



For Lease

1636 Coney Island Ave

Prime Retail Space For Lease | 1,200 SF

MRG
Momentum Realty Group

Property Details

OVERVIEW

ADDRESS	1636 Coney Island Avenue, Brooklyn, NY 11230
CROSS STREETS	Avenue M and Coney Island Avenue
NEIGHBORHOOD	Midwood

SPACE DETAILS

TOTAL SF	1,200 sq ft
CEILING HEIGHT	12 ft
FRONTAGE	65 ft

HIGHLIGHTS

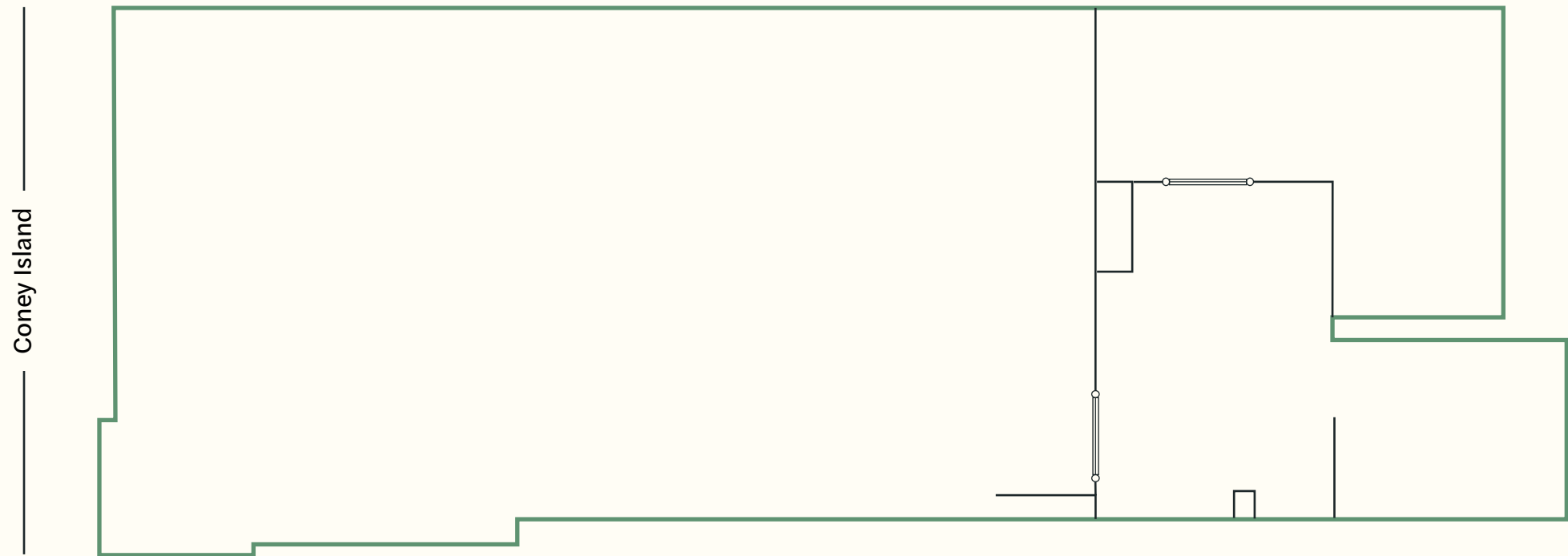
- Prime 1,200 SF Corner: Highly Visible Brooklyn Retail Opportunity
- 65 FT Wraparound Frontage: Outstanding Visibility and Signage Potential
- High Exposure: Prominent Corner with Heavy Foot and Car Traffic
- Former T-Mobile: Proven site for High Customer Volume
- Versatile Layout: Ideal for Various Retail or Commercial Uses

NEIGHBORS



More Than Brokers.
Trusted Partners.

Floor Plan



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Interior Images



Location

TRANSPORTATION



B6, B11, B68 Buses
1 min walk to bus lines



Train B, Q
5 min walk to subway



JFK Airport
20 min drive

LGA Airport
25 min drive

EWR Airport
40 min drive

DEMOGRAPHICS



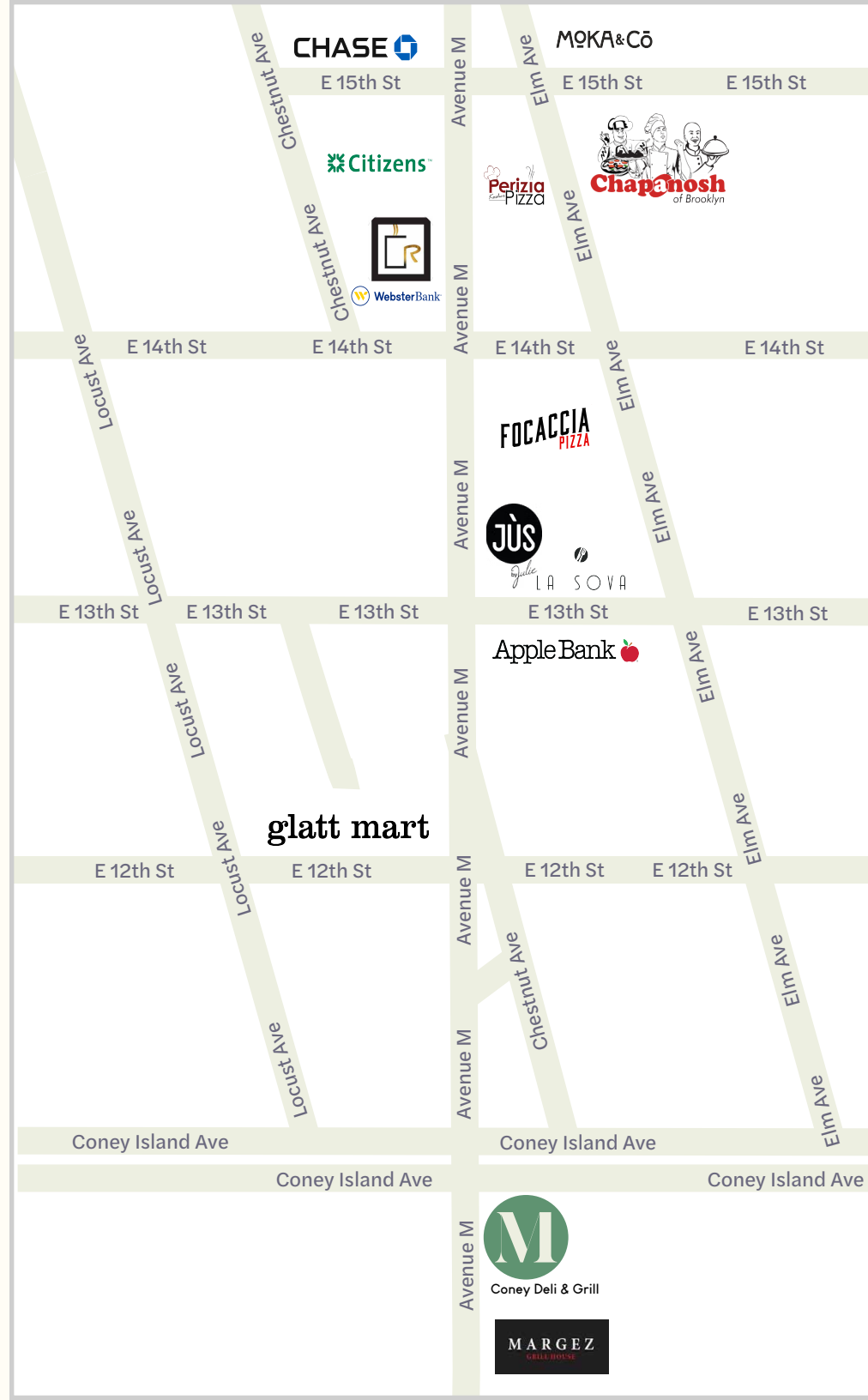
Population
143,407



Median Household Income
\$75,265



Median Home Value
\$816,455





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Brooklyn, NY 11230

1,200 sq ft · For Lease

INQUIRIES

To arrange a showing or discuss leasing terms, please reach out to one of our agents directly.

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