

# 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**



COMMERCIAL  
ACQUISITIONS  
REALTY SERVICES

# 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

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



COMMERCIAL  
ACQUISITIONS  
REALTY SERVICES

# LOCATION OVERVIEW



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



COMMERCIAL  
ACQUISITIONS  
REALTY SERVICES

# 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**



**NEIGHBORHOOD**  
CONEY ISLAND



**BLOCK & LOT**  
7273-10003



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

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



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

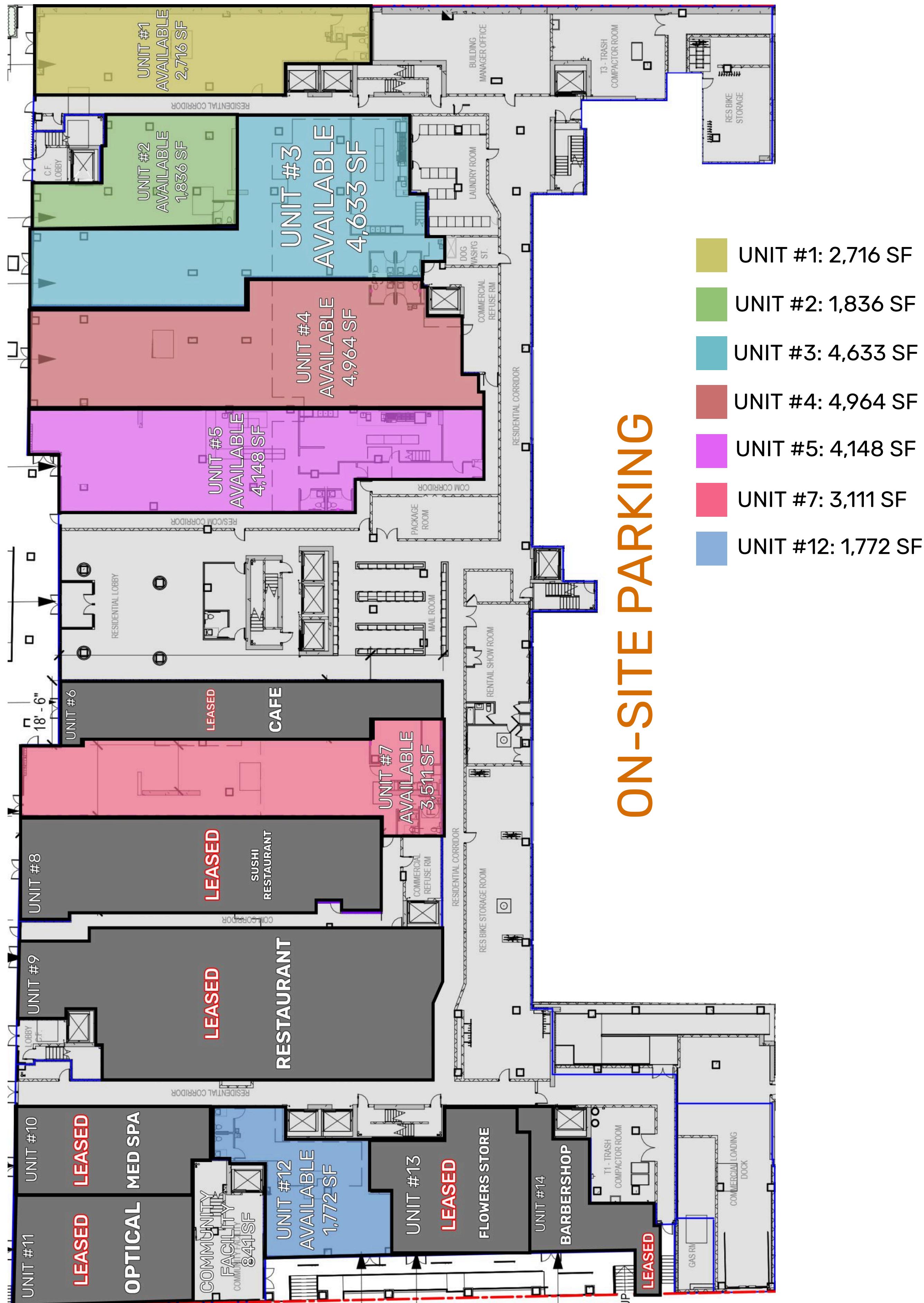


FOR MORE INFORMATION ON THIS PROPERTY PLEASE CALL OUR OFFICE: **718.517.8700**



**1,600 SF - 47,000 SF AVAILABLE**

NEPTUNE AVENUE



WEST 6TH STREET

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



# 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.

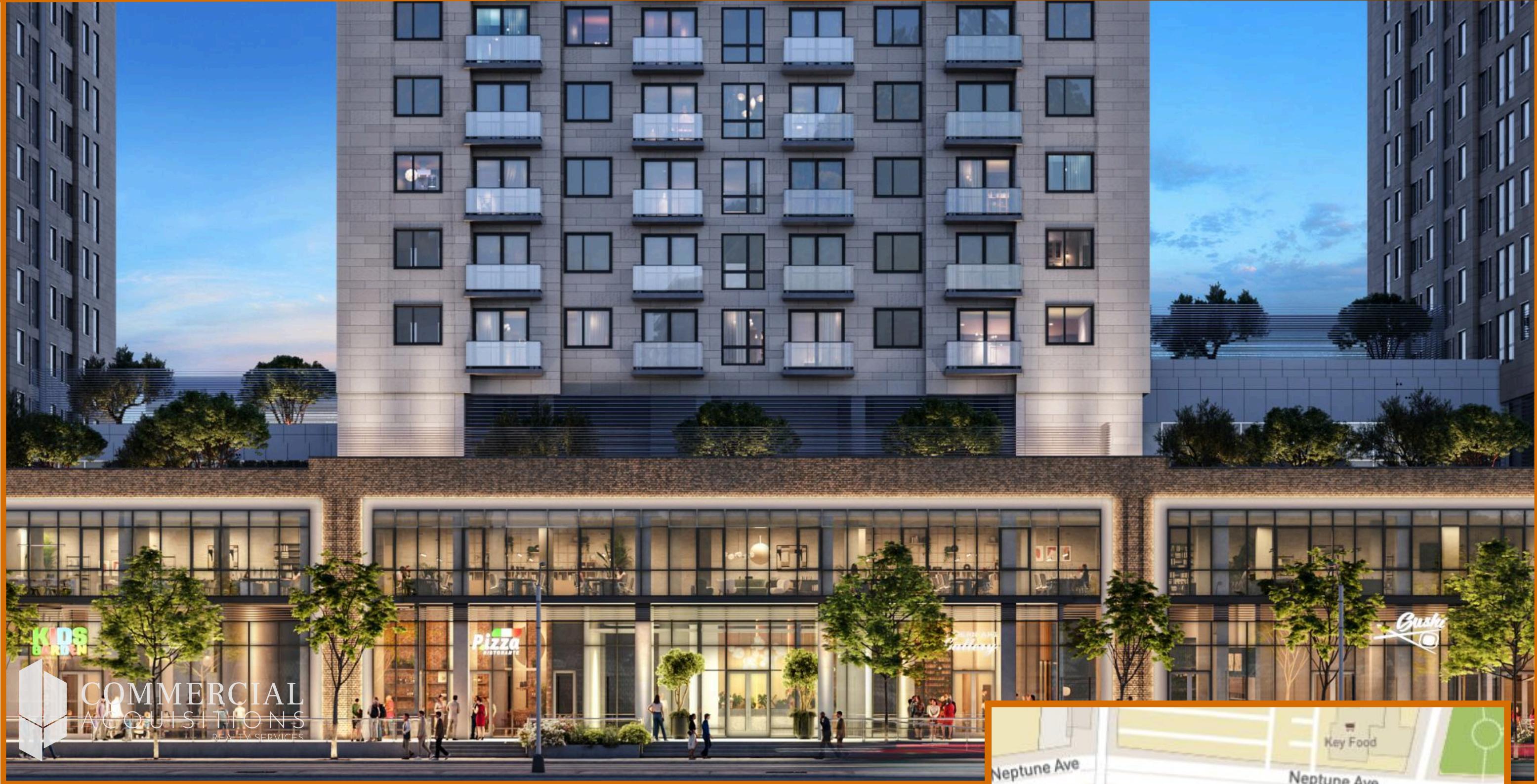
## **SPRINKLER MAIN AND SHUT-OFF VALVE SUPPLIED**

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



COMMERCIAL  
ACQUISITIONS  
REALTY SERVICES

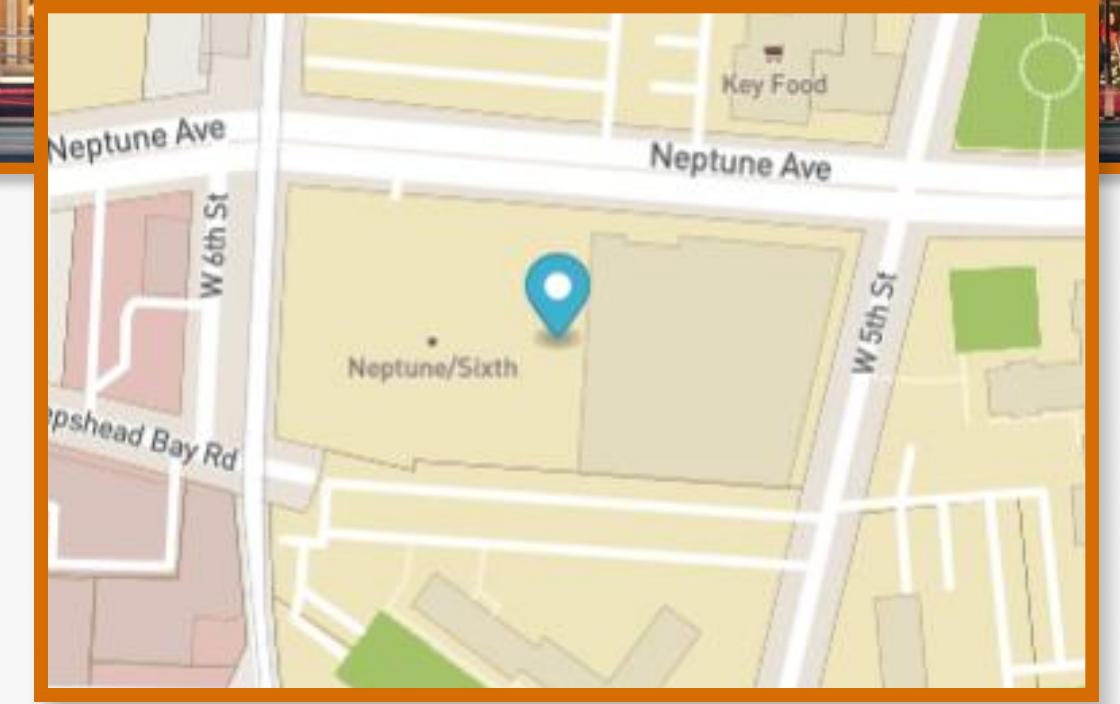
# CONTACT US



## CONTACT EXCLUSIVE BROKER



**ARSEN ATBASHYAN**  
**CELL: 917.939.3760**  
**ARSEN@COMMERCIALACQ.COM**



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

© 2500 CONEY ISLAND AVENUE, 2ND FLOOR, BROOKLYN, NY 11223 ☎ 917.939.3760 ☤ ARSEN@COMMERCIALACQ.COM ☐ COMMERCIALACQ.COM

COMMERCIAL ACQUISITIONS INC. HAS MADE EVERY EFFORT TO OBTAIN THE INFORMATION REGARDING THESE LISTINGS FROM SOURCES DEEMED RELIABLE. HOWEVER, WE CANNOT WARRANT THE COMPLETE ACCURACY THEREOF SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE. WE RECOMMEND TO THE BUYER THAT ANY INFORMATION, WHICH IS OF SPECIAL INTEREST, SHOULD BE OBTAINED THROUGH INDEPENDENT VERIFICATION. ALL MEASUREMENTS MAY BE APPROXIMATE.