



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**

8 COMMERCIAL UNITS AVAILABLE

ON-SITE PARKING

Q3 2025 OCCUPANCY

RENTAL RATE: \$65 PSF



NEIGHBORHOOD
CONEY ISLAND



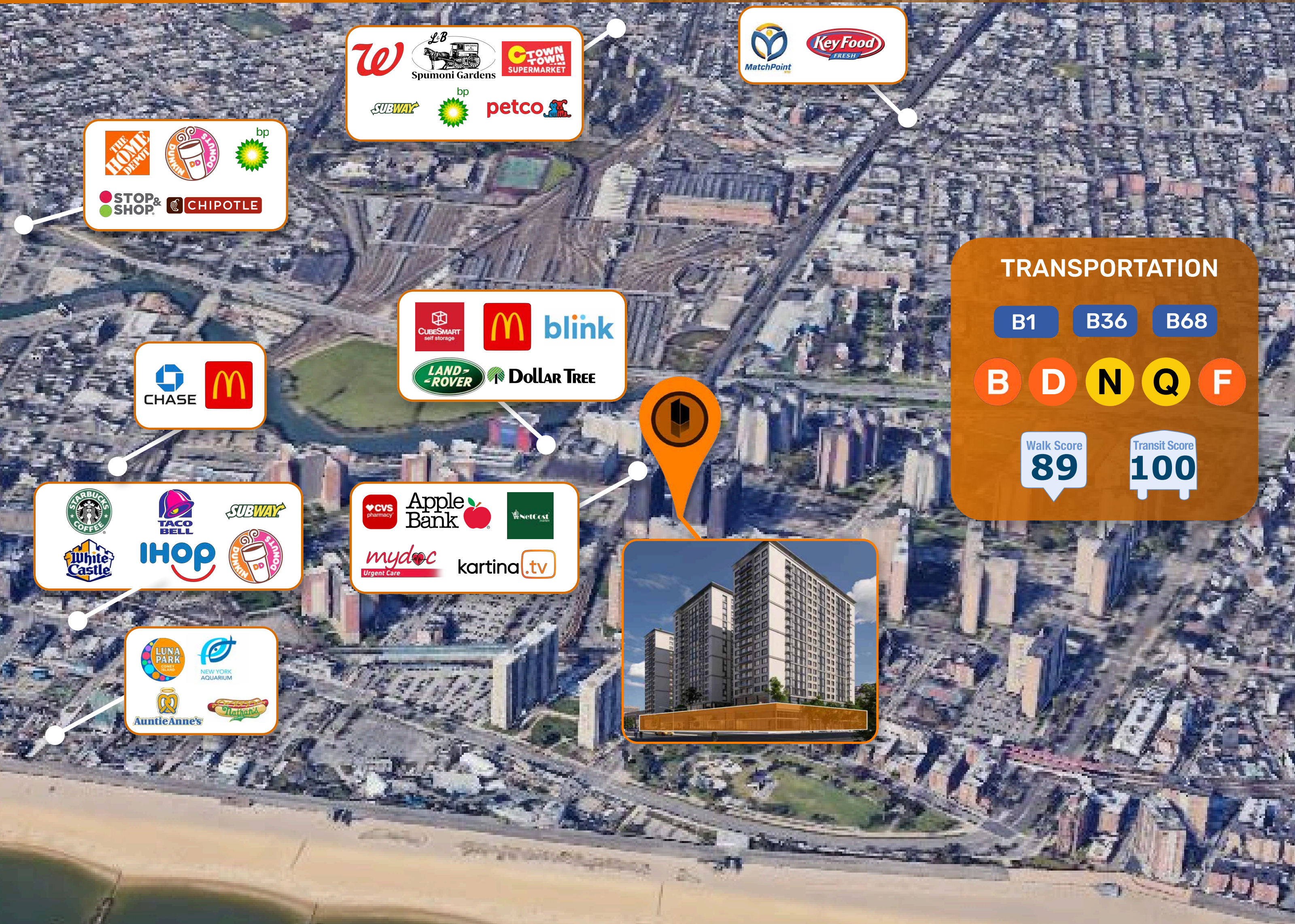
BLOCK & LOT
7273-10003



ZONING
R6, C1-2, OP

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LOCATION OVERVIEW



NEIGHBORHOOD
CONEY ISLAND



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ZONING
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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**



NEIGHBORHOOD
CONEY ISLAND



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COMMERCIAL
ACQUISITIONS
REALTY SERVICES

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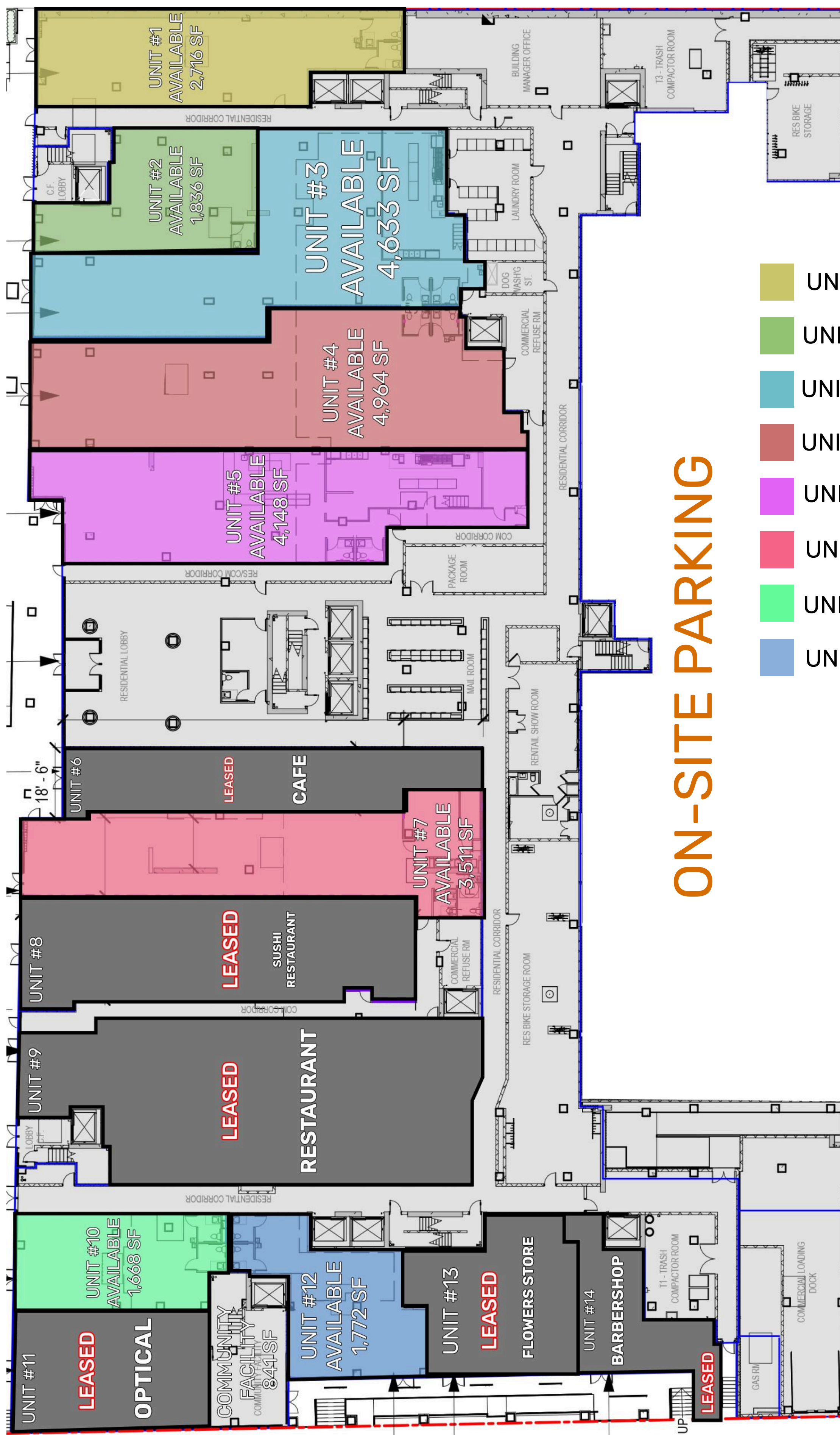


COMMERCIAL
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1,600 SF - 47,000 SF AVAILABLE

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 #10: 1,668 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

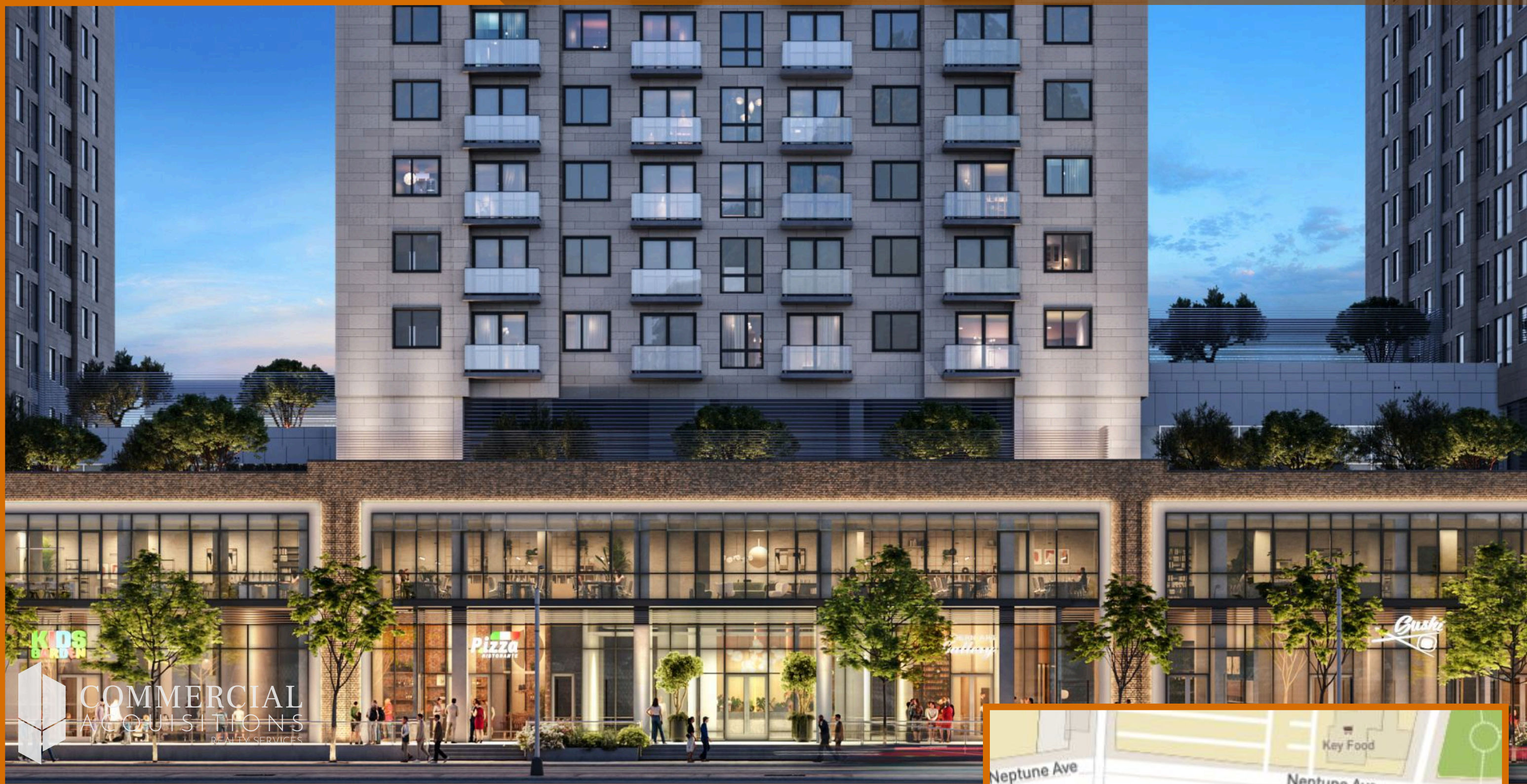
- **1 TON OF COOLING PER 300 SF**

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.



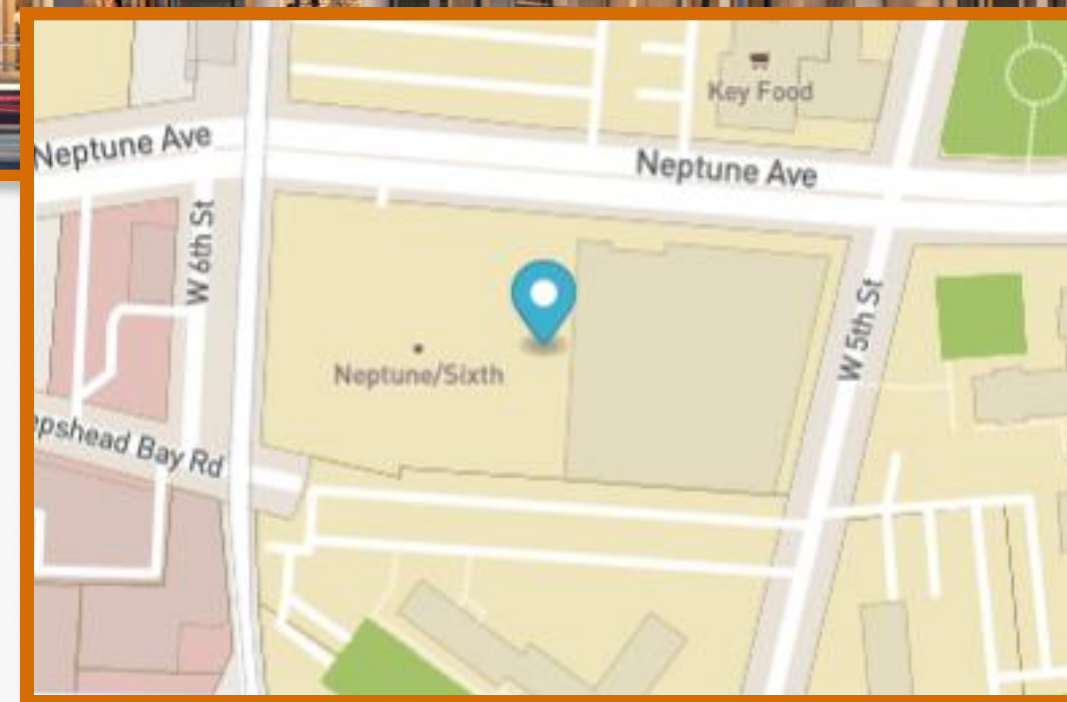
CONTACT EXCLUSIVE BROKER



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