



SPACE FOR LEASE

532 NEPTUNE AVENUE, BROOKLYN NY 11224

Q3 2025 OCCUPANCY



FOR MORE INFORMATION ON THIS PROPERTY PLEASE CALL OUR OFFICE: **718.517.8700**

PROPERTY DETAILS

BRAND NEW CONSTRUCTION

**3,200 SF AVAILABLE, BUILT TO
SUIT AVAILABLE**

1 COMMERCIAL UNIT AVAILABLE

ON-SITE PARKING

Q3 2025 OCCUPANCY

RENTAL RATE: \$65 PSF



NEIGHBORHOOD
CONEY ISLAND



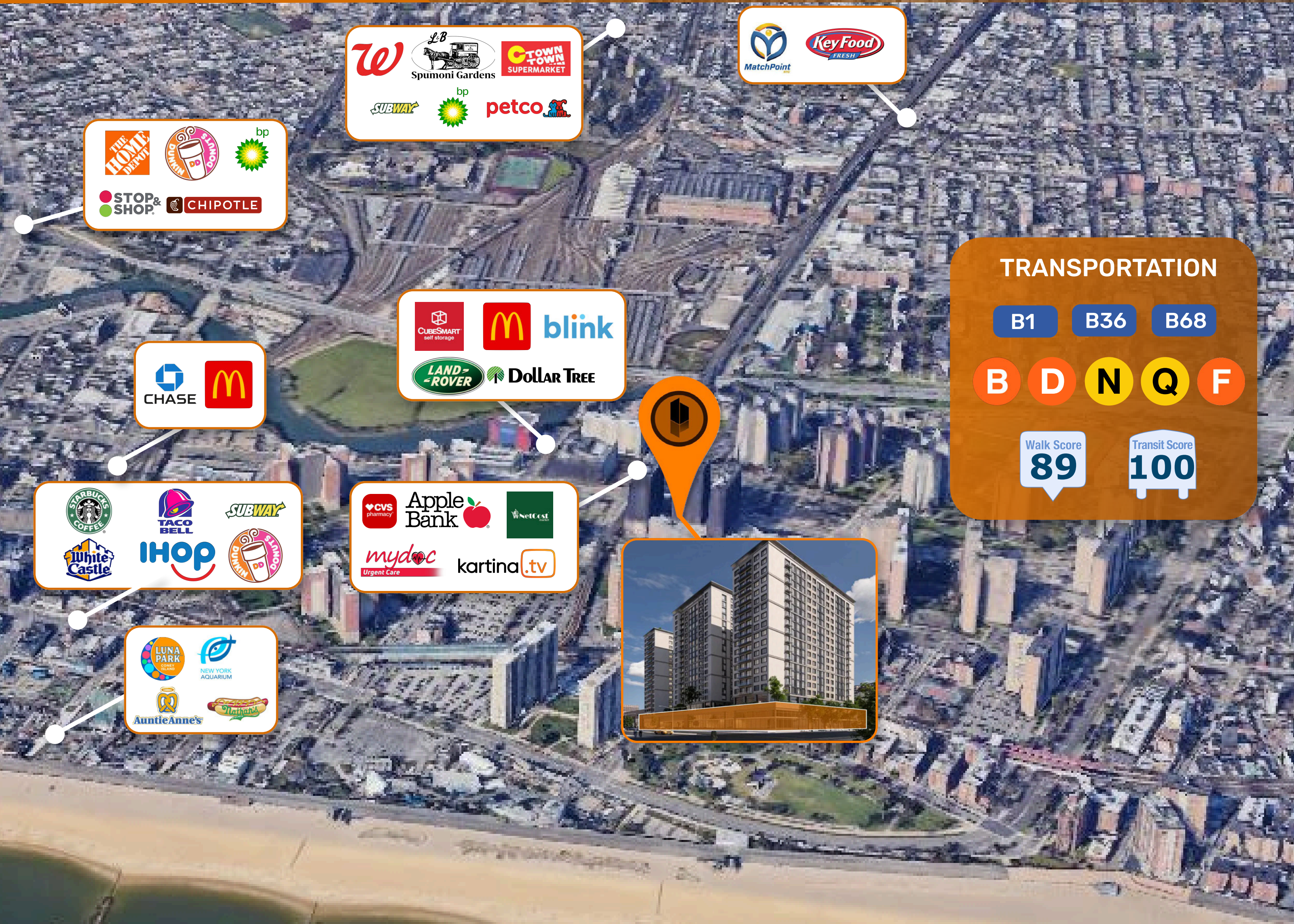
BLOCK & LOT
7273-10003



ZONING
R6, C1-2, OP

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LOCATION OVERVIEW



NEIGHBORHOOD
CONEY ISLAND



BLOCK & LOT
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ZONING
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AREA HIGHLIGHTS

**499 LUXURY RESIDENTIAL UNITS
ABOVE COMMERCIAL SPACE**

**OVER 5 MILLION ANNUAL
VISITORS TO THE CONEY ISLAND
AREA**

**OVER 500,000 RESIDENTS WITHIN
A 3 MILE RADIUS**

**18,600 AVG DAILY TRAFFIC ON
NEPTUNE AVENUE**



NEIGHBORHOOD
CONEY ISLAND



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COMMERCIAL
ACQUISITIONS
REALTY SERVICES

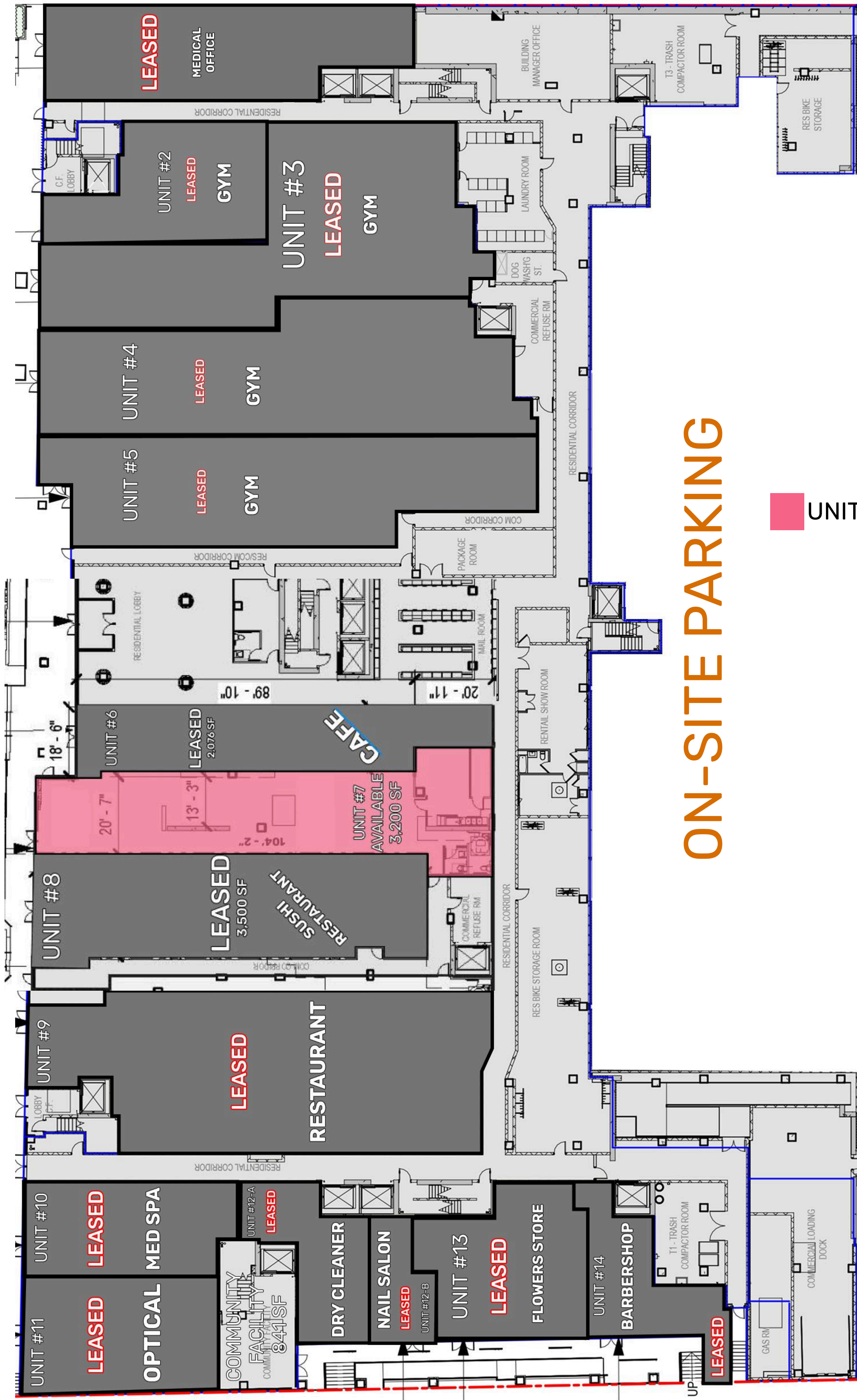
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3,200 SF AVAILABLE

NEPTUNE AVENUE



UNIT #7: 3,200 SF

ON-SITE PARKING

WEST 6TH STREET

STANDARD RETAIL WORK-LETTER

WALLS PARTITIONED & SPACKLED

- READY FOR TENANT FINISHES.

FRESH WATER AND SEWER LINES SUPPLIED

HVAC PROVIDED; TENANT RESPONSIBLE FOR DISTRIBUTION

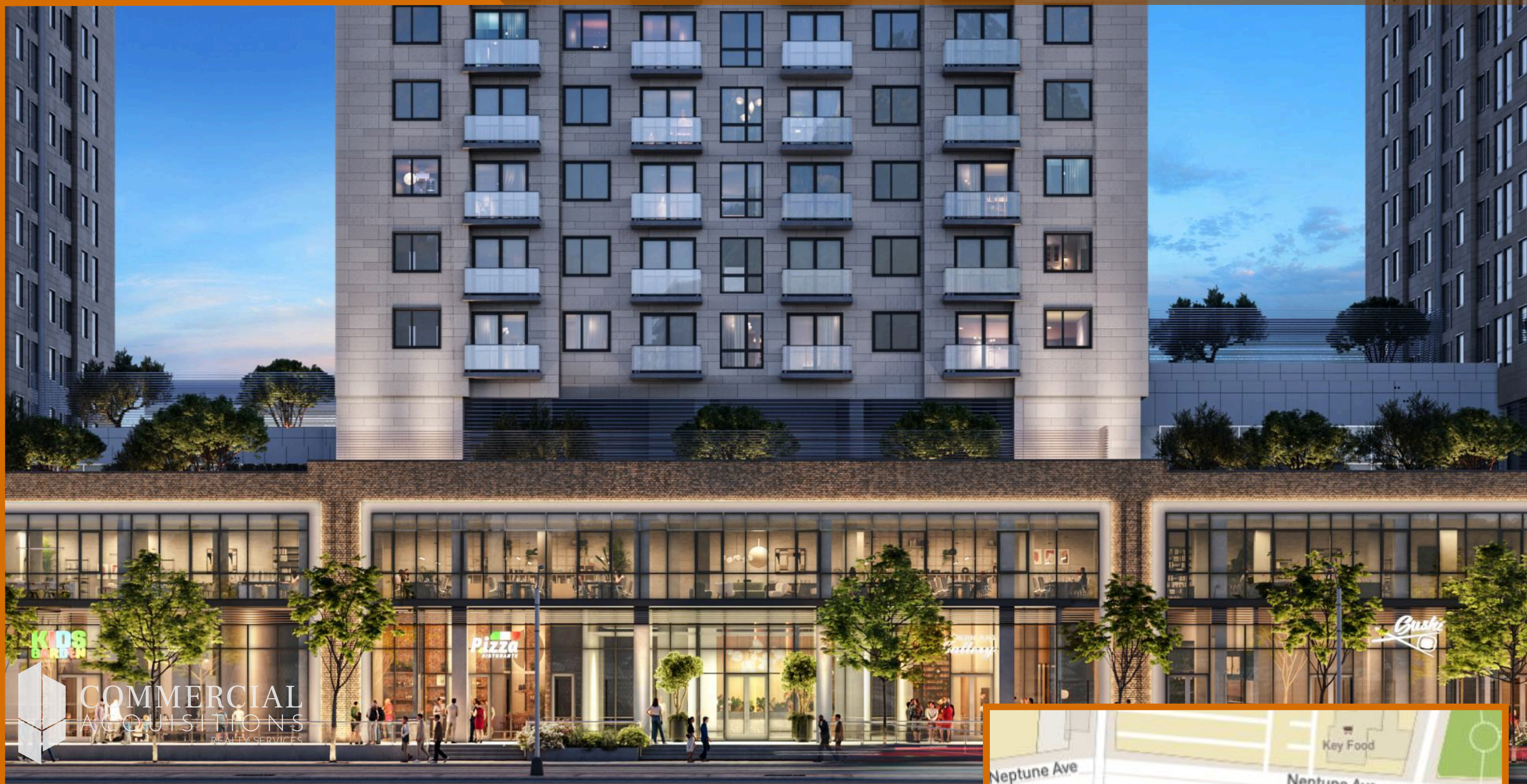
- 1 TON OF COOLING PER 300 SF

ELECTRIC INSTALLED & CONNECTED TO A PANEL BOX, WITH A DISCONNECT SWITCH AND CT CABINET:

- ONE (1) 208-VOLT
- 3-PHASE
- 4-WIRE 200-AMP DISTRIBUTION PANEL.

SPRINKLER MAIN AND SHUT-OFF VALVE SUPPLIED

BUILT OUT ADA-COMPLIANT BATHROOM(S) PER CODE.



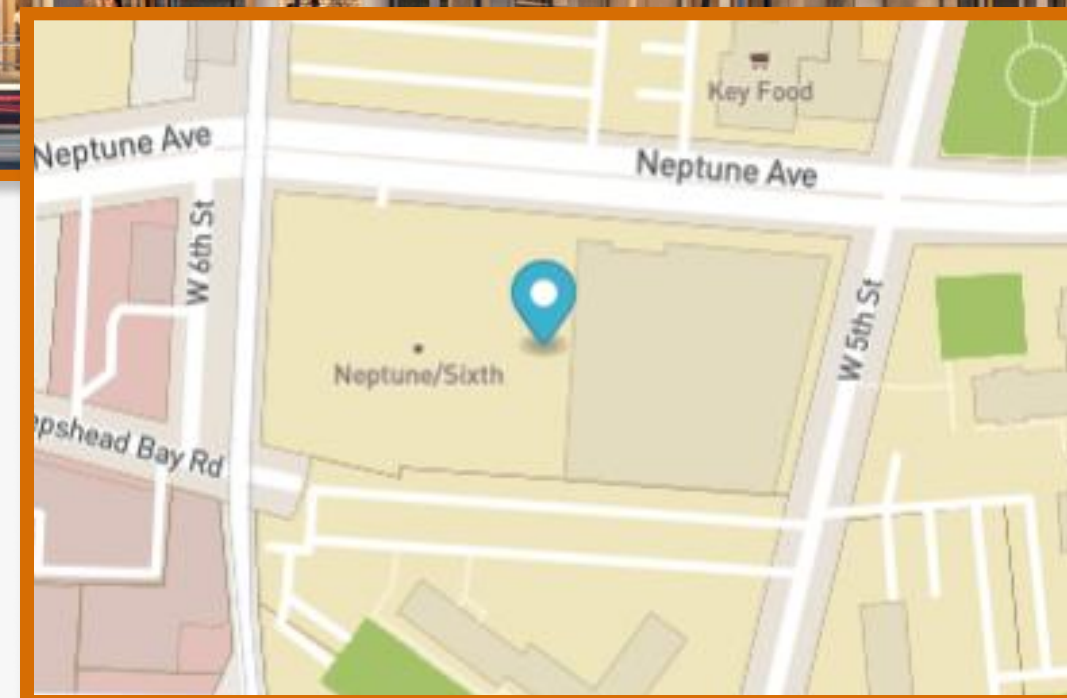
CONTACT EXCLUSIVE BROKER



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FOR MORE INFORMATION ON THIS PROPERTY PLEASE CALL OUR OFFICE: 718.517.8700

© 2500 CONEY ISLAND AVENUE, 2ND FLOOR, BROOKLYN, NY 11223 ☎ 917.939.3760 ✉ ARSEN@COMMERCIALACQ.COM 🌐 COMMERCIALACQ.COM

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