

COMPASS



3702 Atlantic Ave, Brooklyn, NY 11224

Prime Beachfront Retail & Restaurant Opportunity | Located Within the Exclusive Seagate Beach Club

Nathan M. Horne, Esq.

Lic. Associate RE Broker
m. 706.255.5657
e. nathan.horne@compass.com

Kurk Vikki

Lic. Associate RE Salesperson
m. 718.213.4478
e. kurt.vikki@compass.com



Property Overview

Compass has been retained on an exclusive basis to facilitate the lease of a unique beachfront restaurant and entertainment opportunity located at 3702 Atlantic Avenue within the Seagate Beach Club, a private oceanfront facility situated at the western tip of Brooklyn.

The offering consists of approximately 15,500 SF of leased premises, including an existing 2,102 SF restaurant, substantial beachfront outdoor areas, and approximately 160 feet of direct beachfront frontage. With unobstructed ocean views, direct beach access, and a location within one of New York City’s most unique private waterfront communities, the property offers a rare opportunity to establish a destination-oriented hospitality, entertainment, or event-driven concept.

Potential uses include a restaurant, beach club, event venue, seasonal hospitality concept, or other experiential use, subject to ownership approval. Located within the gated Seagate community, the property benefits from access to the broader Seagate Beach Club campus, which features swimming pools, cabanas, and recreational amenities.

Opportunities of this nature are exceptionally limited throughout New York City, particularly those offering meaningful scale, true beachfront frontage, and an existing food and beverage component. Ownership is seeking a well-capitalized operator capable of creating a compelling long-term destination for both Seagate residents and visitors alike.

Feel free to reach out to 706-255-5657 / Nathan.Horne@Compass.com with additional questions or to make an offer.

Property Details

Address:	3702 Atlantic, Brooklyn, NY 11224
Lease Price:	\$18/SF/YR
Property Type:	Retail, Land, Restaurant
Tenancy:	Single
Year Built:	1940
Zoning:	R3-1 / C1-2
Block and Lot:	7044/1
Sub Type:	Commercial
Restaurant & Bar:	2,102 SF
Total SF:	15,500 SF

~ 15,500 SF
Lease
Opportunity

Existing 2,102 SF
Restaurant
& Bar

~ 160 of
Direct Beachfront
Frontage

Private Oceanfront
Location Within
Seagate Beach Club

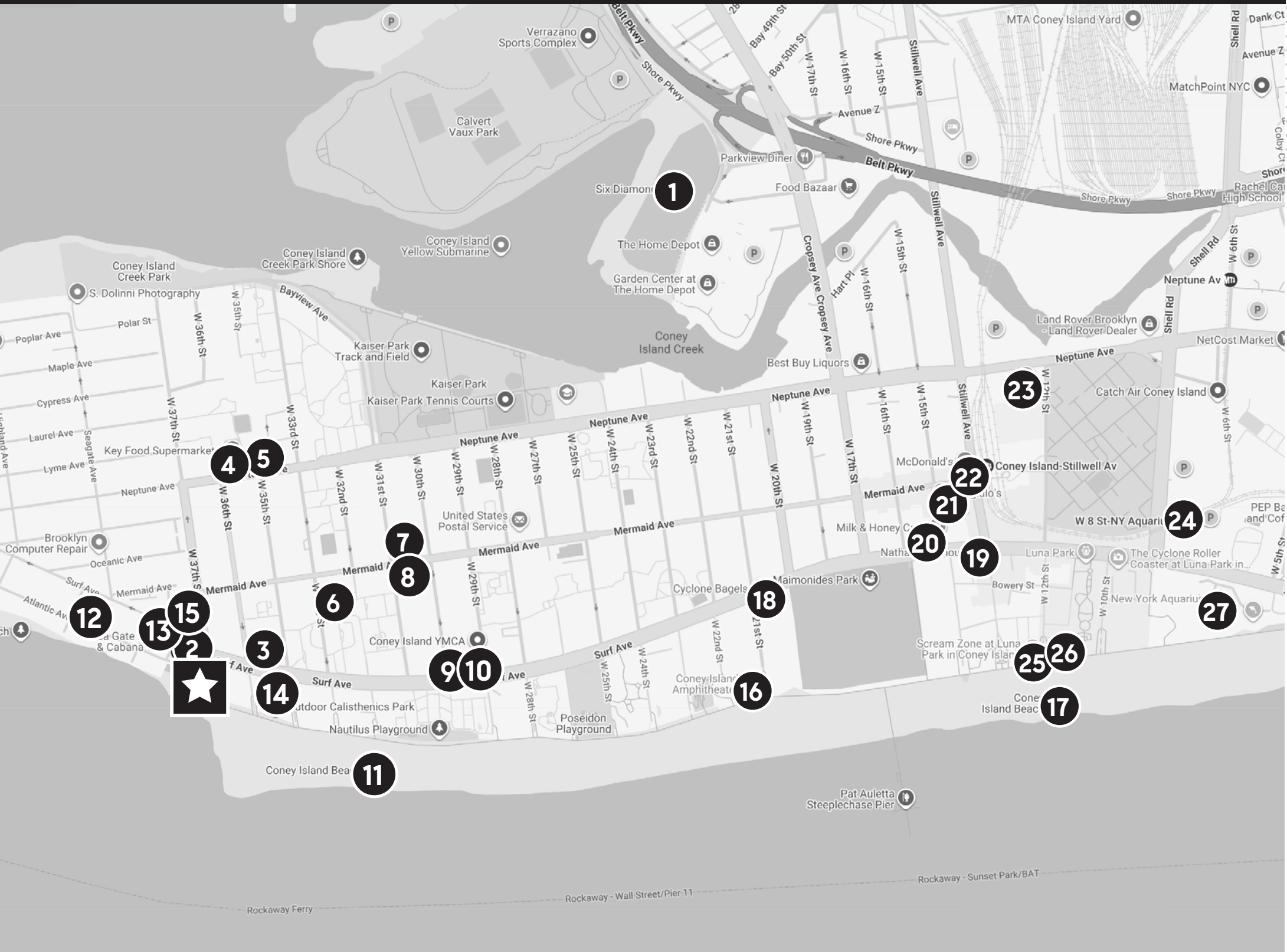
Restaurant,
Entertainment & Event
Venue Potential







Point of Interests



★ 3702 Atlantic Ave, Brooklyn, NY 11224

- 1 Six Diamonds
- 2 Brooklyn Beach Club
- 3 Spray Pad
- 4 Key Food Supermarkets
- 5 Bay Park Pharmacy
- 6 YP8 Badminton Tennis Restrung
- 7 Dunkin'
- 8 Oriental Palace Kitchen
- 9 Krispy Krunchy Chicken
- 10 Neighborhood Gourmet Food
- 11 Coney Island Beach
- 12 Maeworld
- 13 Sea Gate Beach & Cabana Club
- 14 Ocean Drive
- 15 Chabad Community Center
- 16 Coney Island Amphitheater
- 17 Coney Island Beach
- 18 Cyclone Bagels
- 19 Nathan's Famous
- 20 Milk & Honey Cafe
- 21 Gargiulo's
- 22 McDonald's
- 23 Domino's Pizza
- 24 W 8 St-NY Aquarium
- 25 Scream Zone at Luna Park in Coney Island
- 26 Deno's Wonder Wheel Amusement Park
- 27 New York Aquarium

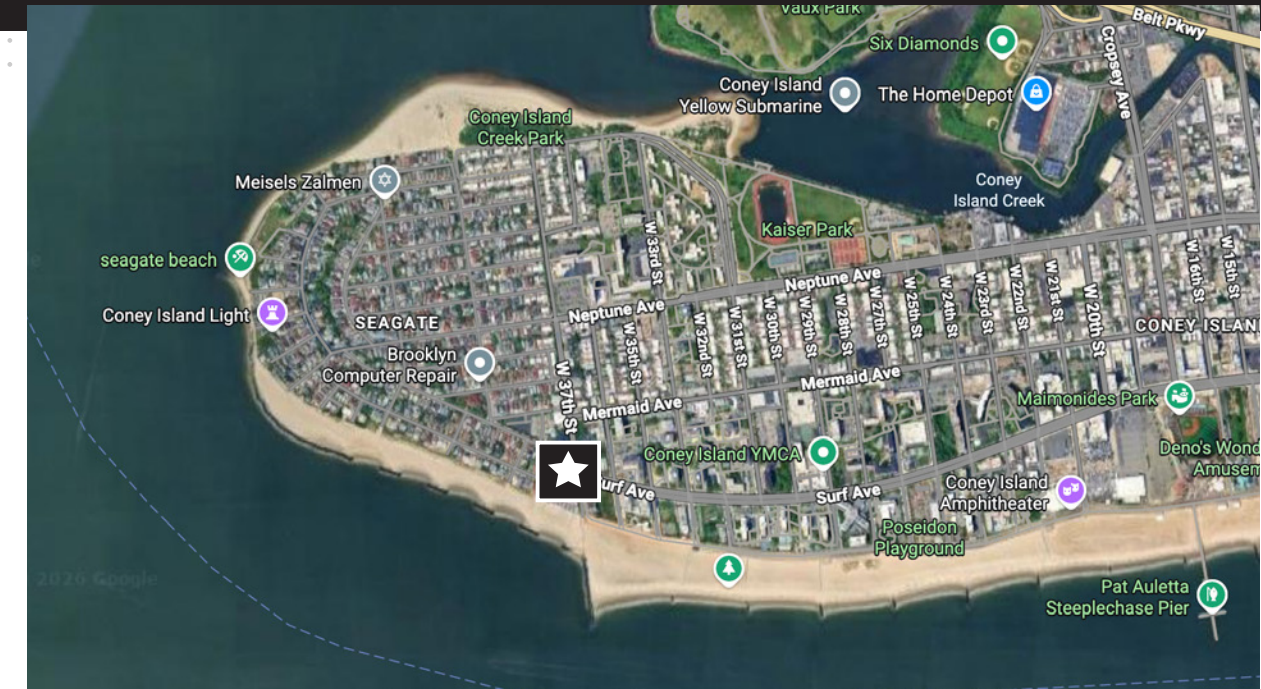
Coney Island Beach Neighborhood

Coney Island is one of New York City's most iconic waterfront neighborhoods, offering a unique mix of coastal recreation, entertainment, and residential living along the Atlantic Ocean in southern Brooklyn. Known for its historic boardwalk and sandy beaches, the area attracts millions of visitors each year while serving as a vibrant year-round community.

The neighborhood is home to popular attractions including Luna Park, the Cyclone Roller Coaster, the Wonder Wheel, the New York Aquarium, and MCU Park, creating consistent visitor traffic that supports a diverse mix of restaurants, retailers, and local businesses. Residents also enjoy convenient access to grocery stores, parks, schools, and everyday services throughout the surrounding community.

Coney Island is well connected by the D, F, N, and Q subway lines, multiple MTA bus routes, and the Belt Parkway, providing convenient access to Downtown Brooklyn and Manhattan. Continued public and private investment has supported new residential development, infrastructure improvements, and waterfront enhancements, reinforcing Coney Island's position as one of New York City's premier beachfront destinations.

The neighborhood's combination of beachfront amenities, strong tourism, and established residential population creates a dynamic environment for businesses and investors. Its year-round activity, complemented by seasonal events and continued redevelopment, makes Coney Island a highly recognizable destination with enduring appeal for residents, visitors, and commercial users alike.



COMPASS

Exclusively Listed By:



Nathan M. Horne, Esq.

Lic. Associate RE Broker
m. 706.255.5657
e. nathan.horne@compass.com



Kurk Vikki

Lic. Associate RE Salesperson
m. 718.213.4478
e. kurt.vikki@compass.com

