

1608 Pitkin Avenue

Brooklyn, NY 11212

PRIME PITKIN AVENUE RETAIL OPPORTUNITY



LOCATION ADVANTAGES



PRIME PITKIN AVENUE LOCATION

Directly on Pitkin Avenue within Brownsville's active Business Improvement District.



STRONG TRANSIT ACCESS

Near the B14 bus route with convenient connections to the 3, 4, A and C subway lines.



HIGH VISIBILITY

Prominent storefront exposure along a well-traveled neighborhood shopping corridor.



RETAIL & NATIONAL BRANDS

Near C-Town, Chase Bank, Bank of America, Key Food, Planet Fitness and more.



DENSE RESIDENTIAL MARKET

Surrounded by an established residential community supporting steady daily demand.

SPACE OVERVIEW

2.1K

Approx. 2,100 SF Total

1,600 ground + 500 mezzanine

11'

11' Ceilings

Open, flexible layout

15'

15' Frontage

Pitkin Avenue exposure

HVAC

HVAC in Place

Existing climate control

BS

Basement

Included with the space

HD

Hood & Vent Potential

Can be Hooded & Vented

GAS

Gas in Place

Existing gas service

NOW

Immediate Possession

Negotiable lease terms

POTENTIAL USES



FOOD & BEVERAGE

Restaurant, cafe and specialty food concepts



RETAIL

Neighborhood and national retail operators



MEDICAL

Medical, dental and healthcare users



BEAUTY & WELLNESS

Salon, spa and personal care concepts



FITNESS

Boutique fitness and training studios



PROFESSIONAL SERVICES

Office and service-based businesses

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PROPERTY HIGHLIGHTS

- ✓ Directly on Pitkin Avenue
- ✓ Approx. 2,100 SF total
- ✓ Approx. 1,600 SF ground floor
- ✓ Approx. 500 SF mezzanine
- ✓ Mezzanine office/storage space
- ✓ Basement included
- ✓ 11' ceiling height
- ✓ 15' frontage
- ✓ Can be Hooded & Vented
- ✓ Gas in place



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