



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

**1,200 SF - 40,000 SF AVAILABLE,
UNITS CAN BE COMBINED, BUILT
TO SUIT AVAILABLE**

13 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

TRANSPORTATION



NEIGHBORHOOD
CONEY ISLAND



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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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ZONING
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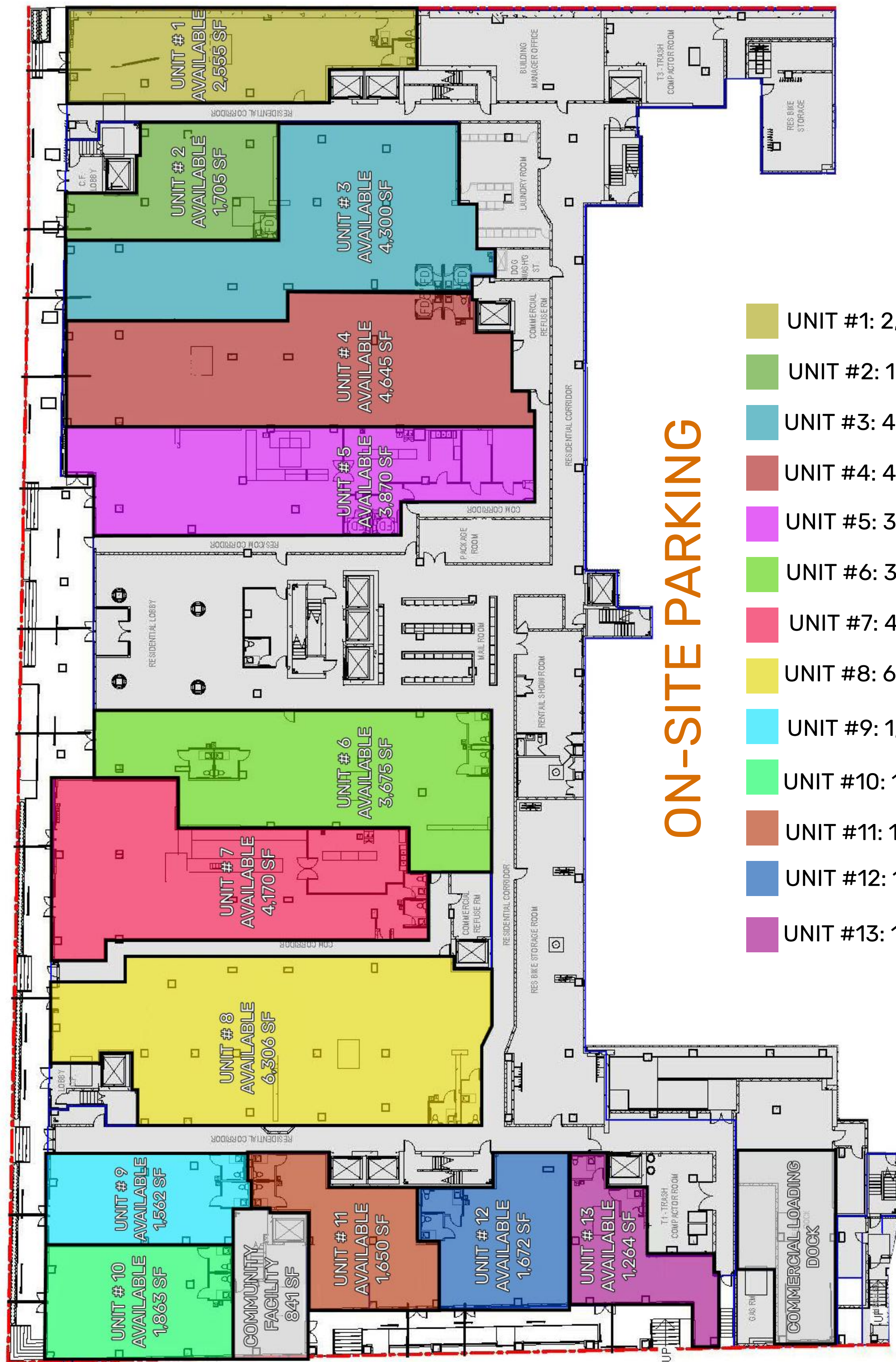




FLOOR PLAN

1,200 SF - 40,000 SF AVAILABLE

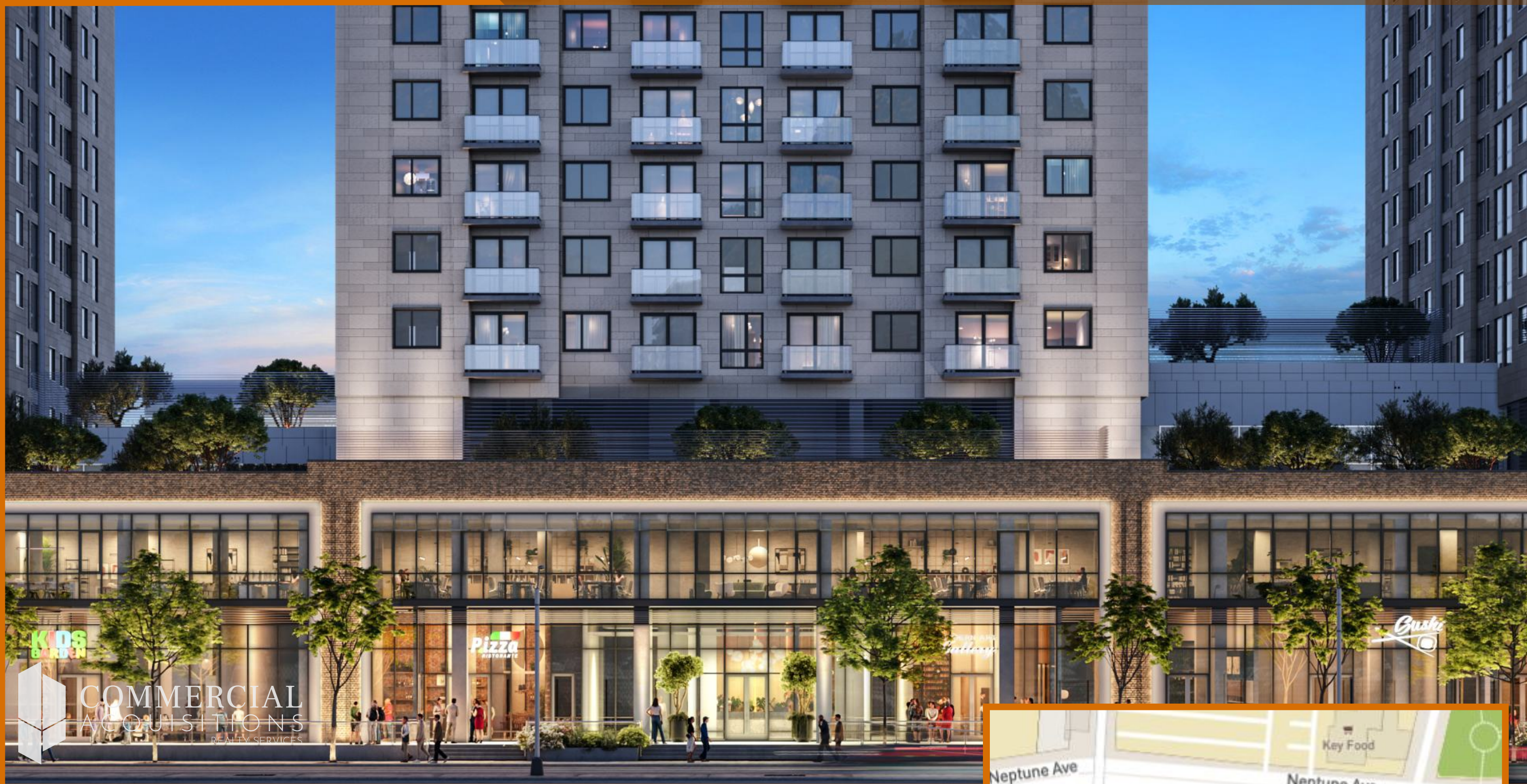
NEPTUNE AVENUE



ON-SITE PARKING

- UNIT #1: 2,555 SF
- UNIT #2: 1,705 SF
- UNIT #3: 4,300 SF
- UNIT #4: 4,645 SF
- UNIT #5: 3,870 SF
- UNIT #6: 3,675 SF
- UNIT #7: 4,170 SF
- UNIT #8: 6,306 SF
- UNIT #9: 1,562 SF
- UNIT #10: 1,863 SF
- UNIT #11: 1,650 SF
- UNIT #12: 1,672 SF
- UNIT #13: 1,264 SF

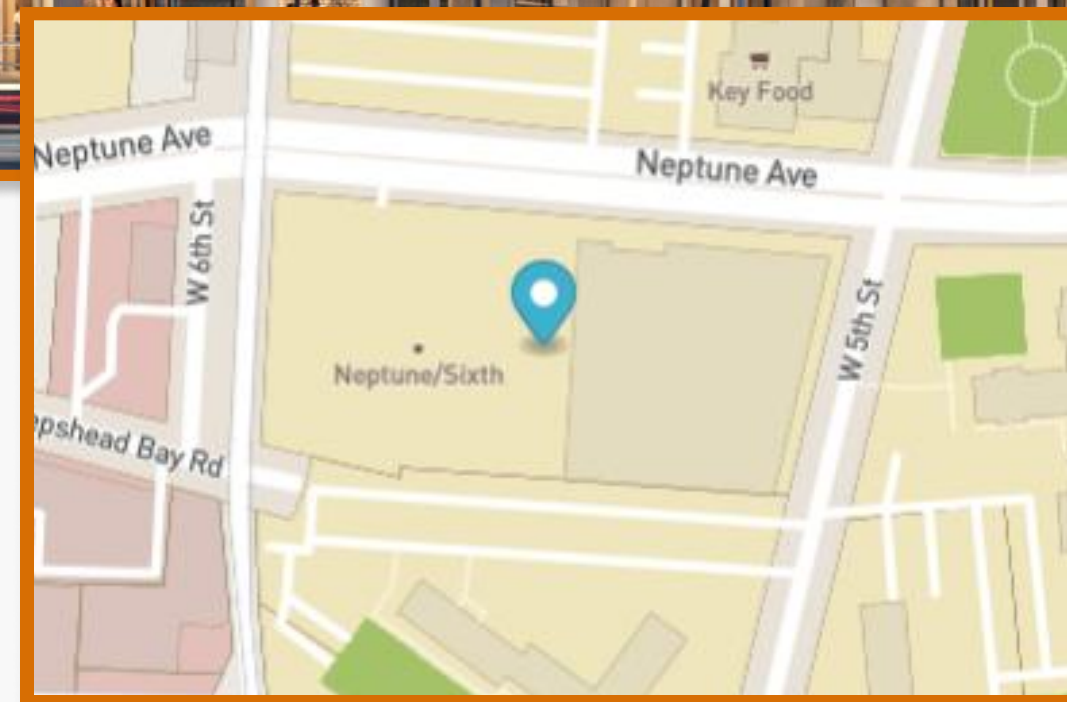
WEST 6TH STREET



CONTACT EXCLUSIVE BROKER



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