



FOR LEASE · CROWN HEIGHTS, BROOKLYN

# 521–545 Empire Boulevard

*Turnkey Supermarket · Built-Out Medical Suite · High-Bay Storage Space*

±33,000 SF Building

30-Car Private Parking

Loading Docks & Drive-In

Available Q1 2027

# The Opportunity

ONE NYC RE has been retained on an exclusive basis to present the leasing opportunity at 521–545 Empire Boulevard — a rare, fully built-out commercial building of approximately 32,900 square feet in the heart of Crown Heights’ rapidly transforming Empire Boulevard retail corridor.

The property offers a combination almost impossible to replicate in today’s Brooklyn market: a **13,000 SF turnkey supermarket** with refrigeration, loading docks and a private drive in place; a **licensed, built-out medical facility**; and a **16,000+ SF second floor with 20-foot ceilings** ideally suited to storage, fulfillment or distribution — all served by **private parking for 30 vehicles** and direct rear-yard access along the Empire/Montgomery laneway for shipments and deliveries.

The entire building can be leased as a single user from the beginning of 2027, or divided into its component spaces. Terms are flexible and dependent on use, footprint and tenant covenant.

<p><b>±32,900</b> TOTAL SF</p>	<p><b>13,000</b> TURNKEY SUPERMARKET SF</p>	<p><b>16,000+</b> HIGH-BAY 2ND FLOOR SF</p>	<p><b>30</b> PRIVATE PARKING STALLS</p>
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## Investment & Tenancy Highlights

- ◆ **Turnkey grocery infrastructure in place** — refrigeration, walk-ins, loading docks and a private drive eliminate the capital and timeline burden of a ground-up grocery build-out.
- ◆ **Licensed medical fit-out** — a built-out, previously licensed ambulatory/medical suite ready for a healthcare, urgent-care or specialty operator.
- ◆ **20-foot clear high-bay second floor** — over 16,000 SF flush with the Empire/Montgomery laneway, enabling last-mile distribution, storage or light fulfillment with grade-level shipping access.
- ◆ **Demand-proven corridor** — Lidl, Chipotle, Western Beef and McDonald’s all operate within a few blocks; thousands of new residential units are entitled or under construction nearby.
- ◆ **Flexible structure** — lease the entire building or individual components; delivery from Q1 2027.

# Building & Site



The existing building at 521–545 Empire Boulevard — ±32,900 SF across three stories, with grade-level frontage on Empire Boulevard, private parking and rear access via the Montgomery Street laneway.

ADDRESS	<b>521–545 Empire Blvd, Brooklyn, NY 11225</b>	ZONING	<b>R7A / C2-4 commercial overlay</b>
NEIGHBORHOOD	<b>Crown Heights</b>	PARKING	<b>Private surface lot — 30 vehicles</b>
BLOCK / LOT	<b>1311 / 66, 74, 75, 76</b>	LOADING	<b>Docks + private drive + rear laneway</b>
BUILDING AREA	<b>±32,900 SF (3 stories + cellar)</b>	AVAILABILITY	<b>Whole or divided · from Q1 2027</b>
LOT AREA	<b>±19,696 SF</b>		

## Floor-by-Floor Composition

CELLAR	<b>±837 SF — storage, meter &amp; mechanical rooms (uncounted area)</b>
FIRST FLOOR	<b>±16,000 SF — turnkey supermarket + built-out medical suite, grade-level retail frontage</b>
SECOND FLOOR	<b>16,000+ SF — 20-ft clear ceilings, flush with Empire/Montgomery laneway; storage / distribution</b>
THIRD FLOOR	<b>±1,100 SF — office / mechanical penthouse</b>

## A Flexible Canvas

With a turnkey supermarket, a built-out medical suite, a high-bay upper floor, private parking and loading already in place, 521–545 Empire can accommodate a wide range of users. The space can be leased in whole — up to the entire ±32,900 SF for a single operator — or divided to suit. Beyond the in-place grocery, the building lends itself to medical and healthcare, last-mile distribution and fulfillment, self-storage, food production and commissary, fitness, houses of worship and community facilities, showroom and back-of-house, and more.

**The configurations on the following pages are illustrative examples only** — a few of the many ways the building can be occupied. Renderings apply prospective uses to the existing structure for visualization; ownership welcomes alternative concepts.



### EXAMPLE · SUPERMARKET

### Turnkey Grocery — ±13,000 SF

Move-in-ready supermarket with in-place refrigeration and walk-ins, loading docks, a private drive and 30 parking stalls. Grade-level frontage on Empire Boulevard with strong visibility and pedestrian flow.

Refrigeration in place · Loading docks · Private drive · 30 parking

# More Ways to Occupy



**EXAMPLE · MEDICAL / HEALTHCARE** **Licensed Medical Facility**

A previously licensed, built-out medical / ambulatory suite ideal for primary care, urgent care, imaging, specialty practice or pharmacy. Street-level access and dedicated patient parking serve a dense, historically underserved catchment.

Built-out & previously licensed · Patient parking · Street frontage



**EXAMPLE · DISTRIBUTION / STORAGE** **High-Bay 2nd Floor**

Over 16,000 SF with 20-foot ceilings, flush with the Empire/Montgomery laneway for easy shipments and deliveries. Suited to last-mile distribution, fulfillment, self-storage or back-of-house support.

20-ft clear · Laneway-level loading · Shipping & receiving access

*These are a sample of possible uses — not an exhaustive list. Contact the leasing agent to discuss your specific requirement and how the building can be configured around it.*

# A Corridor in Transformation

Empire Boulevard has shifted from a legacy auto-row of garages and service stations into one of central Brooklyn's most active retail and development corridors. National grocers and quick-service brands have entered within the last 18 months, and several large mixed-use projects are entitled or under construction within walking distance of the subject.



Subject property and notable nearby tenants & active developments along the Empire Boulevard corridor, Crown Heights.

## Notable Tenants Nearby

**Lidl**  
33,000 SF supermarket; opened March 2026 in a new 7-story mixed-use complex at Bedford Ave & Empire Blvd.  
**±0.7 MI WEST**

**Chipotle**  
National QSR; new ground-floor lease in the 1730 Bedford Avenue development.  
**±0.7 MI WEST**

**Western Beef**  
Established full-line supermarket anchoring the western end of the Empire Blvd corridor.  
**±0.8 MI WEST**

**Starbucks**  
National coffee retailer on Eastern Parkway; established daily-traffic draw serving the Crown Heights catchment.  
**±0.9 MI NORTH**

## Demand Drivers & Pipeline

The corridor's transformation is being underwritten by institutional and active local developers. The projects below represent a concentration of new rooftops and retail directly relevant to the subject's leasing thesis.

### Active Developments

- ◆ **1730 / 1750 Bedford Avenue** — completed 7-story, ±162,000 SF mixed-use complex with 57 residential units, a 33,000 SF Lidl, ±12,000 SF of office, a 13,500 SF community facility and a Chipotle. Anchors the western gateway of the corridor.
- ◆ **73–99 Empire Boulevard** — approved 13-story, ±145-ft mixed-use development with 261 residential units (78 affordable), commercial space across the lower floors and a ±23,000 SF supermarket plus structured parking.
- ◆ **1720 Atlantic Avenue** — City Council-approved 13-story, ±360,000 SF project with 278 residential units, ±50,000 SF of commercial space and ±17,000 SF of community facility on the northern edge of Crown Heights.
- ◆ **Broader corridor activity** — multiple development-site trades and rezonings along Empire Boulevard and Atlantic Avenue continue to add rooftops, foot traffic and retail demand.

### Why it matters for the subject

Hundreds of new households are being delivered within a short walk, while purpose-built grocery and retail at the corridor's western end has proven tenant demand. 521–545 Empire offers an operator the chance to capture that demand immediately — in an existing, turnkey building — rather than waiting years for ground-up delivery.

### Access & Transit

- ◆ **Subway** — 2 & 5 trains at Sterling Street and President Street; B, Q & Franklin Shuttle at Prospect Park.
- ◆ **Vehicular** — private 30-car lot, loading docks, private drive and rear laneway access along Empire/Montgomery for shipping and deliveries.
- ◆ **Open space** — Prospect Park's 586 acres are minutes to the southwest.

## Indicative Terms

The following summarizes indicative leasing parameters. All terms are negotiable and subject to use, footprint, tenant covenant and final ownership approval. This summary is provided for discussion purposes only and does not constitute an offer or a binding commitment.

AVAILABLE SPACE	<b>Whole building ±32,900 SF, or divisible by component (supermarket / medical / high-bay 2nd floor)</b>
SUPERMARKET	<b>±13,000 SF turnkey — refrigeration, loading docks &amp; private drive in place</b>
MEDICAL SUITE	<b>Built-out, previously licensed ambulatory / medical facility</b>
HIGH-BAY FLOOR	<b>16,000+ SF, 20-ft ceilings, laneway-flush loading</b>
PARKING	<b>Private surface lot — 30 vehicles</b>
LEASE TYPE	<b>Net lease; structure dependent on use &amp; term</b>
TERM	<b>Long-term; negotiable</b>
RENT	<b>Upon request — dependent on space, use &amp; term</b>
DELIVERY	<b>From Q1 2027</b>

### Flexible to a single user or multiple tenants

Ownership will consider a whole-building lease to a single operator as well as component leases for the supermarket, the medical suite and the high-bay second floor independently. Reach out to discuss configurations and terms tailored to your use.

## Arrange a Tour

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For additional information, financials, floor plans or to schedule a private inspection of 521–545 Empire Boulevard, please contact the exclusive leasing agent.

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