



Digitally Enhanced

For Lease

RIPCO
RETAIL LEASING

673 Livonia Avenue

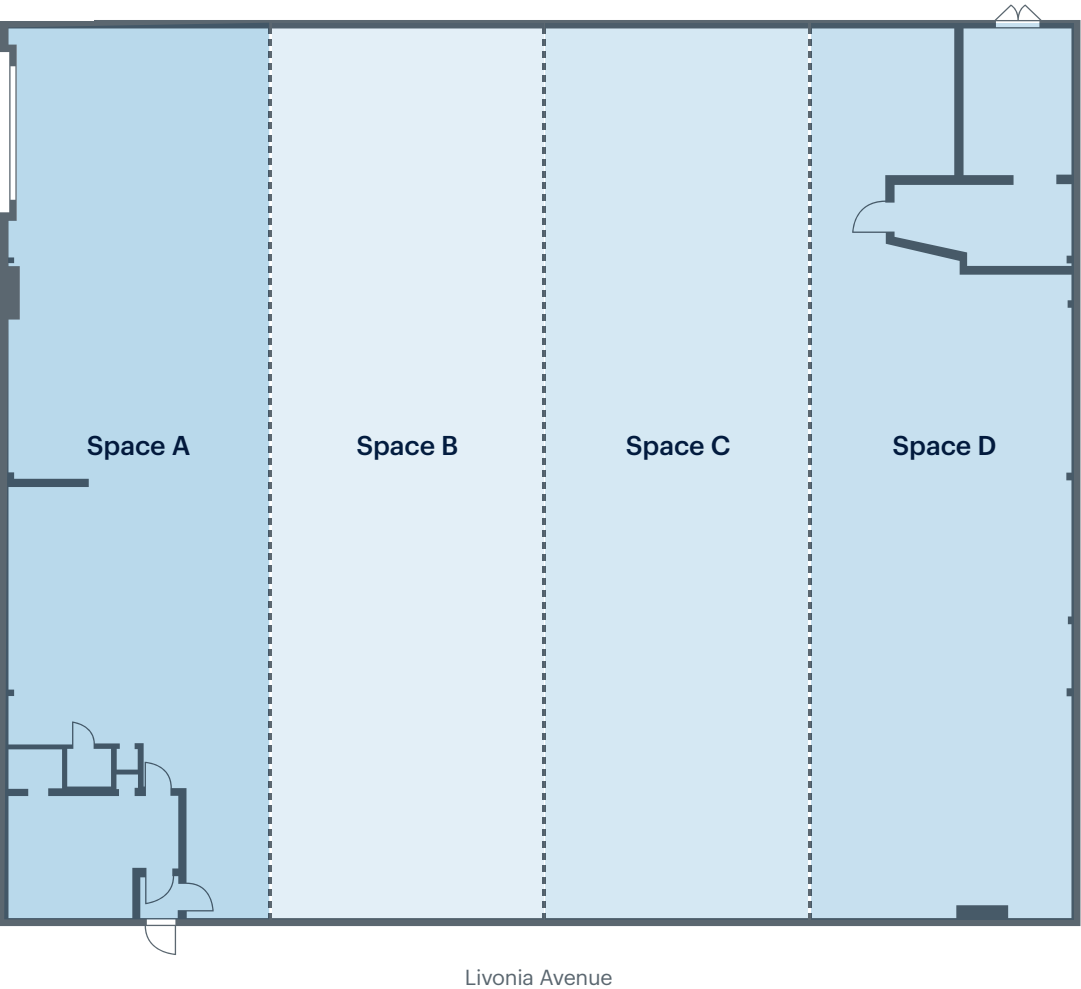
Between Vermont and Wyona Streets
Brooklyn, NY

| Up to 8,400 SF

Corner retail space with multiple division opportunities

Space Details

Floor Plans
Proposed division plan of 2,100 SF each unit



Location	Between Vermont and Wyona Streets
Size	Unit One 8,400 SF divisible to 2,100 SF
Ceiling Heights	12 FT
Frontage	183 FT wraparound
Possession	Immediate
Term	Long term
Rent	Upon request
Neighbors	Total Wireless, Associated Fresh, Fine Fare Supermarket, Metro by T-Mobile, St Joseph’s Medical Center, Hyde Leadership Charter School, Wynham Hotel, Brooklyn Gardens Elementary School
Comments	Corner retail property with up to 8,400 SF available Space is divisible with multiple layout options Ground floor space with wide frontage and easy access Undergoing façade renovations with glass window installation On-site parking in the back Strong population density surrounding site Across the street from PS 013 and Hyde Leadership Charter School Two blocks from the Pennsylvania Ave Subway accessing the 2 3 4 5 subway lines Can accomodate various uses including retail, medical, office, laundromat, fitness, discount stores, community facility, and industrial uses

Renderings

Building Undergoing Renovations



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Contact
Exclusive
Agents

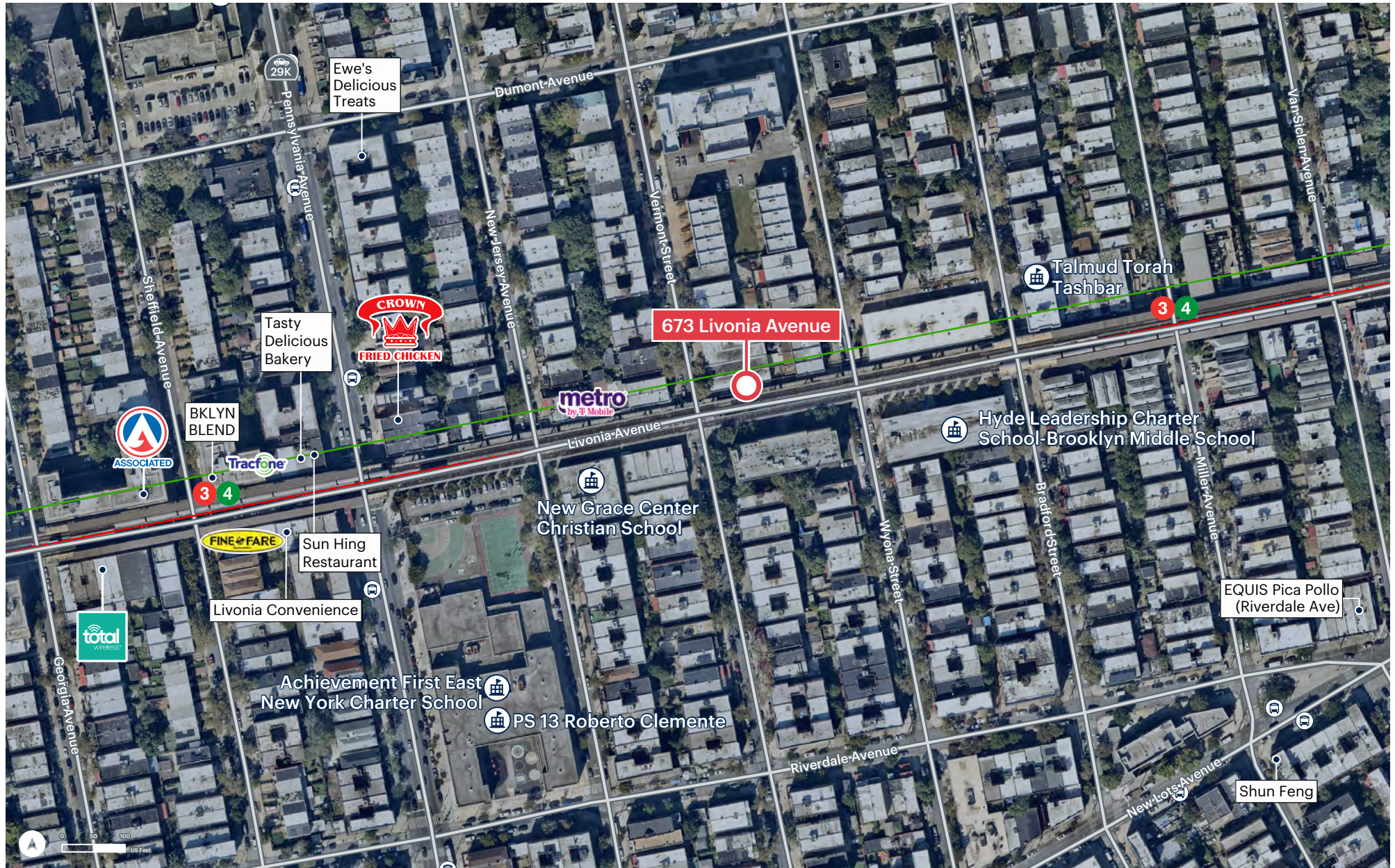
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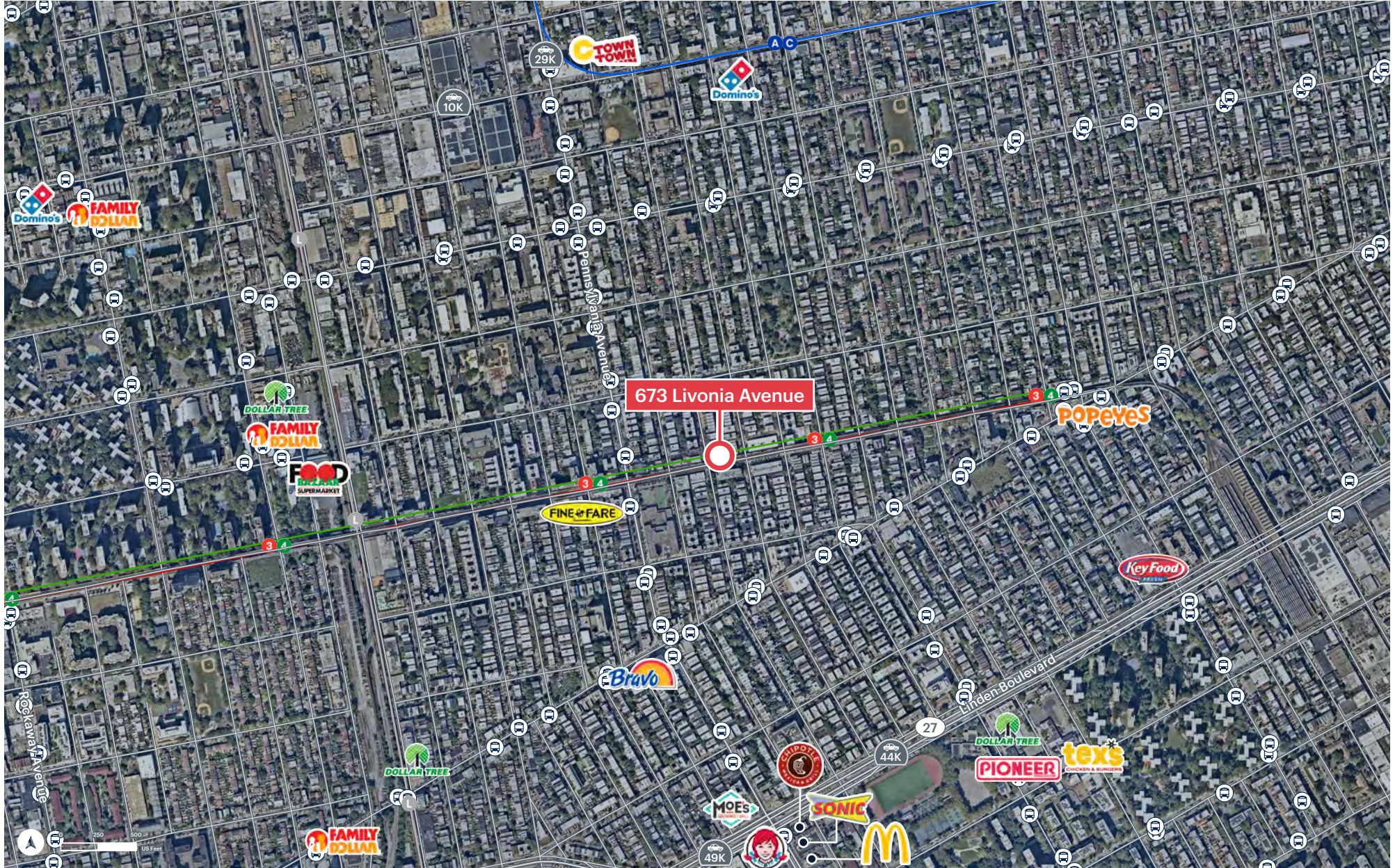
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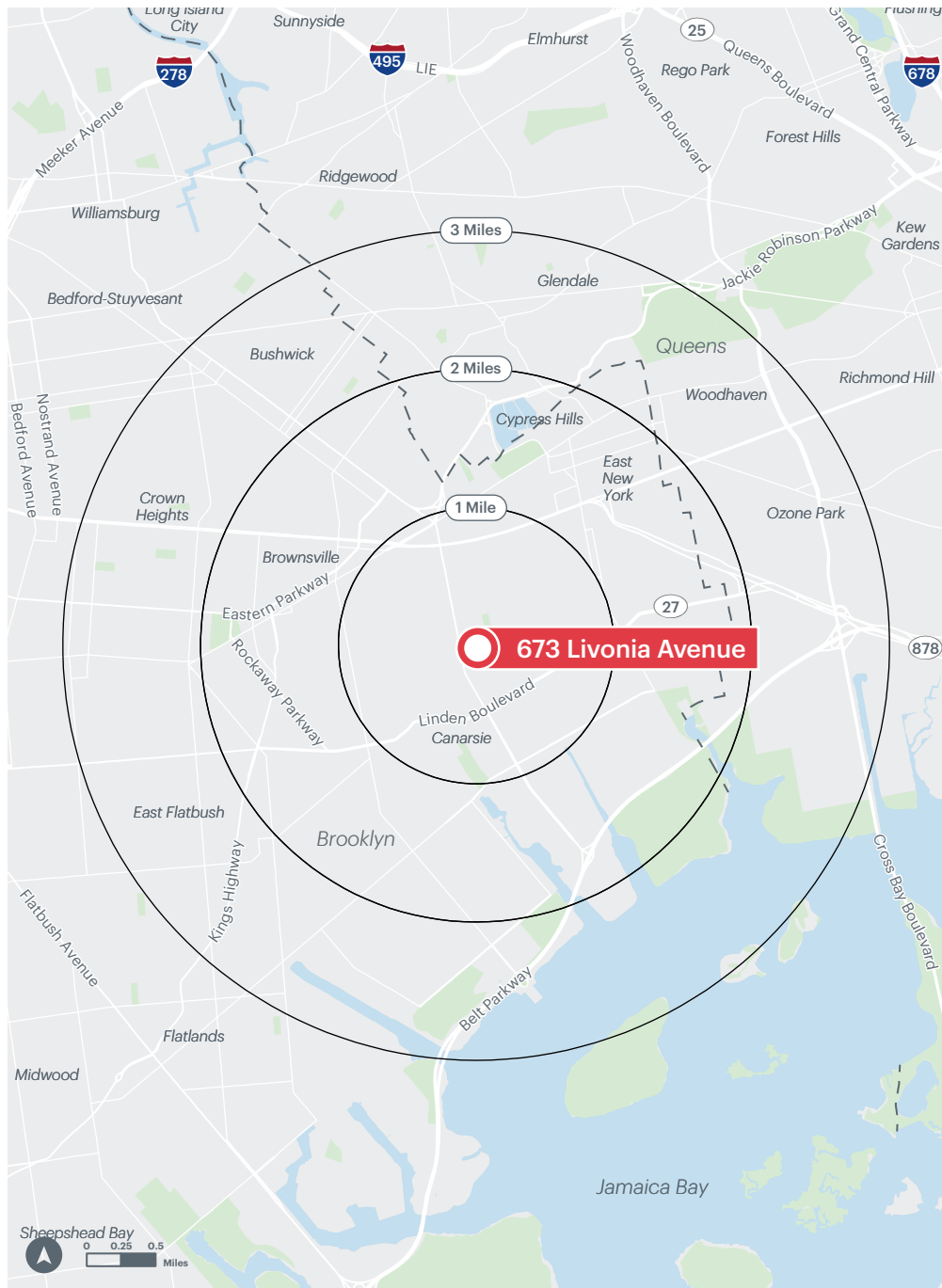
80-02 Kew Gardens Road, 3rd Floor, Queens, NY 11415 | ripcony.com
Information is from sources deemed reliable; however, accuracy is not guaranteed. Square
footage is approximate; Tenant must independently verify and assumes risk for inaccuracies.

Aerial



Market Aerial





Area Demographics

2026 ESRI Summary Report

	1 mile	3 miles	5 miles
Total Population	132,234	938,482	2,268,782
Total Households	46,524	335,960	847,842
Average Household Income	\$73,735	\$102,483	\$129,529
Median Household Income	\$49,998	\$73,197	\$87,093
Population with Bachelors +	15,939	206,498	675,073
Daytime Population	113,455	756,750	1,918,066
Total Daytime Employees	18,665	140,424	421,025
Total Businesses	2,151	16,699	54,203

Transportation

2026 Ridership Report

	Annual	Weekday	Weekend
Pennsylvania Avenue	791,529	2,606	2,319
2 3 4 5			