

BROOKLYN, NY 11233

**1760 EASTERN PARKWAY**

**RW**  
RW REAL ESTATE GROUP, LLC



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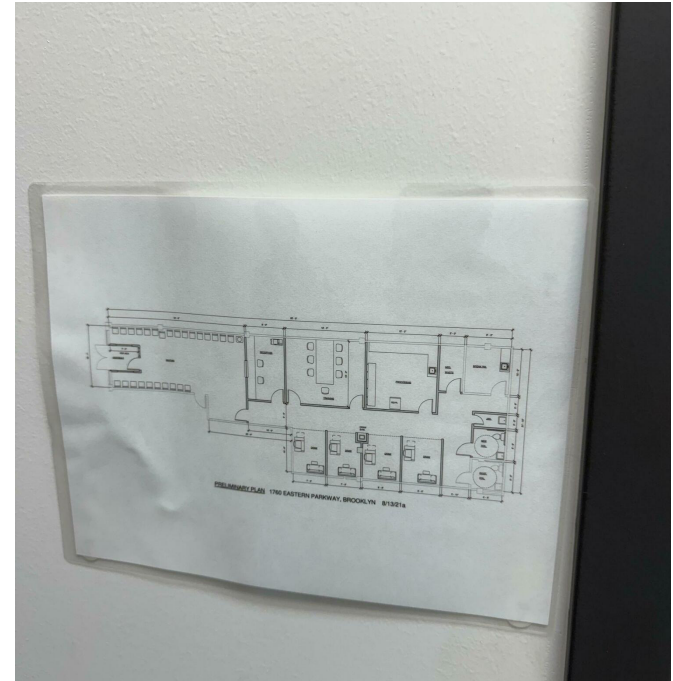
**DESCRIPTION**

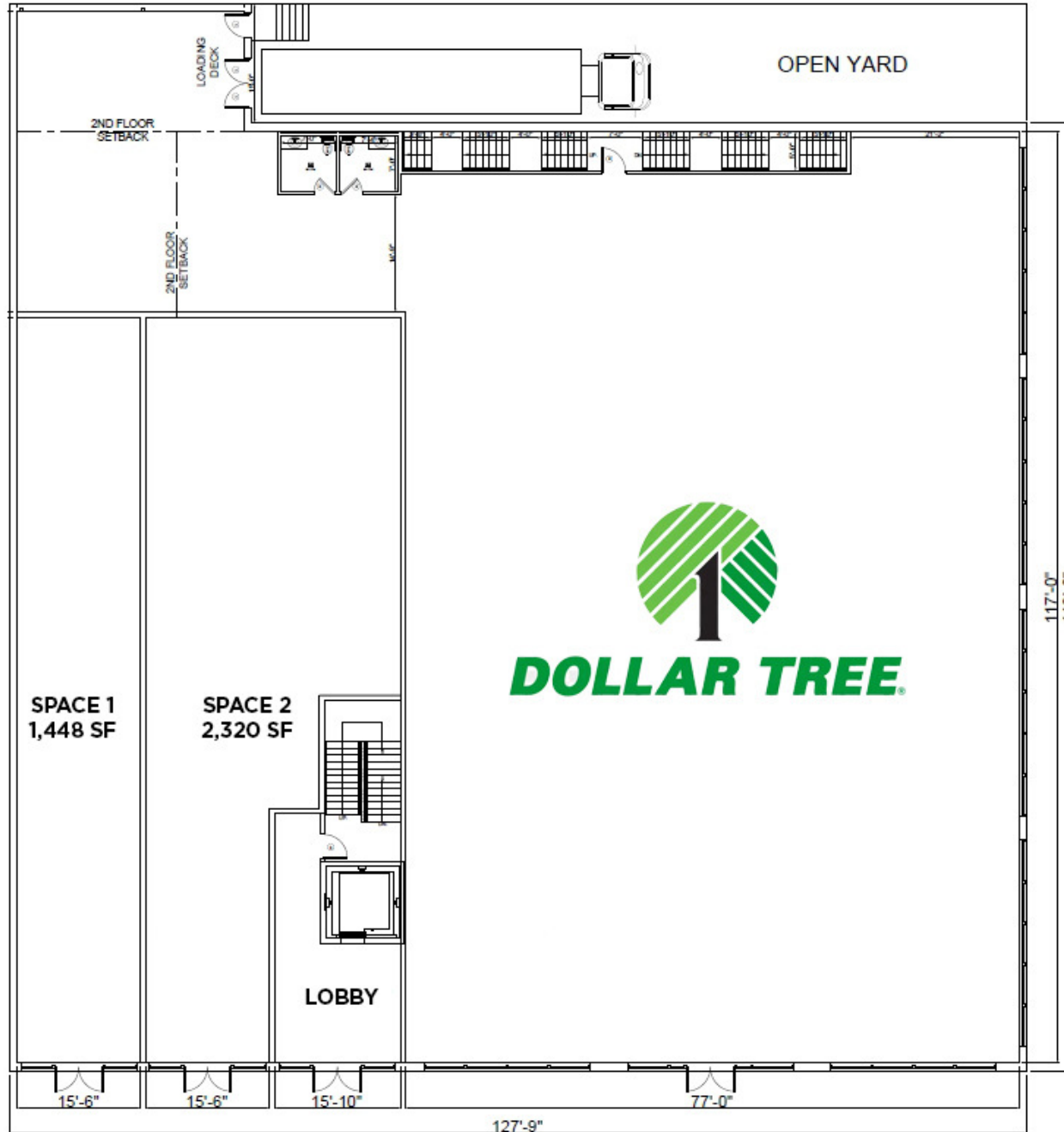
**Brokers Protected**

Exceptional leasing opportunity for premier in-line retail space in a Brooklyn shopping center, conveniently located just off the Jackie Robinson Parkway. Positioned directly south of Atlantic Avenue, the property boasts excellent visibility and a strong tenant mix including Arch Auto Parts, Clean Rite Center, DCAS, and Brooklyn Legal Services. With high VPD traffic counts and a vibrant retail landscape, this building offers potential for a wide range of tenants including grocery, fitness, medical, financial services, restaurants, cafes, QSRs, and more. Over 60 parking spaces combined between the surface lot and garage support easy customer access, as does the close proximity to Atlantic Av Subway Station (L) and B7, B12, and B60 Bus Stations

**SUMMARY**

<b>Lease Rate:</b>	Upon Request
<b>Space 2:</b>	2,320 SF / Available Now
<b>Frontage:</b>	15'6"
<b>Parking:</b>	+60 Spaces / Surface and Garage
<b>Co-Tenancy:</b>	Dollar Tree, Clean Rite Center, Arch Auto, DCAS, Brooklyn Legal Services







# RETAILER MAP



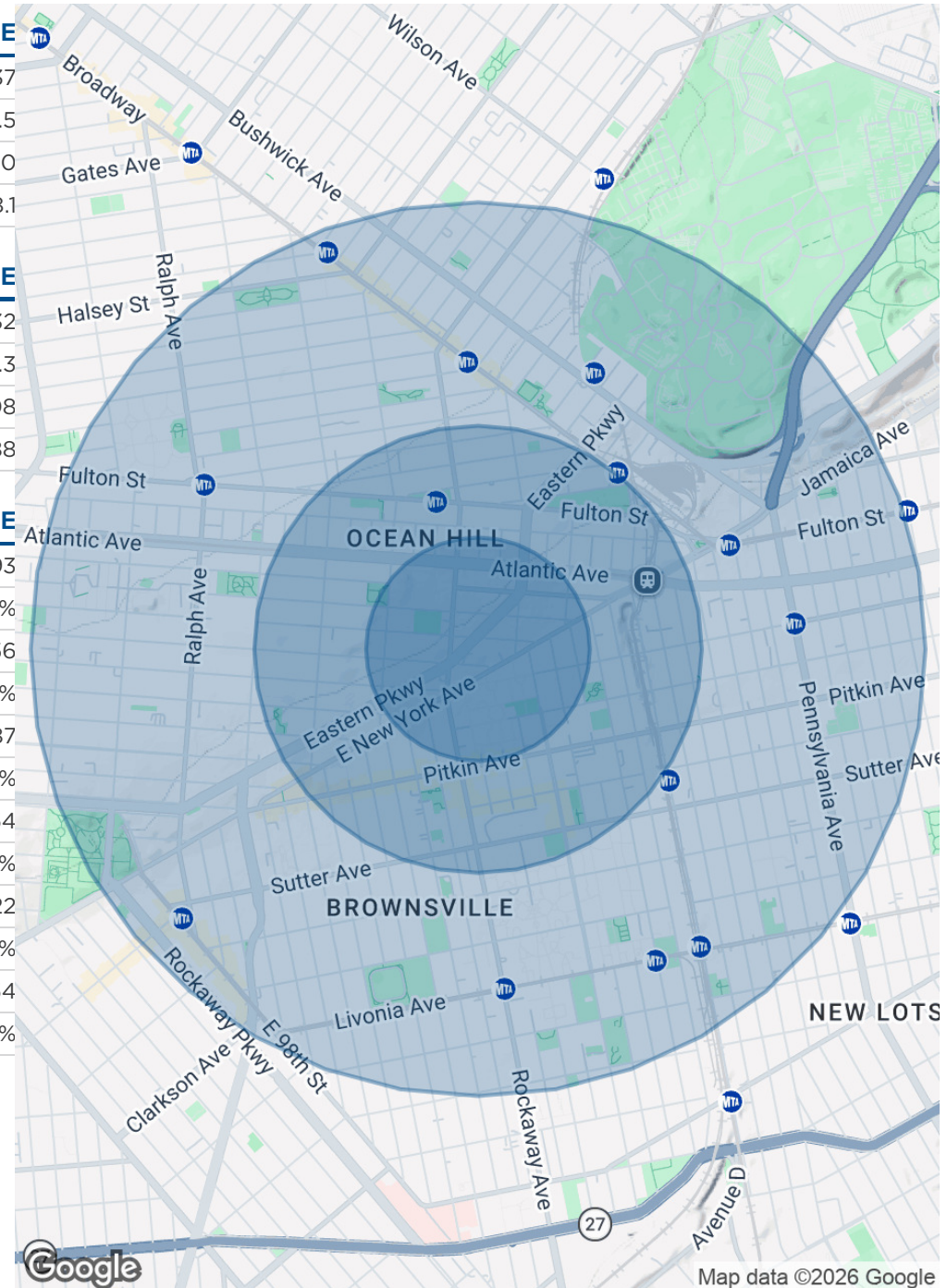
# DEMOGRAPHICS REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	10,273	35,469	137,737
Average Age	32.8	33.8	35.5
Average Age (Male)	31.7	31.3	33.0
Average Age (Female)	36.1	36.0	38.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	4,181	14,768	59,532
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$45,178	\$47,384	\$52,108
Average House Value	\$183,273	\$401,936	\$393,588

RACE	0.25 MILES	0.5 MILES	1 MILE
Total Population - White	865	4,173	16,793
% White	8.4%	11.8%	12.2%
Total Population - Black	7,734	26,036	97,756
% Black	75.3%	73.4%	71.0%
Total Population - Asian	109	674	2,187
% Asian	1.1%	1.9%	1.6%
Total Population - Hawaiian	0	0	64
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	9	70	322
% American Indian	0.1%	0.2%	0.2%
Total Population - Other	1,079	3,272	14,054
% Other	10.5%	9.2%	10.2%

2020 American Community Survey (ACS)



Map data ©2026 Google