

BROOKLYN, NY 11233

1760 EASTERN PARKWAY

RW
RW REAL ESTATE GROUP, LLC



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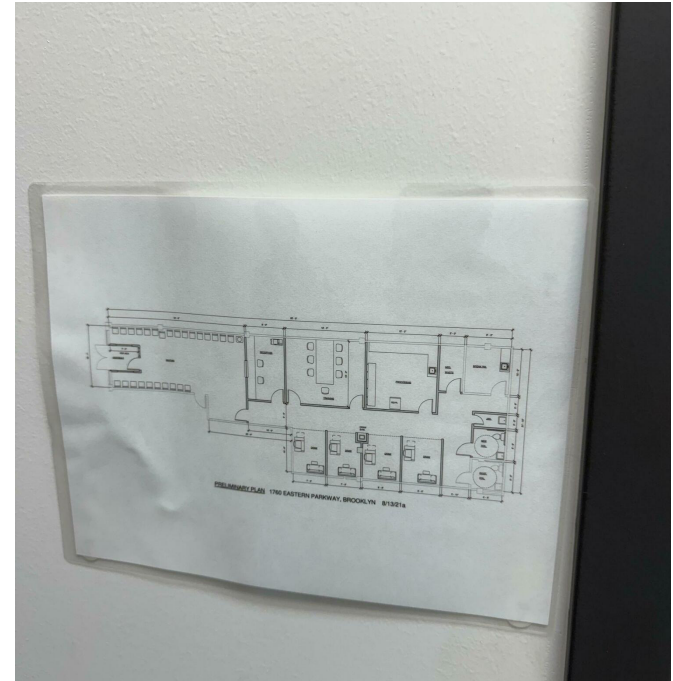
DESCRIPTION

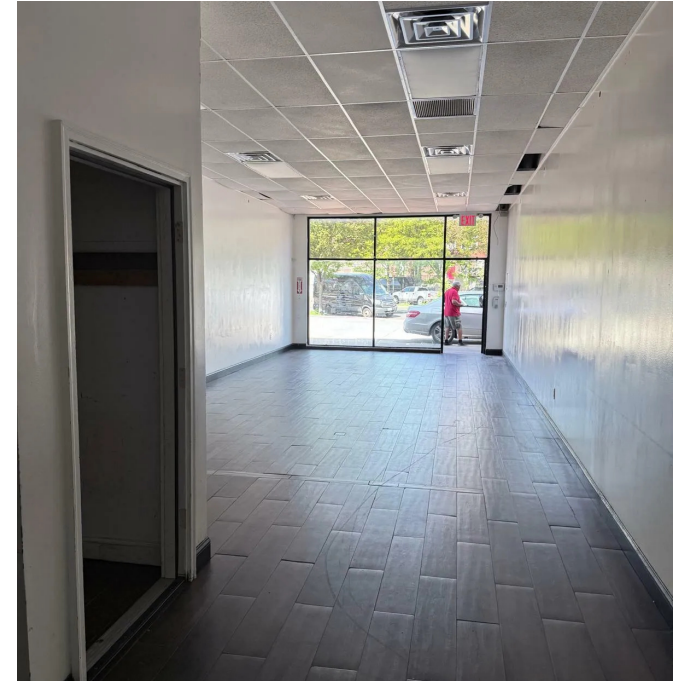
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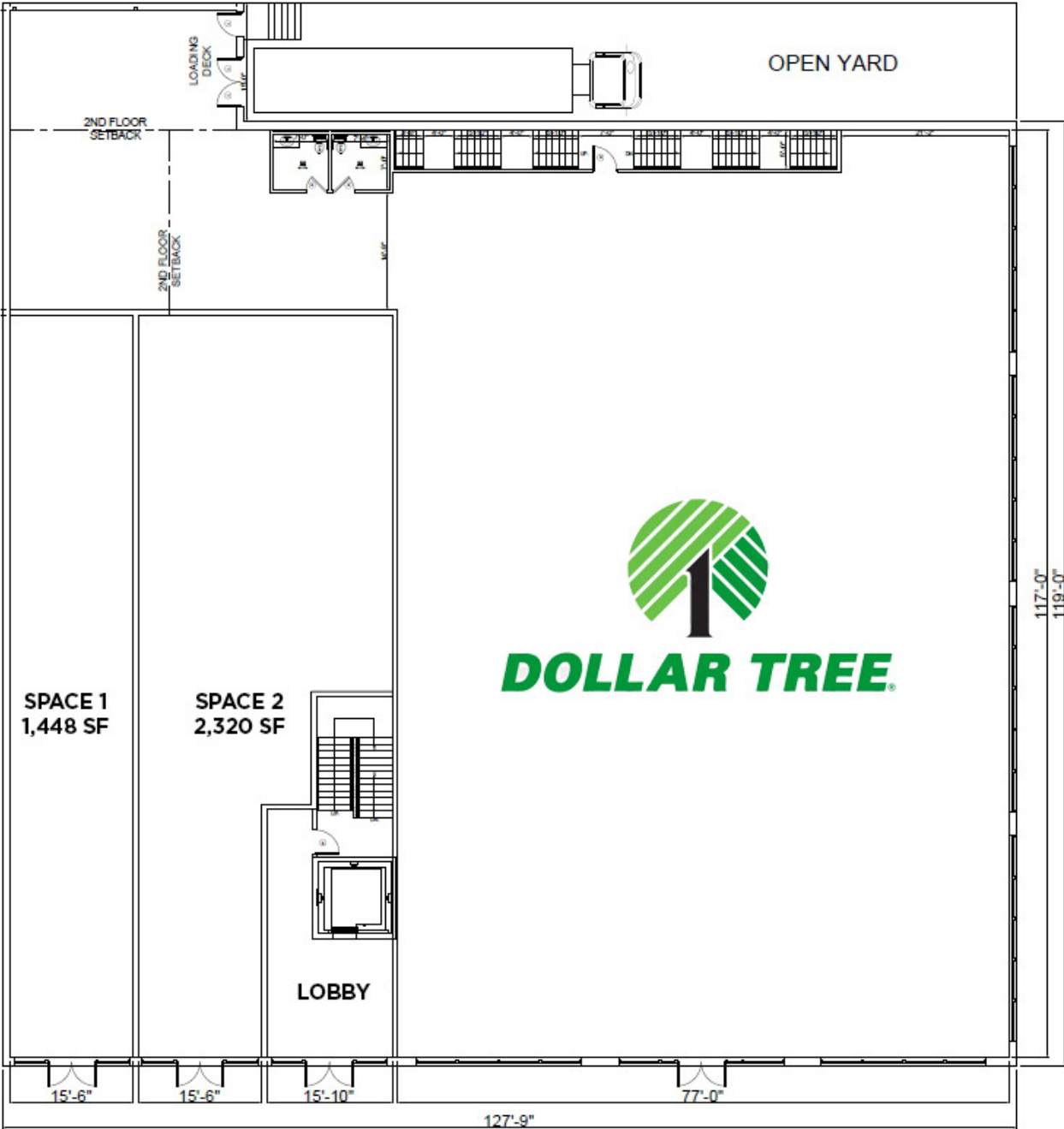
Exceptional leasing opportunity for premier in-line retail space in a Brooklyn shopping center, conveniently located just off the Jackie Robinson Parkway. Positioned directly south of Atlantic Avenue, the property boasts excellent visibility and a strong tenant mix including Arch Auto Parts, Clean Rite 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

OFFERING SUMMARY

Lease Rate:	Upon Request
1760 Eastern Parkway / Medical & Retail:	2,320 SF / Vacant
1760 - Frontage:	15'6"
1762 Eastern Parkway / Retail:	1,000 SF / Vacant
1760 - Frontage:	14'0"
Parking:	+60 Spaces / Surface and Garage
Retail Co-Tenants:	Dollar Tree / Clean Rite / Halal Crown Chicken
Office Co-Tenants:	Dept. of City Admin. Services (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)

