor Brooklyn's economy and remain its dominant sources of employment.



MAJOR AREA EMPLOYERS
The Brookdale University Hospital Medical Center
Maimonides Medical Center
NY Presbyterian Brooklyn Methodist Hospital
NYC Transit Authority
Brooklyn Hospital Center
University Hospital of Brooklyn
NYC Department of Education
Kingsbrook Jewish Medical Center
Woodhull Medical Center
Interfaith Medical Center

Brooklyn Chamber of Commerce Q4'24 | Employment and Share (%)



# BROOKLYN DEMOGRAPHICS

- Brooklyn is projected to remain **New York City's largest borough, accounting for roughly 29.8% of the city's population by 2030** — supporting ongoing housing demand across rental and ownership segments.
- Homeownership in Brooklyn stands at approximately 29.7% (2023), significantly below the U.S. average (~66%), **reinforcing the area's dominant rental-market character**.
- Education levels in Brooklyn are strong: about **43.5% of adults hold a bachelor's degree or higher, markedly above national averages** — feeding demand for higher-quality housing and amenities.

## 2025 Population by Age:

Age Range	Share (%)
0 – 4 years	7%
5 – 19 years	18%
20 – 24 years	6%
25 – 44 years	32%
45 – 64 years	23%
65 years and older	15%

Item	Brooklyn
Population	2.7 Million
Households	1,035K
Median Age	37
Median Household Income	\$77K

## Sports



## Education



## Arts & Entertainment



# 1340 Rockaway Parkway



New York is Timeless

- Food & Coffee
- Culture & Diversity
- Education
- Finance & Economy



Invest in the future of New York and the people who make it timeless.



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**INTERESTED IN LEARNING MORE? →**

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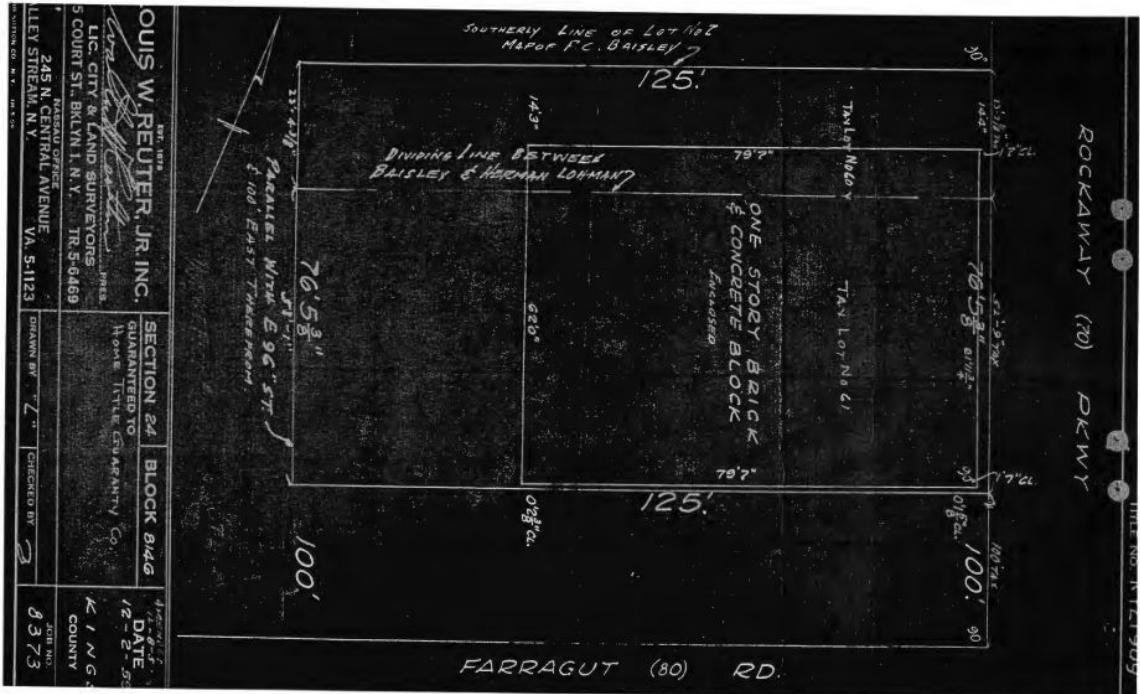
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# Site Survey

Land: 9,563 sq ft (125' x 76.5' 3/8")

Building: 4,934 sq ft (79'7" x

62'0'")

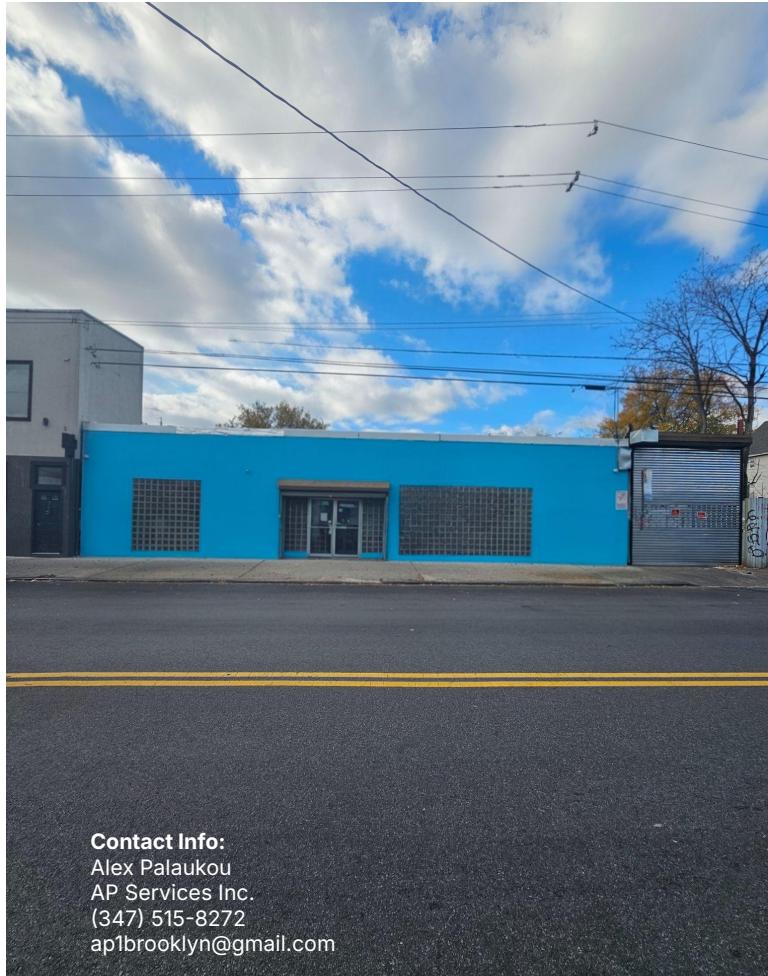


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# **Certificate of Occupancy**



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## **Questions? Contact:**

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