



For Lease

RIPCO
RETAIL LEASING

673 Livonia Avenue

Between Vermont and
Wyona Streets

Brooklyn,
NY

Up to 8,400 SF

Corner retail space with multiple division opportunities

Contact
Exclusive Agents

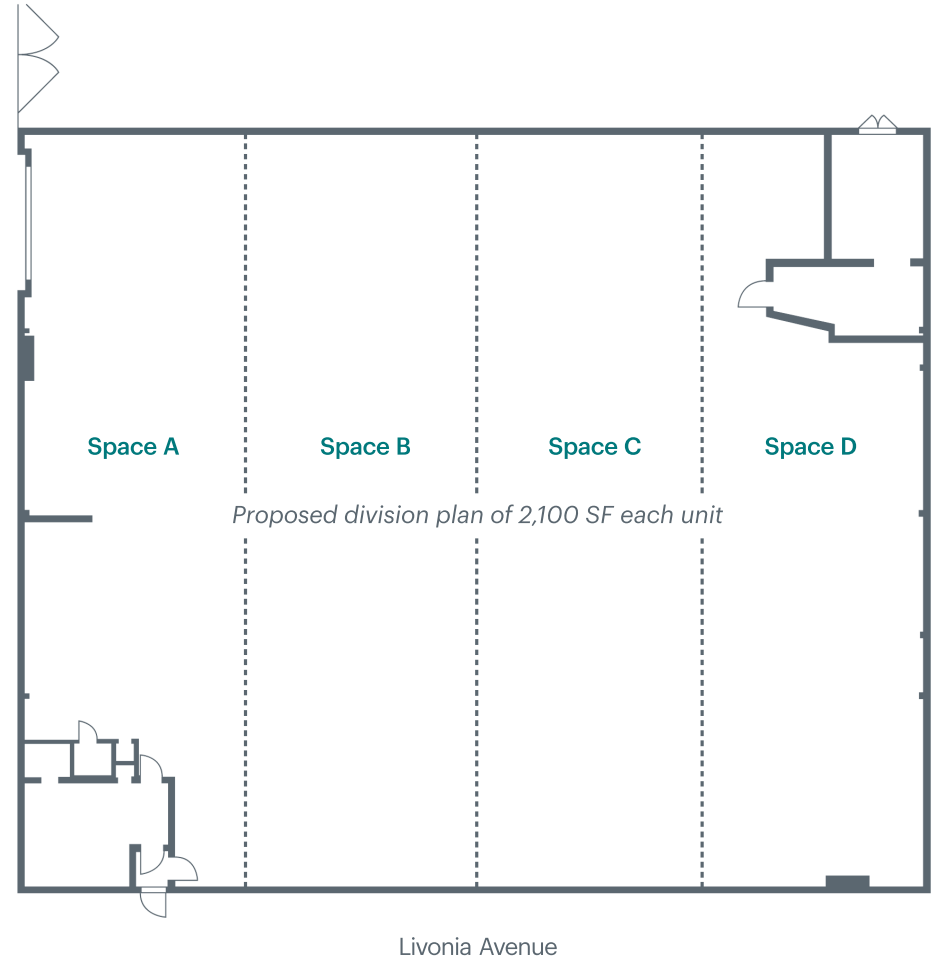
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Space Details

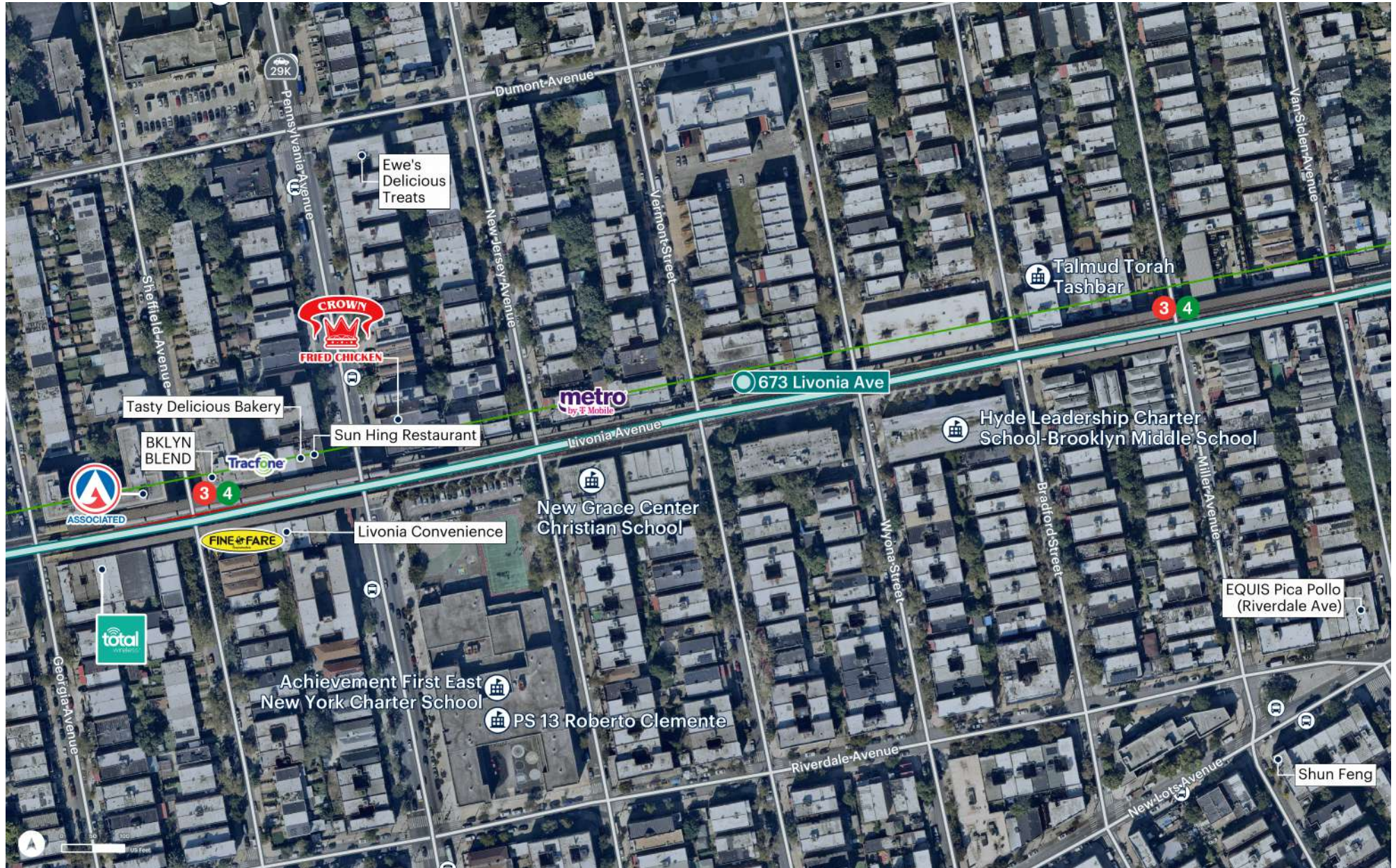
Location	Between Vermont and Wyona Streets
Size	Unit One: 8,400 SF
Ceiling Heights	12 Feet
Frontage	183 Feet of wraparound frontage
Divisible	Yes; minimum divisible is 2,000 SF
Possession	Immediate
Status	Available
Term	Long term
Rent	\$30 PSF
Notable Neighbors	Total Wireless, Associated Fresh, Fine Fare Supermarket, Metro by T-Mobile, St Josephs Medical Center, Hyde Leadership Charter School, Wynham Hotel, Brooklyn Gardens Elementary School
Comments	Corner retail property with up to 8,400 SF available Space divisible with multiple layout options Ground floor with wide frontage and easy access Undergoing façade renovations with glass window installation On-site parking in the back Strong population density surrounding site Across the street from PS 013 and Hyde Leadership Charter School Two blocks away from the Pennsylvania Ave Subway accessing the 2, 3, 4 & 5 subway lines Can accomodate various uses including retail, medical, office, laundromat, fitness, discount stores community facility & industrial uses



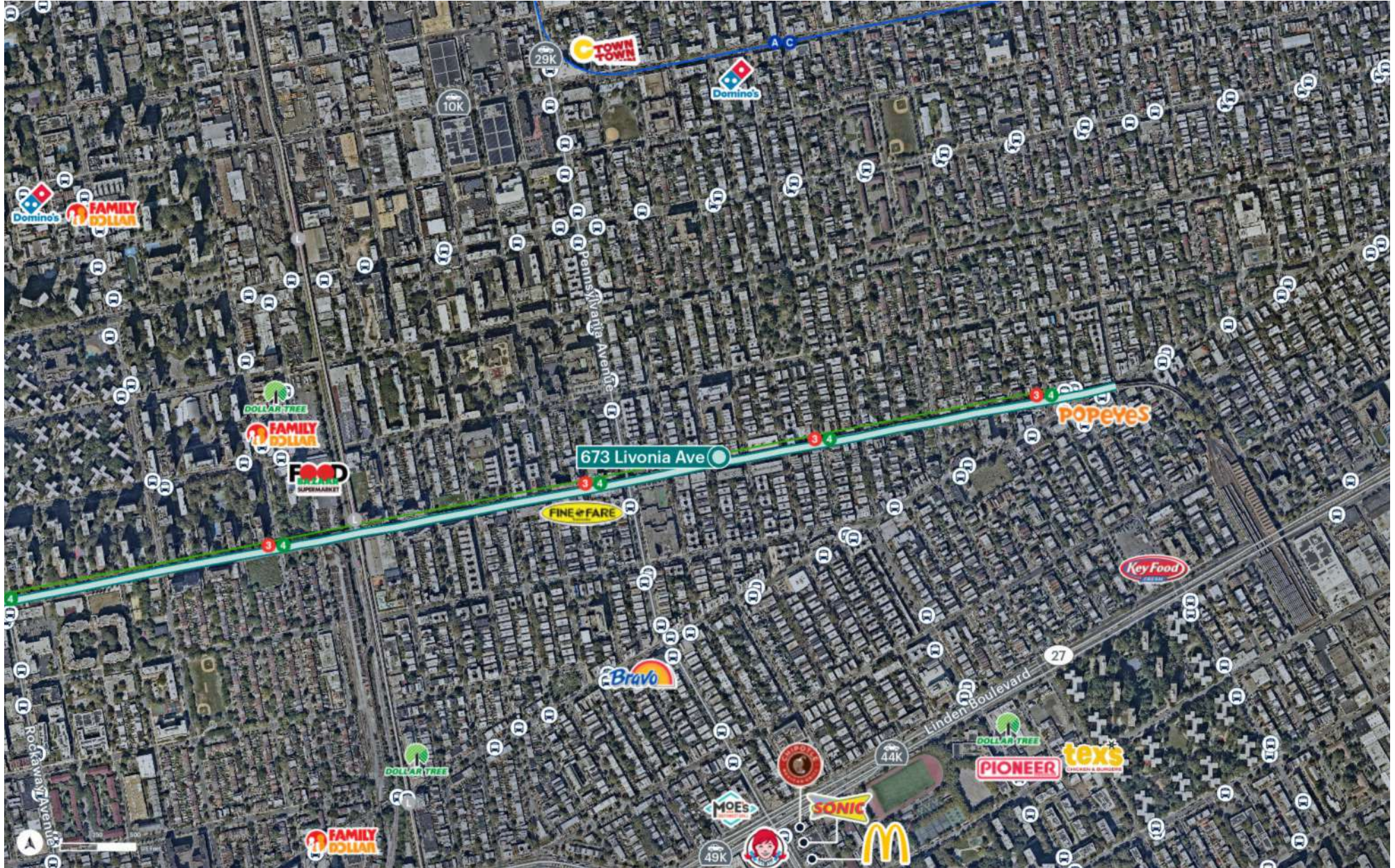
Renderings - Building Undergoing Renovations



Aerial



Market Aerial



Area Demographics



Population	1 mile	129,961	% Population with Bachelors+	1 mile	12.0%
	2 miles	441,418		2 miles	16.0
	3 miles	931,282		3 miles	2.0%
Total Households	1 mile	46,218	Daytime Population	1 mile	113,429
	2 miles	158,276		2 miles	365,564
	3 miles	335,957		3 miles	748,576
Average Household Income	1 mile	\$69,056	Total Daytime Employees	1 mile	30,047
	2 miles	\$81,230		2 miles	105,642
	3 miles	\$96,256		3 miles	240,189
Median Household Income	1 mile	\$47,478	Total Businesses	1 mile	2,265
	2 miles	\$57,262		2 miles	7,130
	3 miles	\$68,747		3 miles	17,219

Transportation	Pennsylvania Avenue	2345
2024 Ridership Report	Annual	783,925
	Weekday	2,541
	Weekend	2,438

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