



# SPACE FOR LEASE

532 NEPTUNE AVENUE, BROOKLYN NY 11224

Q3 2025 OCCUPANCY



FOR MORE INFORMATION ON THIS PROPERTY PLEASE CALL OUR OFFICE: **718.517.8700**

# PROPERTY DETAILS

**BRAND NEW CONSTRUCTION**

**1,600 SF - 47,000 SF AVAILABLE,  
UNITS CAN BE COMBINED, BUILT  
TO SUIT AVAILABLE**

**7 COMMERCIAL UNITS AVAILABLE**

**ON-SITE PARKING**

**Q3 2025 OCCUPANCY**

**RENTAL RATE: \$65 PSF**



**NEIGHBORHOOD**  
CONEY ISLAND



**BLOCK & LOT**  
7273-10003



**ZONING**  
R6, C1-2, OP

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# LOCATION OVERVIEW



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# AREA HIGHLIGHTS

**499 LUXURY RESIDENTIAL UNITS  
ABOVE COMMERCIAL SPACE**

**OVER 5 MILLION ANNUAL  
VISITORS TO THE CONEY ISLAND  
AREA**

**OVER 500,000 RESIDENTS WITHIN  
A 3 MILE RADIUS**

**18,600 AVG DAILY TRAFFIC ON  
NEPTUNE AVENUE**



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COMMERCIAL  
ACQUISITIONS  
REALTY SERVICES

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1,600 SF - 47,000 SF AVAILABLE

NEPTUNE AVENUE



- UNIT #1: 2,716 SF
- UNIT #2: 1,836 SF
- UNIT #3: 4,633 SF
- UNIT #4: 4,964 SF
- UNIT #5: 4,148 SF
- UNIT #7: 3,511 SF
- UNIT #12: 1,772 SF

ON-SITE PARKING

WEST 6TH STREET



# STANDARD RETAIL WORK-LETTER

## **WALLS PARTITIONED & SPACKLED**

- **READY FOR TENANT FINISHES.**

## **FRESH WATER AND SEWER LINES SUPPLIED**

## **HVAC PROVIDED; TENANT RESPONSIBLE FOR DISTRIBUTION**

- **1 TON OF COOLING PER 300 SF**

## **ELECTRIC INSTALLED & CONNECTED TO A PANEL BOX, WITH A DISCONNECT SWITCH AND CT CABINET:**

- **ONE (1) 208-VOLT**
- **3-PHASE**
- **4-WIRE 200-AMP DISTRIBUTION PANEL.**

## **SPRINKLER MAIN AND SHUT-OFF VALVE SUPPLIED**

## **BUILT OUT ADA-COMPLIANT BATHROOM(S) PER CODE.**





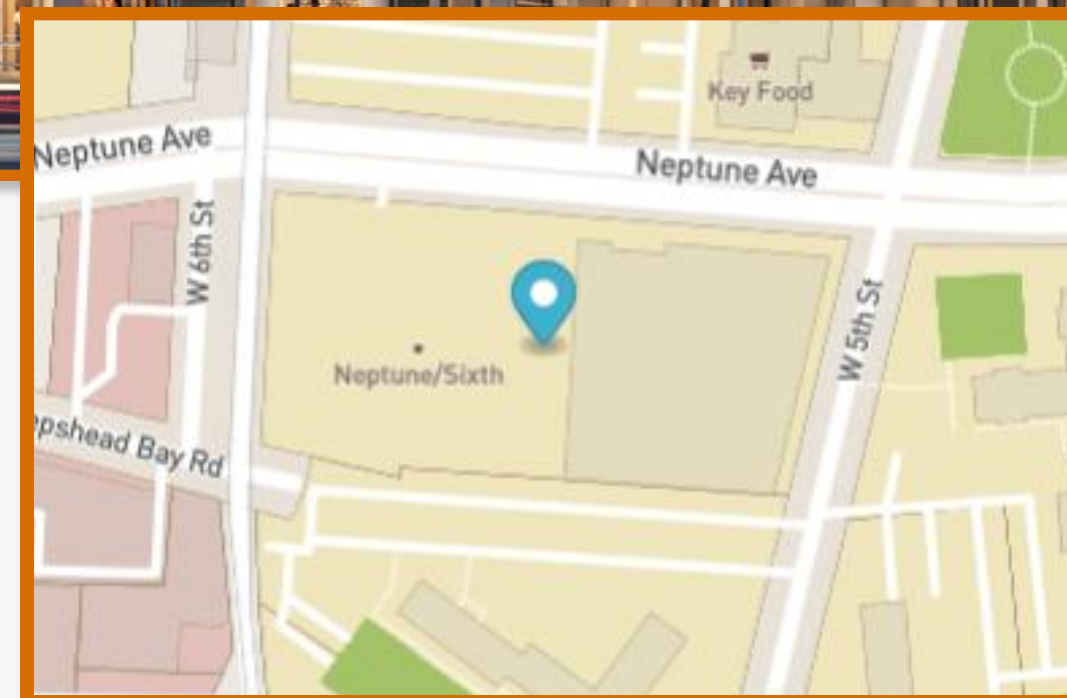
## CONTACT EXCLUSIVE BROKER



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**© 2500 CONEY ISLAND AVENUE, 2ND FLOOR, BROOKLYN, NY 11223 ☎ 917.939.3760 ✉ ARSEN@COMMERCIALACQ.COM 🌐 COMMERCIALACQ.COM**

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