



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Sale



8,000 SF Ground Floor + 8,000 SF Lower Level | Retail Property With 75" Frontage For Sale

16,000 SF • 1 Unit

1404 Rockaway Parkway • Brooklyn • NY

Offered at: **\$5,800,000**

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Location Overview

Located in the Canarsie neighborhood of Brooklyn between Glenwood Rd & Smiths Ln near the Canarsie - Rockaway Parkway subway station.

Nearest Transit: L train at Canarsie - Rockaway Parkway and the B60, B82, B42, B6, B17, & B82-SBS bus stops.

Nearby tenants include Steph's Cake Shop, Dunkin', Baskin-Robbins, Popeyes Louisiana Kitchen, Rockaway Gourmet, Capital One Bank, Fisherman's Cove, McDonald's, Armando's Pizza, S&D Kids, T-Mobile, Jalapeño Brothers Market, Flowers By Bernadette, The Xperience Coffee House & Juice Bar, Bebe Fritay, Tastee Pattee, Blue Canarsie Fish, Lulucious Beauty Supply, Blink Fitness, Chase Bank, Public Storage and more!

Main Highlights

- ▶ Single story building
- ▶ Single tenant
- ▶ Heavy foot and car traffic block
- ▶ Municipal parking lot across the street
- ▶ Surrounded by national tenants
- ▶ Delivery Option: Occupied but can be delivered vacant
- ▶ Full basement
- ▶ Lot Dimensions: 75 X 106
- ▶ Current CAP over 10%
- ▶ Walgreens lease is from 4/2008 - 3/2028
- ▶ Rent is \$50,000 a Month triple net
- ▶ Sublease is paying \$22,000 a month



16,000 SF

Total Building Size



8,000 SF

Lot Size



1

Number of Units



R5-D/C1-3

Zoning

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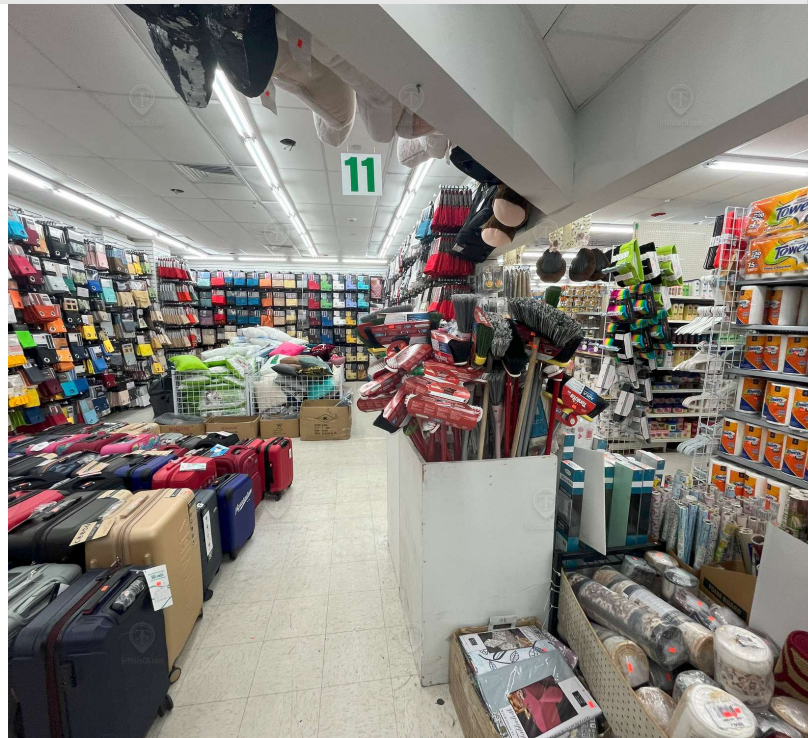
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Additional Photos

1404 Rockaway Parkway, Brooklyn, NY 11236



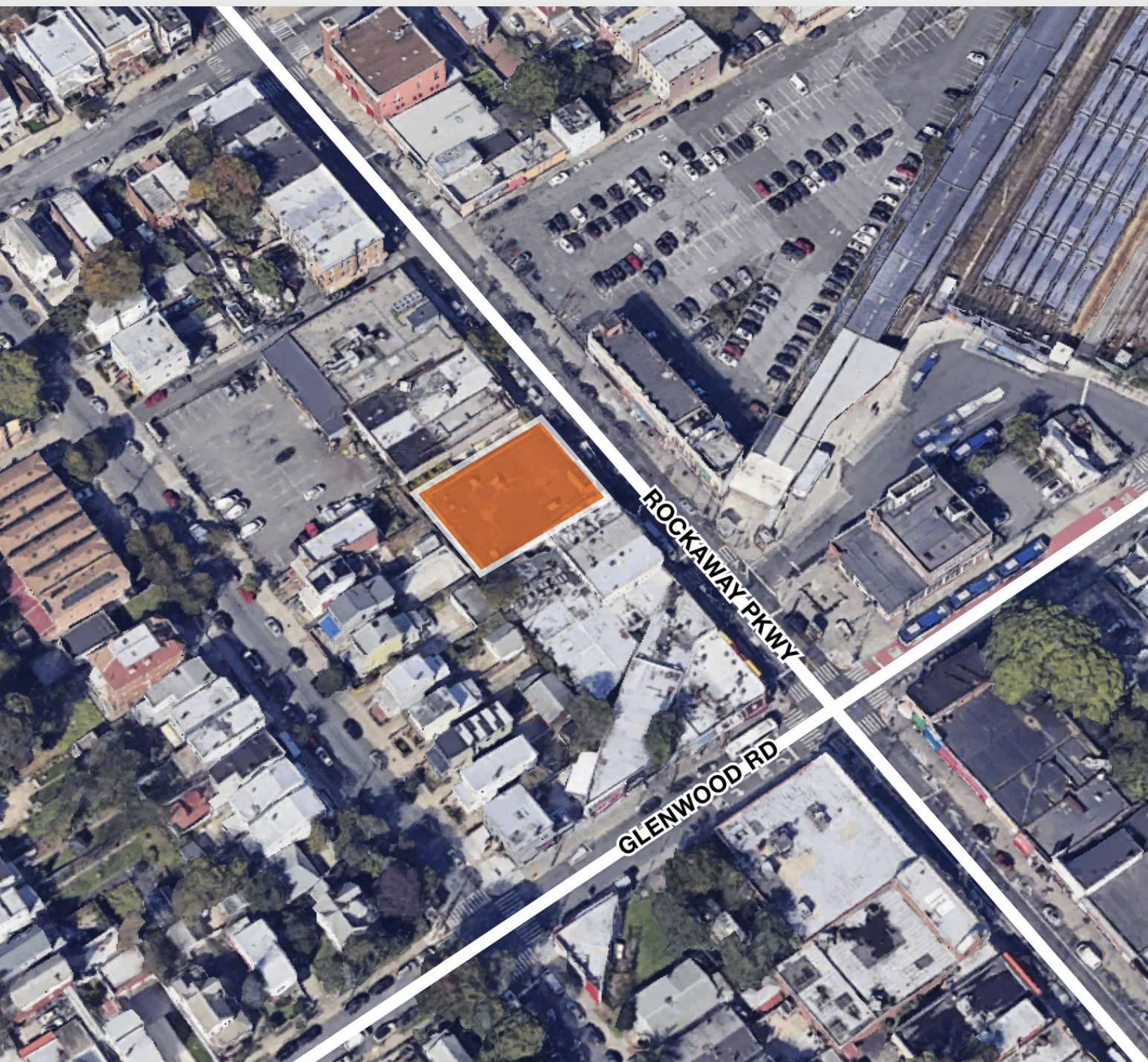
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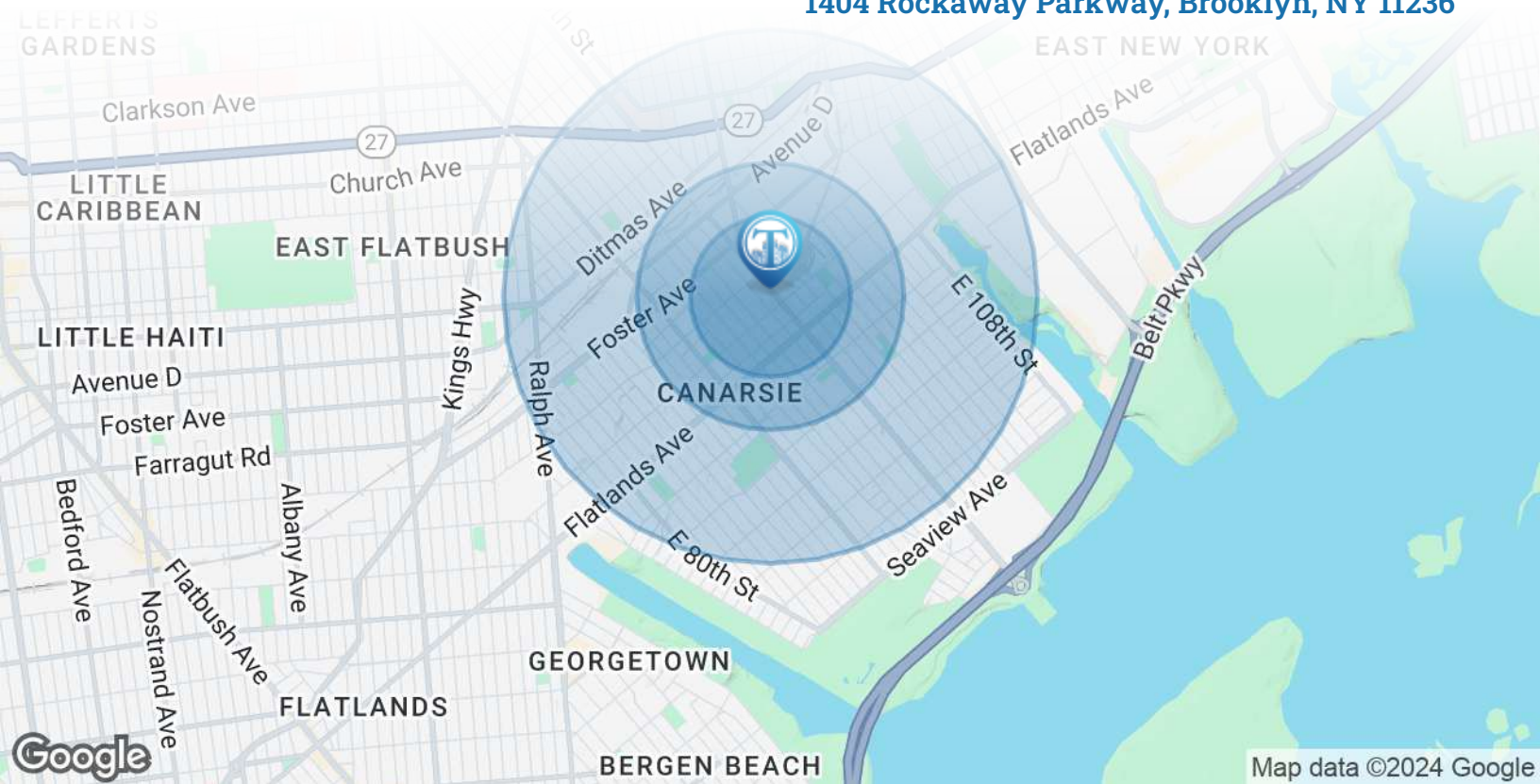
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Area Demographics

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POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	7,638	21,578	93,549
Average Age	41	41	42
Average Age (Male)	39	39	39
Average Age (Female)	42	43	43



93,549

People within 1 Mile

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	2,360	6,898	31,720
# of Persons per HH	3.2	3.1	2.9
Average HH Income	\$104,251	\$104,582	\$97,565
Average House Value	\$727,135	\$714,030	\$688,334





\$97,565

Avg Household Income

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SITE SOURCE
RETAIL BROKER NETWORK