

# 423 OCEAN PARKWAY

KENSINGTON, BROOKLYN



**RETAIL SPACE  
FOR LEASE**

## SPACE HIGHLIGHTS

### LOCATION

Between Cortelyou Rd  
and Ditmas Avenue

### SPACE

3,500 SF

### CEILING HEIGHT

9 FT

### FRONTAGE

36 FT

### DIMENSIONS

Variable

### ZONING

R7A

### OCCUPANCY

Immediate

### ASKING RENT

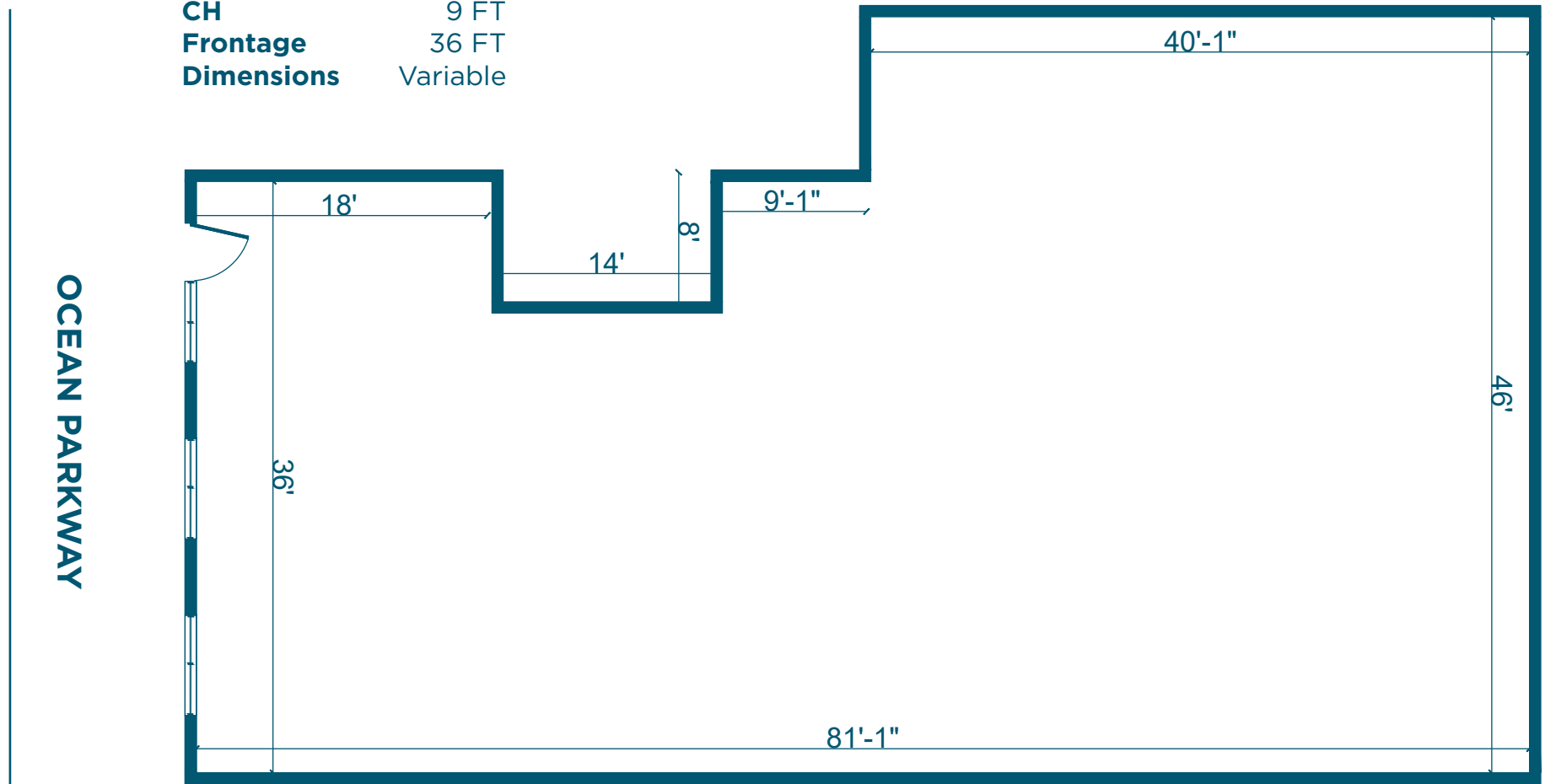
Upon Request

## HIGHLIGHTS

- Located in a very dense residential neighborhood, this location offers tremendous upside for medical or educational businesses.
- Great presence for medical tenants alongside an affluent residential community.
- Newly developed property totaling 29,000 SF.
- 3,500 SF of retail/office space.
- Space comes fully white-boxed.
- Space can be divided for qualified tenants.
- Under 10 minute walk to the Ditmas Ave F train.

## FLOORPLANS & DETAILS

**Ground Floor** 3,500 SF  
**CH** 9 FT  
**Frontage** 36 FT  
**Dimensions** Variable



# KENSINGTON BROOKLYN

# 423 OCEAN PARKWAY

## SPACE DEVELOPMENT



**NEIGHBORHOOD DEMOGRAPHICS**



**193,326**

POPULATION  
WITHIN 1-MILE  
RADIUS

---



**35 Years**

AVERAGE  
POPULATION  
AGE

---



**11.82%**

POPULATION  
GROWTH  
SINCE 2010

---



**\$76,166**

AVERAGE  
HOUSEHOLD  
INCOME

---



**5,424**

TOTAL BUSINESSES  
WITHIN 1-MILE  
RADIUS

---



**\$1.4 bn**

AVERAGE  
HOUSEHOLD  
EXPENDITURE

---

# KENSINGTON BROOKLYN

# 423 OCEAN PARKWAY

## NEIGHBORHOOD & TRANSPORTATION

### NEIGHBORHOOD TENANTS

- CVS
- No. 1
- Ginger House
- Elite Gym
- Royal Banquet Hall
- Western Union
- Brooklyn ARtery
- Buffalo's Famous
- Cinco De Mayo
- Dunkin' Donuts
- McDonald's
- Milk And Honey Cafe
- United States Postal Service
- Foodtown of Kensington
- Church Avenue Car Service
- La Loba Cantina
- 7-Eleven
- Werkstatt
- Domino's Pizza
- Los Mariachis
- Sake Sushi
- Gyro Cafe
- Denny's
- T-Mobile
- Shell
- BP

### TRANSPORTATION

- 8 Min Walk at Ditmas Avenue
- 10 Min Walk at Cortelyou Road
- 14 Min Walk at Church Avenue



KENSINGTON BROOKLYN

423 OCEAN PARKWAY

CONTACT



ALAN CHABBOTT  
516.776.0363  
ac@exrny.com

