

PROPERTY FOR LEASE

RETAIL | MEDICAL | OFFICE | HOTEL | STORAGE | COMMUNITY FACILITY

**SITE
AVAILABLE**

Nestled Amongst The Largest Redevelopment In South Brooklyn - Coney Island

608 SHEEPSHEAD BAY RD

22,800 SF EXISTING RETAIL

130,000 SF AS-OF-RIGHT BUILD-TO-SUIT OPPORTUNITY



Jason Gerbsman | jg@hudsonre.com

25 E 21 ST, 9 FL | NY, NY 10010 | 212.579.7000 | www.hudsonre.com

608 SHEEPSHEAD BAY ROAD, BROOKLYN, NY 11224

22,800 SF EXISTING • 130,000-SF BUILD-TO-SUIT OPPORTUNITY

HIGHLIGHTS

- Existing 22,800 SF ground floor retail building
- 1 Block from F & Q Trains
- Loading dock with parking
- 20K+ residents within walking distance
- 1 MM residents within an 8-mile drive
- 20+FT ceilings
- Situated between 250K of newly developed retail, office, and 575 approved residential units

EXISTING

Existing 22,800 SF ground floor retail building currently occupied by Net Cost Market, who will be relocating this year into a larger space in the vicinity.

Located in one of Brooklyn's hottest emerging neighborhoods.

DEVELOPMENT PLAY

- Up to 130,000 SF, build-to-suit opportunity
- C8-2 Special Ocean Parkway District zoning

PERMITTED USES:

- Community Facilities - Use Group 4
- Transient Hotels - Use Group 5
- Retail / Commercial - Use Groups 6-14
- General Service - Use Group 16

TRANSPORTATION



AREA TENANTS

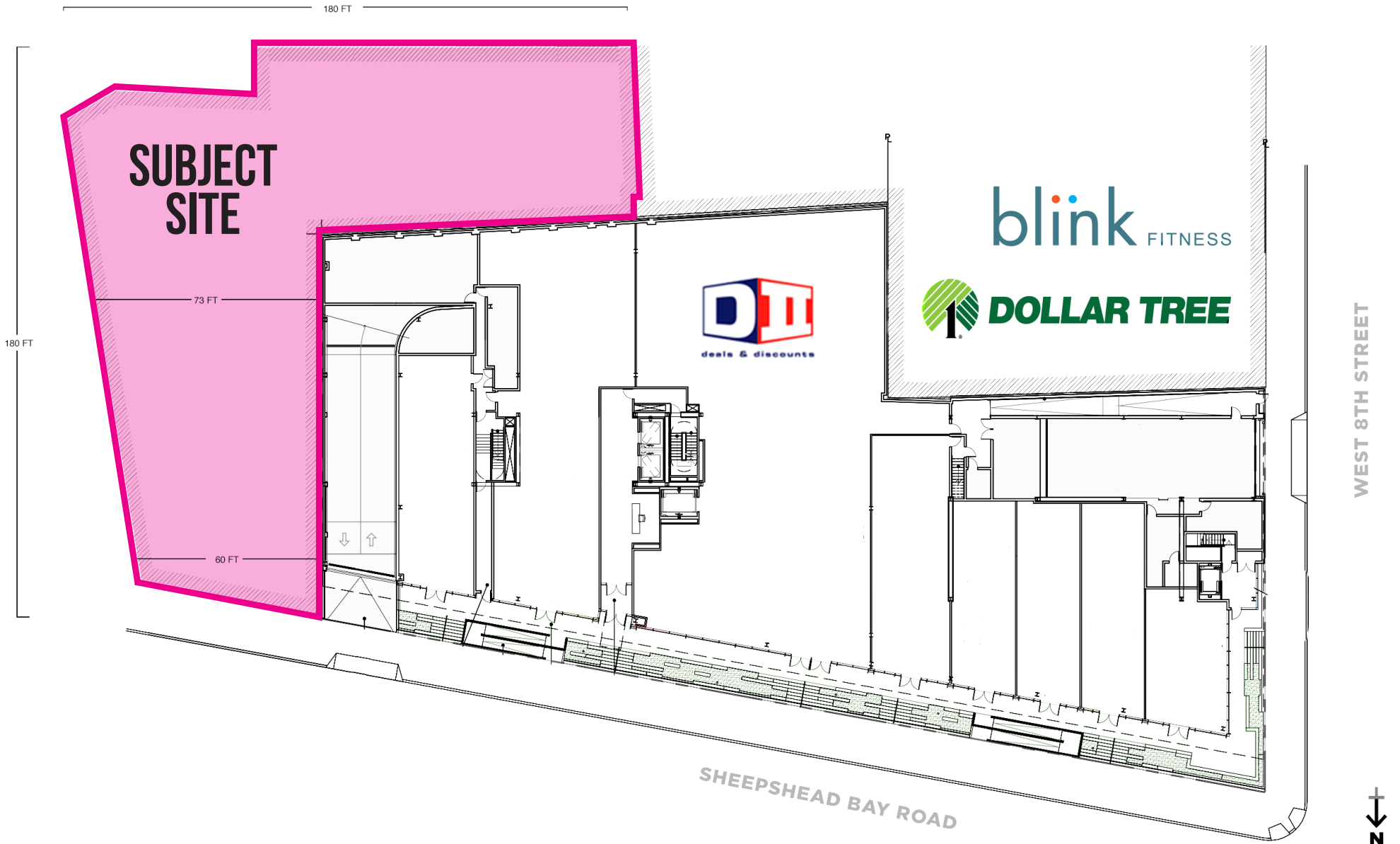


608 Sheepshead Bay Road is nestled among Cammeby's Neptune 6th Development, which features more than 250,000 SF of premier retail and commercial space, 575 approved luxury apartments, ample parking space, and vibrant outdoor landscaping with public seating areas.

For more information please contact:

Jason Gerbsman
212.579.7000 ext. 107
jg@hudsonre.com

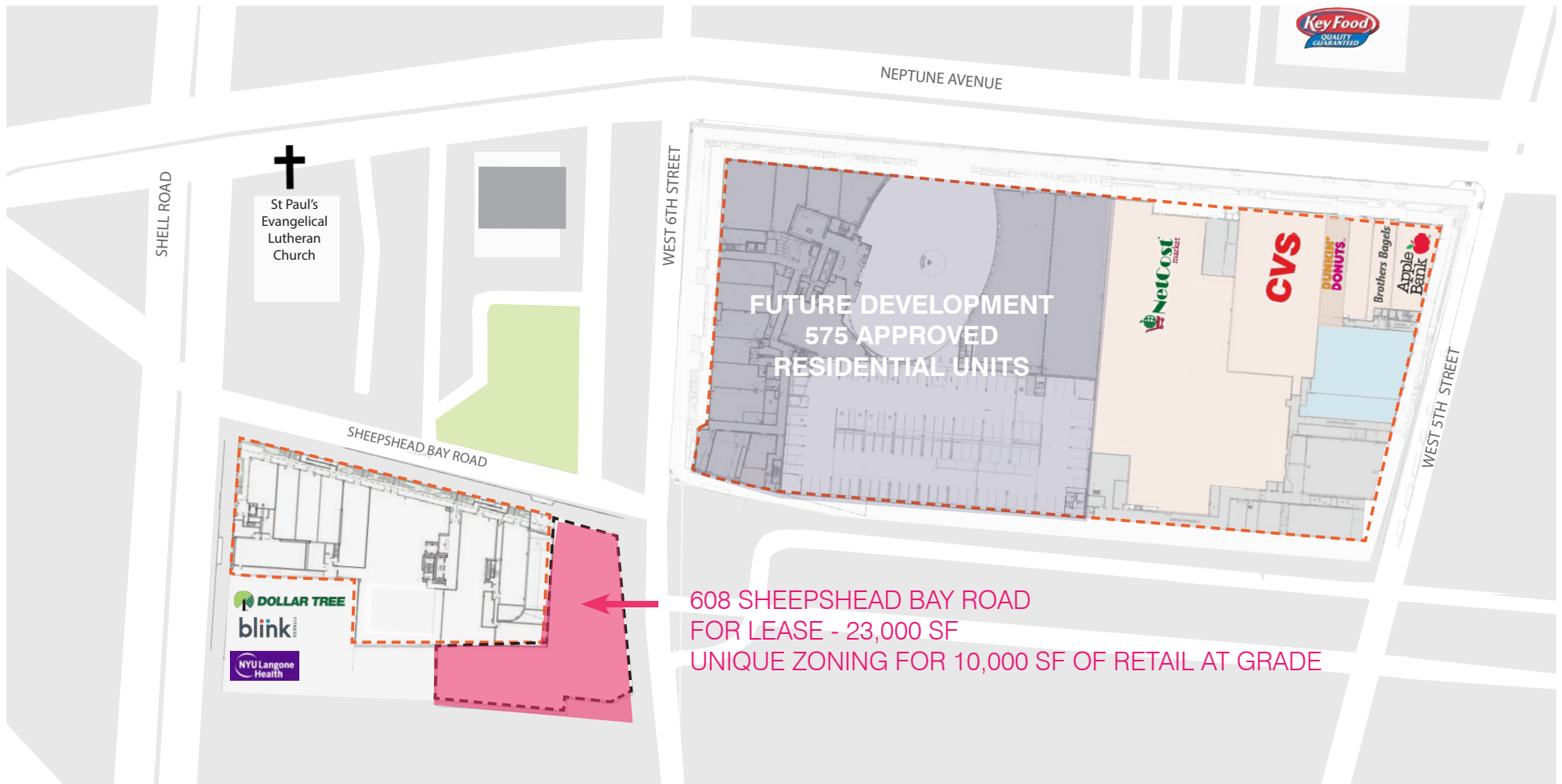
 **HUDSON**
25 E 21st St. 9th Fl | New York, NY
10010 | hudsonre.com



For further information please contact:

Jason Gerbsman
 212.579.7000 ext. 107
jg@hudsonre.com

HUDSON
 25 E 21st St. 9th Fl | New York, NY 10010 |
hudsonre.com



For further information please contact:

Jason Gerbsman
212.579.7000 ext. 107
jg@hudsonre.com



SEABREEZE TOWER
221 SEA BREEZE AVE
114 Residential Units - Completed

NEPTUNE SIXTH
250,000 SF - Retail and Commercial Hub
575 Residential Units - Approved
SITE - 608 SHEEPSHEAD BAY ROAD



F NEPTUNE AVE STATION

F Q WEST 8TH ST NY AQUARIUM STATION

SHORE HOTEL - 1301 SURF AVE
50 Rooms - Completed

1515 SURF AVENUE
461 Residential Unit - Planned

SURF VETS PLACE - 2002 SURF AVE
1000 Residential Units Total
Phase 2 Planned
80,000 SF Office - Phase 1 Completed (135 Units)

BELT PARKWAY 162,000 AVG DAILY TRAFFIC COUNT

OCEAN DRIVE - 3514 SURF AVE
2000 Residential Units - Completed

2250
NEW RESIDENTIAL UNITS COMPLETED

1870+
MORE RESIDENTIAL UNITS
PLANNED FOR COMPLETION WITHIN 2 YEARS

AREA GROWTH



F NEPTUNE AVE STATION



NEPTUNE SIXTH

250,000 SF
Retail and Commercial Hub
575 Residential Units - Approved
Phase 1 and 2 Completed

SITE FOR LEASE
23,000 SF
608 Sheepshead Bay Road



F Q WEST 8TH ST
NY AQUARIUM STATION

AREA RETAILERS

OFFICE & RETAIL HUB - COMPLETED

**608 SHEEPSHEAD BAY ROAD
FORMER NETCOST MARKET
SITE FOR LEASE
23,000 SF**

VISION FOR FUTURE AREA DEVELOPMENT

