

# 2027 Emmons Avenue

**RIPCO**  
RETAIL LEASING

Between Emmons Avenue and Shore Parkway  
Sheepshead Bay, Brooklyn, NY

For Lease



30,837 SF  
Three levels of big box retail space

Flagship location with dedicated loading dock + receiving area

Digitally Enhanced

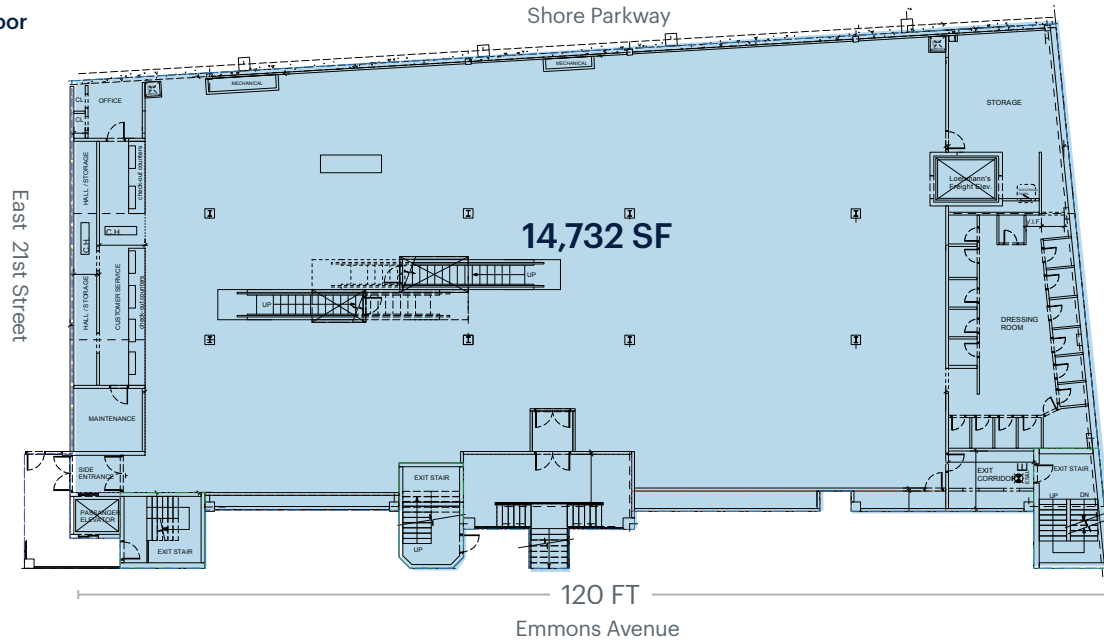
Contact  
Exclusive Agents

Ben Weiner  
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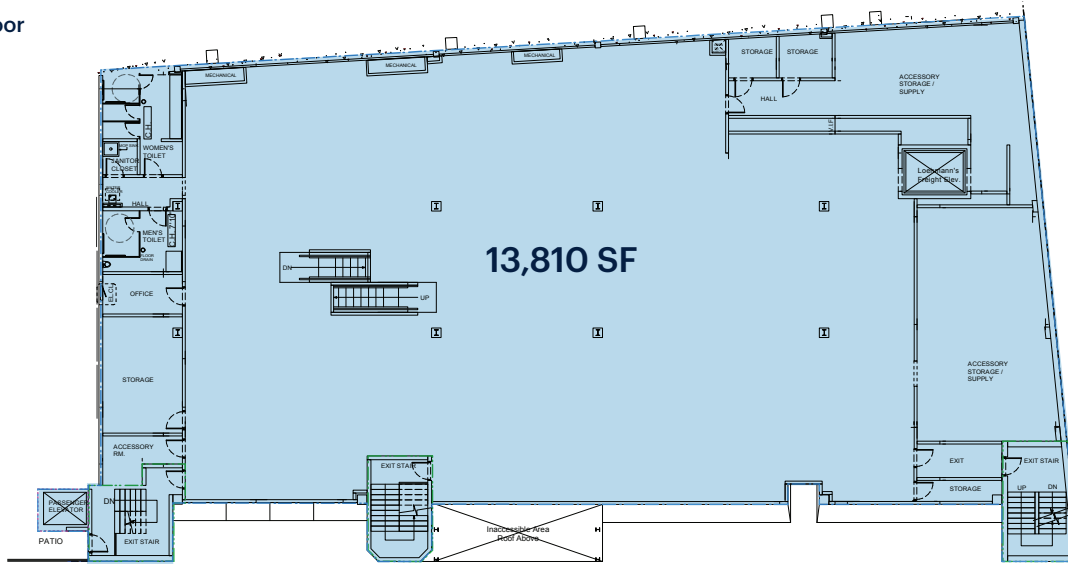
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# Space Details

## First Floor



## Second Floor



<b>Location</b>	Between Emmons Avenue and Shore Parkway	
<b>Size</b>	First Floor	14,732 SF
	Second Floor	13,810 SF
	Loading Dock	1,916 SF
	Receiving Area	678 SF
	<b>Total</b>	<b>30,837 SF</b>
<b>Frontage</b>	120 FT on Emmons Avenue	
<b>Possession</b>	Immediate	
<b>Status</b>	Formerly Macys Backstage	
<b>Rent</b>	Upon request	
<b>Co-Tenants</b>	Lokum Mediterranean Restaurant and Bar, Oda House Brooklyn	
<b>Neighbors</b>	Applebee's Grill + Bar, Randazzo's Clam Bar, Falada Lounge, Yiasou	
<b>Comments</b>	Former Loehman's	
	Dedicated parking	

## Transportation

2025 Ridership Report

	Annual	Weekday	Weekend
<b>Sheepshead Bay</b>	2,821,135	9,420	7,794



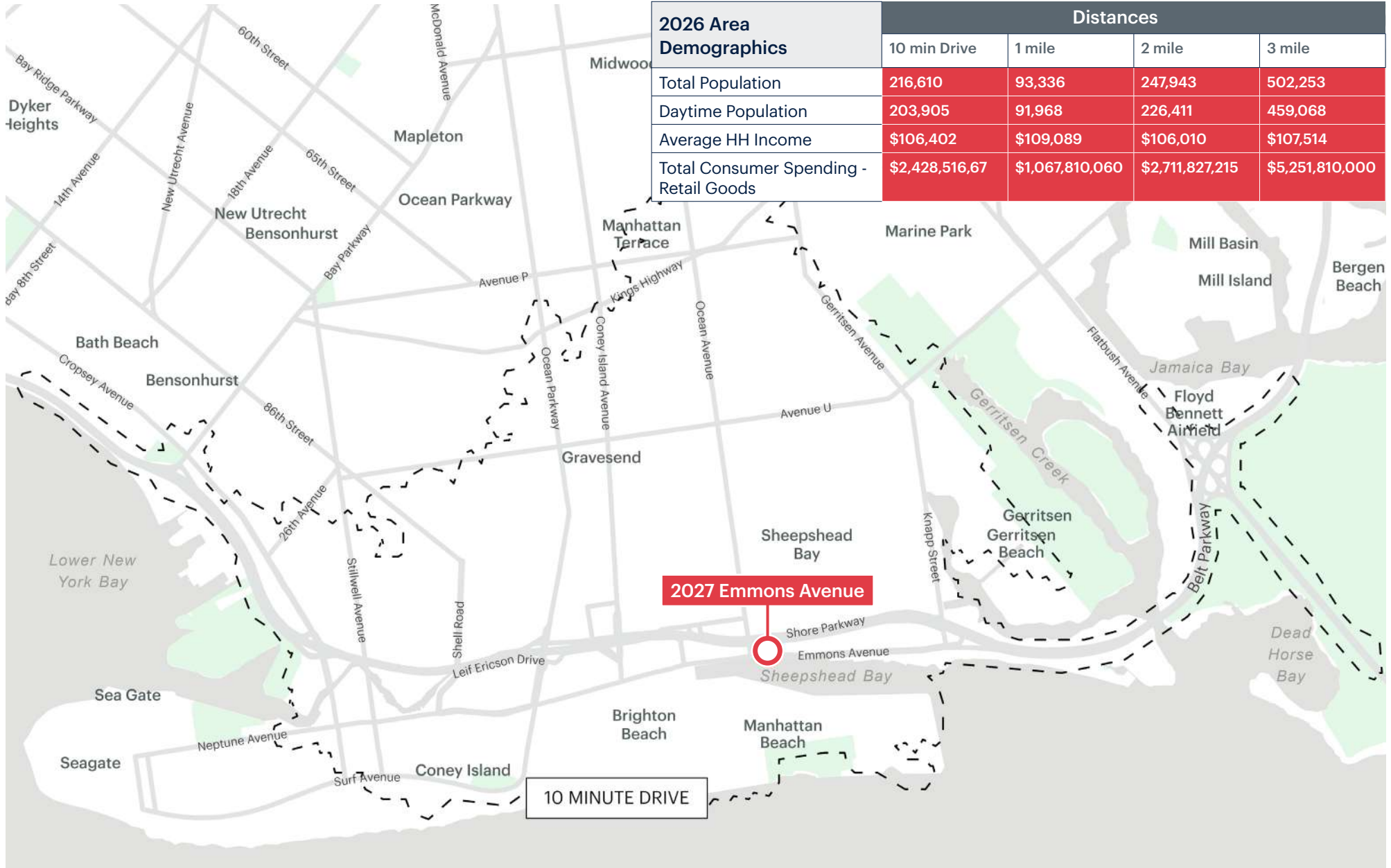
# Site Plan



Total Area	
Loading Docks	±1,916 SF
Receiving Area	±678 SF
Freight Elevator	±105 SF
<b>Gross Total:</b>	<b>±2,594 SF</b>

--- Subject site is located on the first level

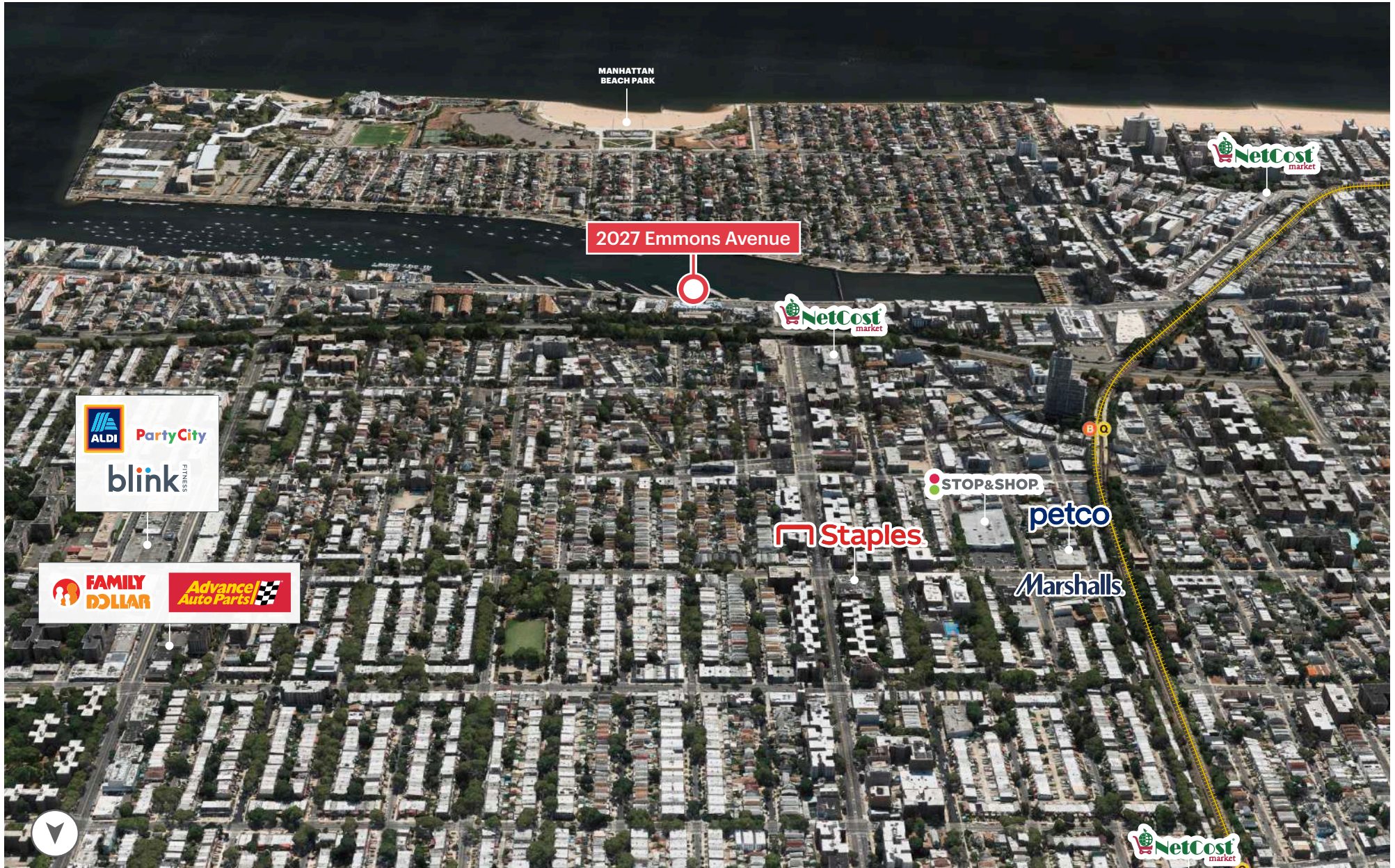
# 10-Minute Drive Time



# Big Box Retailers - North View



# Big Box Retailers - South View



# Department Stores

Brooklyn  
2.7 Million People (2,736,074)

Long Island  
2.8 Million People (2,800,000)

**Burlington**



(7)



(16)

**OLD NAVY**



(5)



(15)

**Marshalls**



(5)



(21)

**T.J. maxx**



(2)



(2)

**★ macy's**



(2)



(11)

**REGIONAL MALL**



(1)



(6)

# Area Retail



## Contact Exclusive Agents

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**RIPCO**  
 RETAIL LEASING

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 Information is from sources deemed reliable; however, accuracy is not guaranteed. Square footage is approximate; Buyer must independently verify and assumes risk for inaccuracies.