TRANSPORTATION:

- at Avenue J station 6 blocks away
- Over two million annual subway transfers at Avenue J
- AADT on Coney Island Avenue is 31,000+
- AADT on Avenue L is 12,000+

FEATURES:

- 266 parking spaces using Computerized Robotic Parking
- Largest retail development in Midwood and the surrounding neighborhoods
- Directly across street from main supermarket in area with 18,500 SF plus 25 parking spots
- Over 45,000 households in a one mile radius
- Building equipped with multiple loading docks

Location: NW Corner of Avenue L

Ground Floor: 2,100 to 18,400 SF

Second Floor: Up to 25,000 SF

Third Floor: Up to 25,000 SF

TOTAL AVAILABLE: Up to 68,400 SF

Storage Space: 17,442 SF

Delivery Date: Third Quarter of 2012

Real Estate Taxes: ICAP Tax Abatement in place

Frontage: 340 FT on Coney Island Ave
- 70 FT on Avenue L

PRICE: UPON REQUEST

For Further Information, Please Contact Exclusive Leasing Team

For Further Information, Please Contact
Timothy D. King
(718) 687-4210
tking@cpexre.com

Ryan P. Condren
(718) 687-4212
rcondren@cpexre.com

Kristina M. Triglia
(718) 687-4206
ktriglia@cpexre.com

CPEX Real Estate | 81 Willoughby Street, 8th Fl | Brooklyn, NY 11201 | Tel: (718) 935-1800 | Fax: (718) 935-1822 | www.cpexre.com

All information contained herein was provided by or obtained from the owner of the property or from sources that we deem reliable. Though we have no reason to doubt the validity of the information, we do not warrant any information disclosed. IT IS STRONGLY URGED THAT THE PROSPECTIVE TENANT CAREFULLY VERIFY EACH ITEM OF SIZE, RE TAXES, PERMITTED LEGAL USE, AND ALL OTHER INFORMATION PRESENTED HEREIN.
1504 Coney Island Avenue - For Lease
Midwood, Brooklyn, 11230
Retail Space

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