

NEWMARK



Nostrand Avenue

SHEEPHEADS BAY, BROOKLYN

FOR SALE

20K SF 1-STORY RETAIL
BUILDING WITH PARKING
DELIVERED VACANT



TRANSACTION TEAM

DANIEL OBRIEN
VICE CHAIRMAN
212.609.8050
daniel.obrien@nmrk.com

CAROLINE HODES
DIRECTOR
646.970.6305
caroline.hodes@nmrk.com

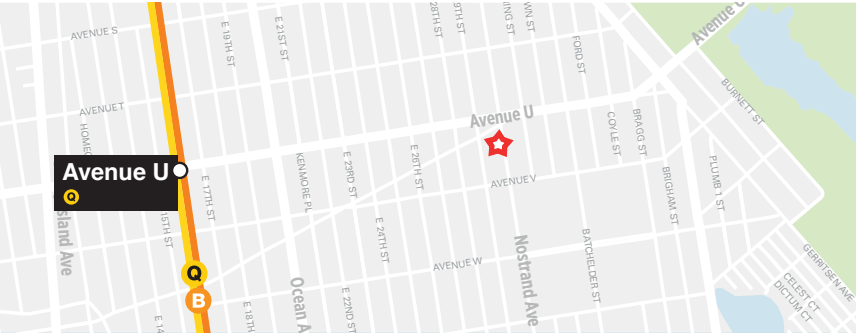
ROBBIE FERMAN
ASSOCIATE DIRECTOR
212.665.0695
robbie.ferman@nmrk.com

DANNY JONES
ASSOCIATE
212.372.0775
danny.jones@nmrk.com

LEASING TEAM

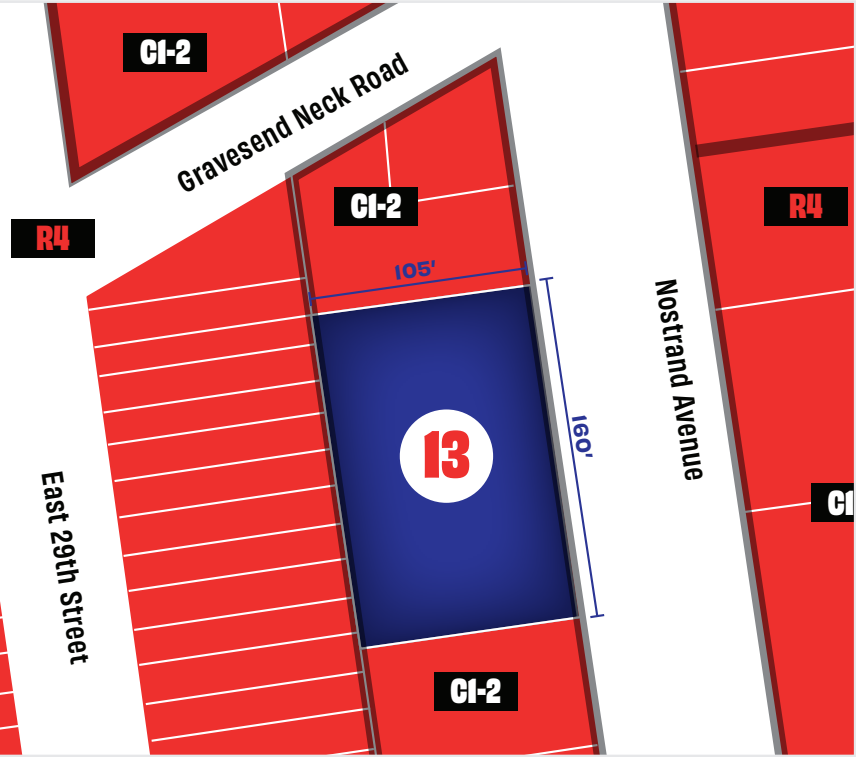
ARIC TRAKHTENBERG
ASSOCIATE DIRECTOR
212.916.3386
aric.trakhtenberg@nmrk.com

EXECUTIVE SUMMARY



Newmark has been engaged on an exclusive basis to arrange for the sale of 3460 Nostrand Avenue in Sheepshead Bay, Brooklyn (the “Property” or “Offering”). The Offering benefits from 160’ of frontage along Nostrand Avenue between Avenues U and V. The Property, built in 2005, is a 20,475 SF free-standing retail building with 10,238 SF of ground floor selling space with 18’ ceilings and 10,238 of lower-level selling space with 14’ ceilings. The Offering also includes an on-grade dedicated parking lot with 18 spaces for customers to utilize on-site.

The Property is currently owner-occupied and will be delivered vacant upon sale. Investors have the value-add opportunity to lease up the building at market rate in a highly trafficked and extremely dense retail corridor in Brooklyn. The Property is also conveniently located less than a mile from the Avenue U  train and a few blocks away from Belt Parkway, for easy access to all of Brooklyn and Manhattan.





PROPERTY
PHOTOS



| SHEEPSHEAD BAY

GEOGRAPHY

Sheepshead Bay is a neighborhood located in southern Brooklyn, NYC. Surrounded by the neighborhoods of Brighton Beach and Homecrest to the west; Midwood to the north; and Gerritsen Beach to the east. The name “Sheepshead Bay” applies to the neighborhood north of the bay that separates mainland Brooklyn from the eastern portion of Coney Island. In 2021, Sheepshead Bay boasted a diverse population of 159,185 people. The neighborhood is comprised of a mix of residential and commercial properties and is a popular destination for waterfront activities and dining. The most popular of these locations are Coney Island and Emmons Avenue Pier.

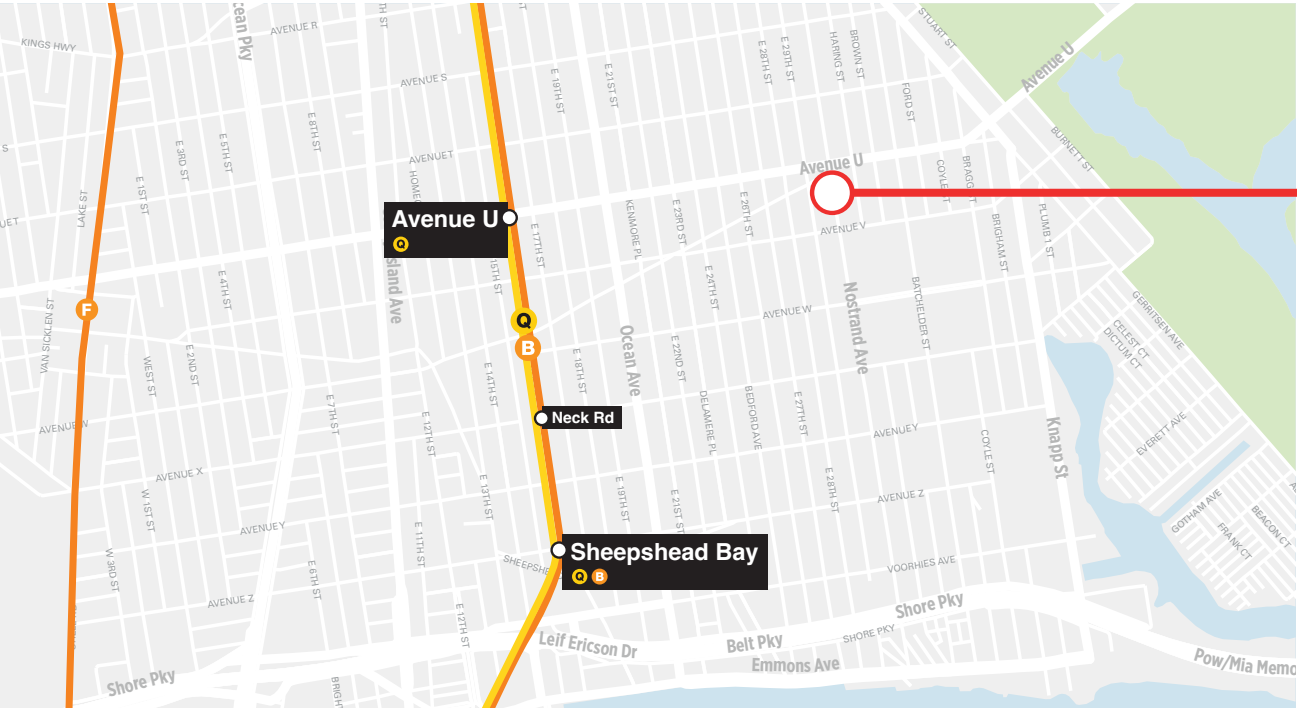
TRANSPORTATION

This neighborhood serves as a convenient gateway to locations in Brooklyn and is well-connected to Manhattan Island. The area is served by the BMT Brighton Line (B and Q trains) of the New York City Subway, with several stations providing local and express service, making it easier for both local and commuter travel.

HISTORY & ATTRACTIONS

Sheepshead Bay is a quiet waterfront area named from the sheepshead fish, that developed into a popular summer destination in late 19th century NYC. The development of hotels, seafood restaurants, and the renowned Sheepshead Bay Race Track, which operated from 1880 thru 1956, attracted visitors to this budding seaside vacation spot. Other landmarks in the area **include the Sheepshead Bay Yacht Club**, which has been a staple of the community for over 100 years, and the Emmons Avenue Pier, known for its stunning waterfront views and its variety of restaurants and bars. Additionally, the Holocaust Memorial Park, located next to the waterfront, serves as a somber tribute to those who lost their lives during the Holocaust.

Improved railroad infrastructure also enhanced accessibility for tourists. Today, the vibrant Emmons Avenue, a lively seaside promenade, offers a diverse range of outdoor dining, shopping, and fishing boat activities that thrive during the summer season. In addition, nearby is Marine Park, an impressive 530-acre greenspace that offers amenities as varied as a golf course, walking trails, bocce courts, cricket fields, and baseball parks. Incorporating a rich history with modern recreational amenities, Sheepshead Bay remains a dynamic destination for both residents and visitors alike.



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ASSOCIATE

212.372.0775

danny.jones@nmrk.com

NEWMARK

125 PARK AVENUE, NEW YORK, NY

212.372.2000

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