



RETAIL SPACE  
FOR LEASE

# 2230 Cropsey Ave

Brooklyn, NY 11214



1<sup>st</sup> Floor



2<sup>nd</sup> Floor



SPACE HIGHLIGHTS

SPACE		1
FLOOR 1	Floor 1: 10,000 sq ft with 4,635 sq ft terrace	
PROPERTY TYPE	Retail	
LOCATION	Bay Parkway	
CEILING HEIGHT	10'	
FRONTAGE	10'	
ZONING	R6	
OCCUPANCY	Vacant	
ASKING PRICE	Upon Request	

DESCRIPTION

Prime 10,000 ft<sup>2</sup> Community Use Unit at 2230 Cropsey Ave

Discover an exceptional opportunity at 2230 Cropsey Ave, offering a spacious 18,000 square foot community use unit designed to accommodate a variety of needs. This modern, versatile space is perfect for community organizations, educational facilities, healthcare centers, or professional offices looking for a prime location with top-tier amenities.

IDEALS FOR:

- Community centers
- Educational facilities
- Medical or healthcare providers
- Professional offices
- Non-profit organizations

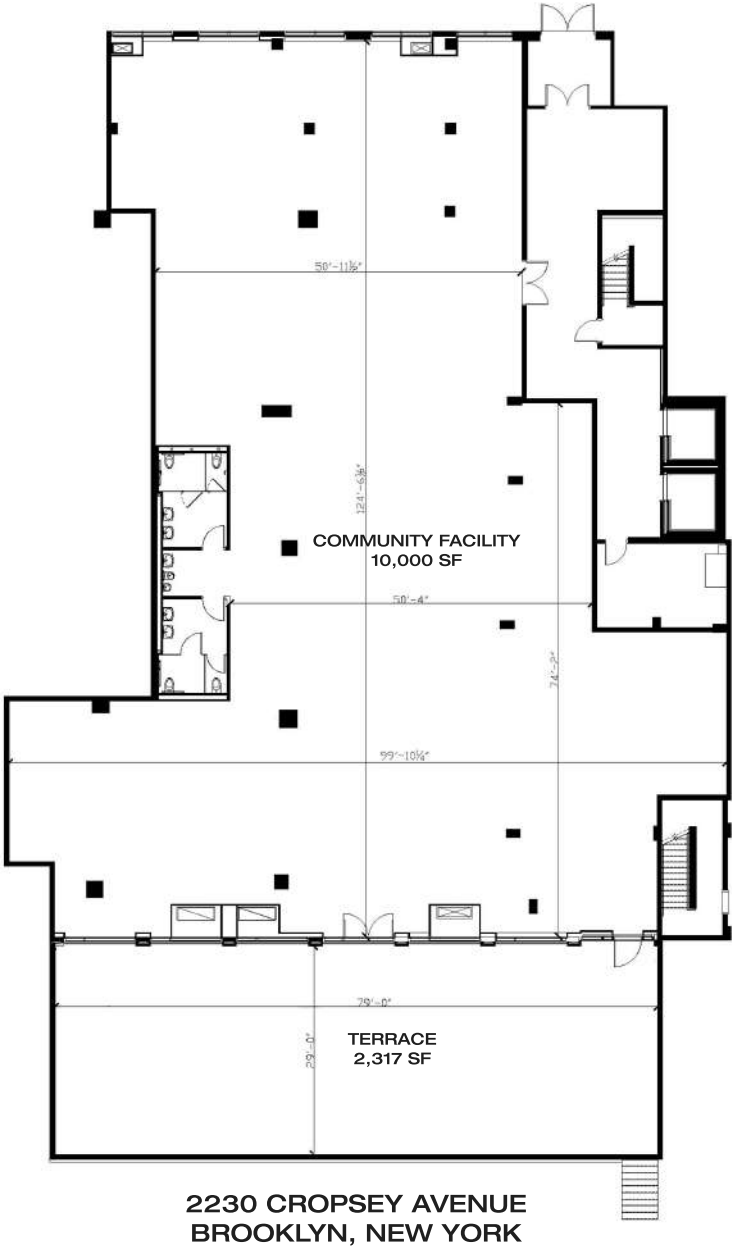
Located in a vibrant area, this property offers easy access to major transit routes and local amenities. Whether you're expanding your current operations or establishing a new hub, this space provides the perfect foundation for your vision.

BROOKLYN, NY 11214

FLOORPLAN

2230 CROPSEY AVE

1<sup>ST</sup> FLOOR

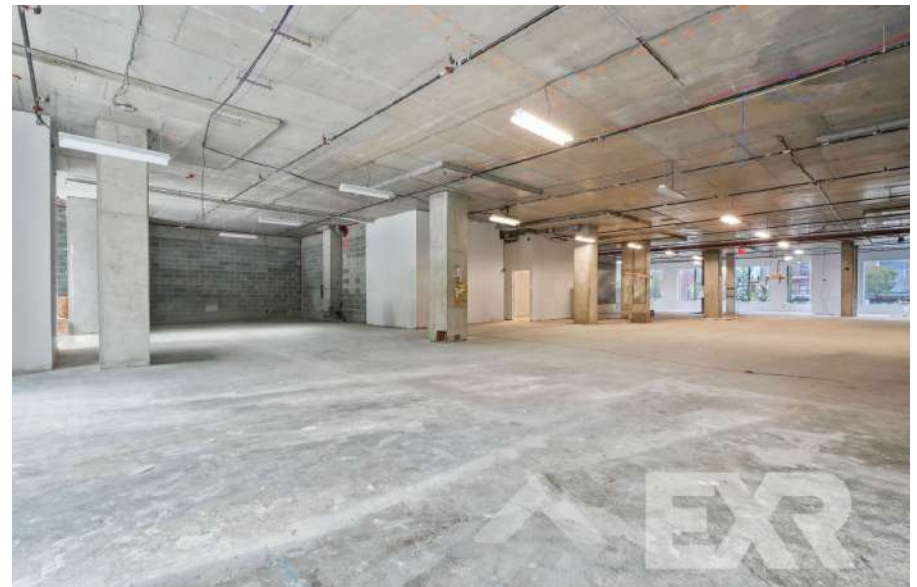
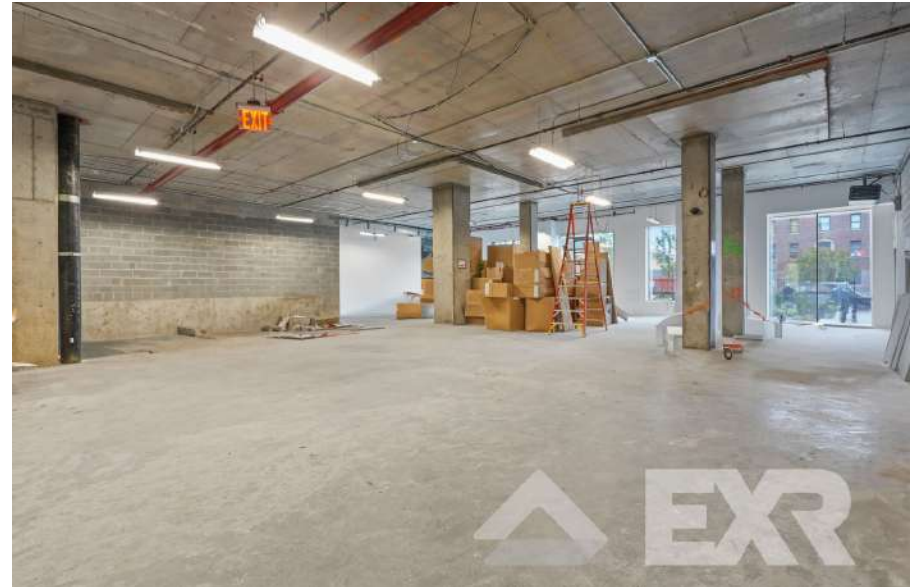


**BROOKLYN, NY 11214**

**GALLERY**

**2230 CROPSEY AVE**

**1<sup>ST</sup> FLOOR**





SPACE HIGHLIGHTS

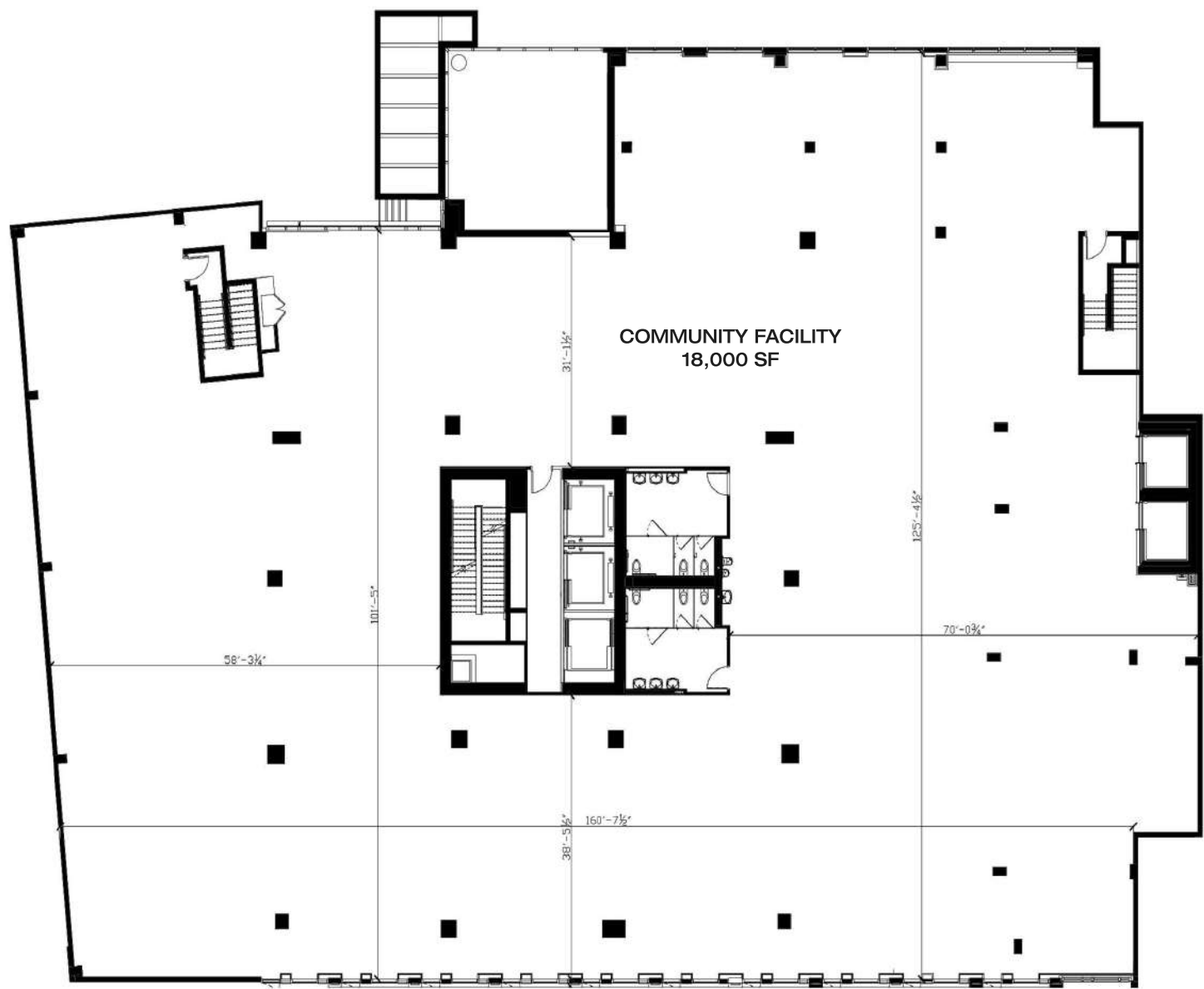
SPACE		2
FLOOR 2	18,000 sq ft divisible	<div>DESCRIPTION</div> <p>Prime 10,000 ft<sup>2</sup> Community Use Unit at 2230 Cropsey Ave</p> <p>Discover an exceptional opportunity at 2230 Cropsey Ave, offering a spacious 18,000 square foot community use unit designed to accommodate a variety of needs. This modern, versatile space is perfect for community organizations, educational facilities, healthcare centers, or professional offices looking for a prime location with top-tier amenities.</p> <div>IDEALS FOR:</div> <ul style="list-style-type: none"><li>Community centers</li><li>Educational facilities</li><li>Medical or healthcare providers</li><li>Professional offices</li><li>Non-profit organizations</li></ul> <p>Located in a vibrant area, this property offers easy access to major transit routes and local amenities. Whether you're expanding your current operations or establishing a new hub, this space provides the perfect foundation for your vision.</p>
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FLOORPLAN

2230 CROPSEY AVE

2<sup>nd</sup> FLOOR

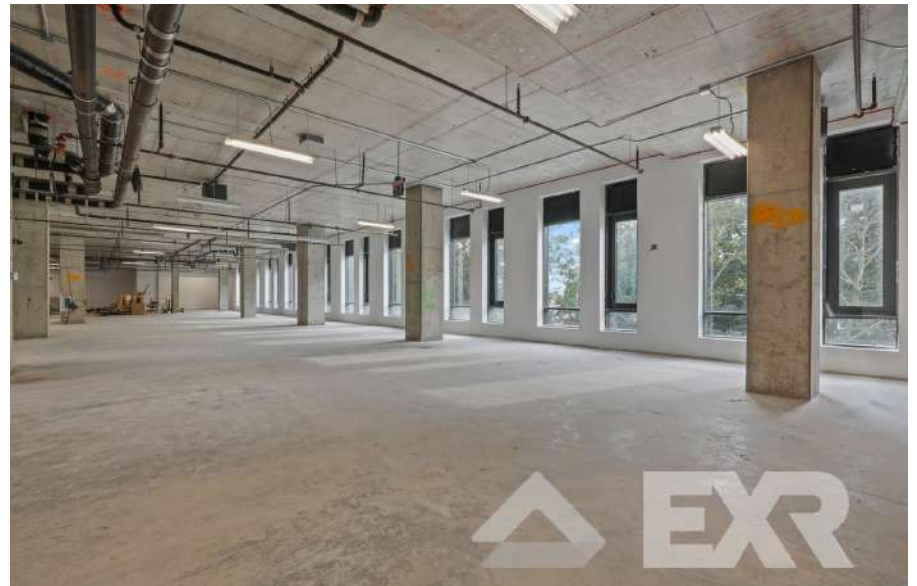


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**GALLERY**

**2230 CROPSEY AVE**

**2<sup>nd</sup> FLOOR**



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**2230 CROPSEY AVE**

**NEIGHBORHOOD DEMOGRAPHICS**



**89,162**

POPULATION (2023)  
WITHIN 1-MILE  
RADIUS



**82,098**

POPULATION (2028)  
WITHIN 1-MILE  
RADIUS



**41 Yrs**

AVERAGE  
POPULATION  
AGE



**(7.92%)**

PROJECTED  
POPULATION  
GROWTH '23-'28



**\$58,912**

AVERAGE HHI  
WITHIN 1-MILE  
RADIUS



**4,571**

TOTAL BUSINESSES  
WITHIN 1-MILE  
RADIUS



**\$3,1 bn**

ANNUAL SPENDING  
WITHIN 1-MILE  
RADIUS



**BROOKLYN, NY 11214**

**2230 CROPSEY AVE**

## NEIGHBORHOOD & TRANSPORTATION

### NEIGHBORHOOD TENANTS

Bath fresh deli  
Mamma Mia Pizza  
Dunkin'  
Rob's of Brooklyn  
CaucaCane Juicey  
Carvel  
ASSAIA Restaurant Club & Lounge  
L'Algeroise French pâtisserie  
Bensonhurst Park  
Wendy's  
Five Guys  
Starbucks  
Olive Garden Italian Restaurant  
Teriyaki One Ceasars Bay  
BJ's Bakery  
ATTrendZone  
Quick Stop Tire Shop  
T-Mobile Authorized Retailer  
Ceasar's Bay Shopping Center  
Teriyaki One Ceasars Bay  
Bo Hau Discount Mart Inc

### TRANSPORTATION

15 Min Walk at Bay Parkway (D,M Line) (1 mi)  
16 Min Walk at 25 Avenue NY MTA Subway D (0.9 mi)  
20 Min Walk at Bay 50 Street NY MTA Subway D (1.2 mi)  
20 Min Walk at 20 Avenue (D,M Line) (1.2 mi)  
4 Min Drive at 18 Avenue (D,M Line) (1.6 mi)



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**2230 CROPSEY AVE**

**CONTACT**



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