

# 1045 SURF AVENUE

BROOKLYN, NY

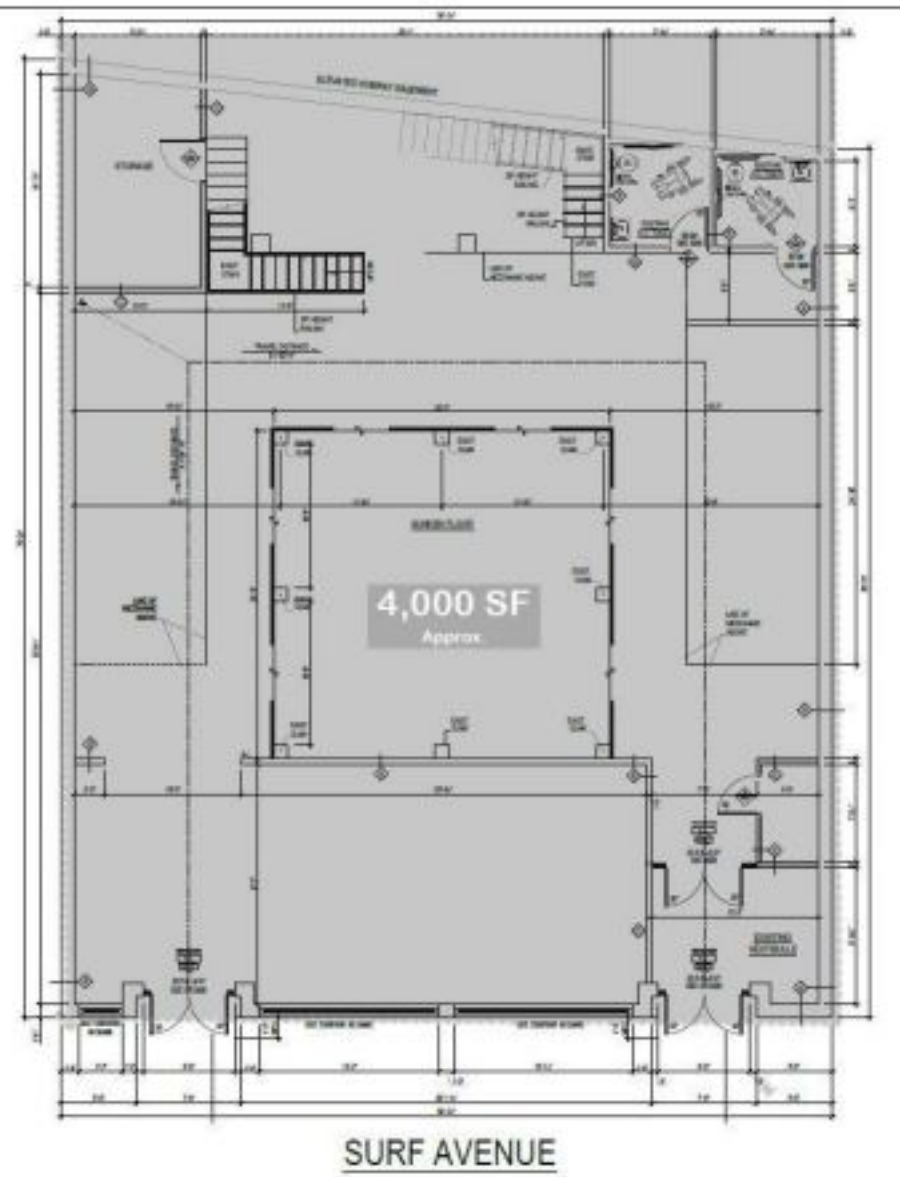
**FOR  
LEASE**

**STREET RETAIL / RESTAURANT / BAR LOUNGE**

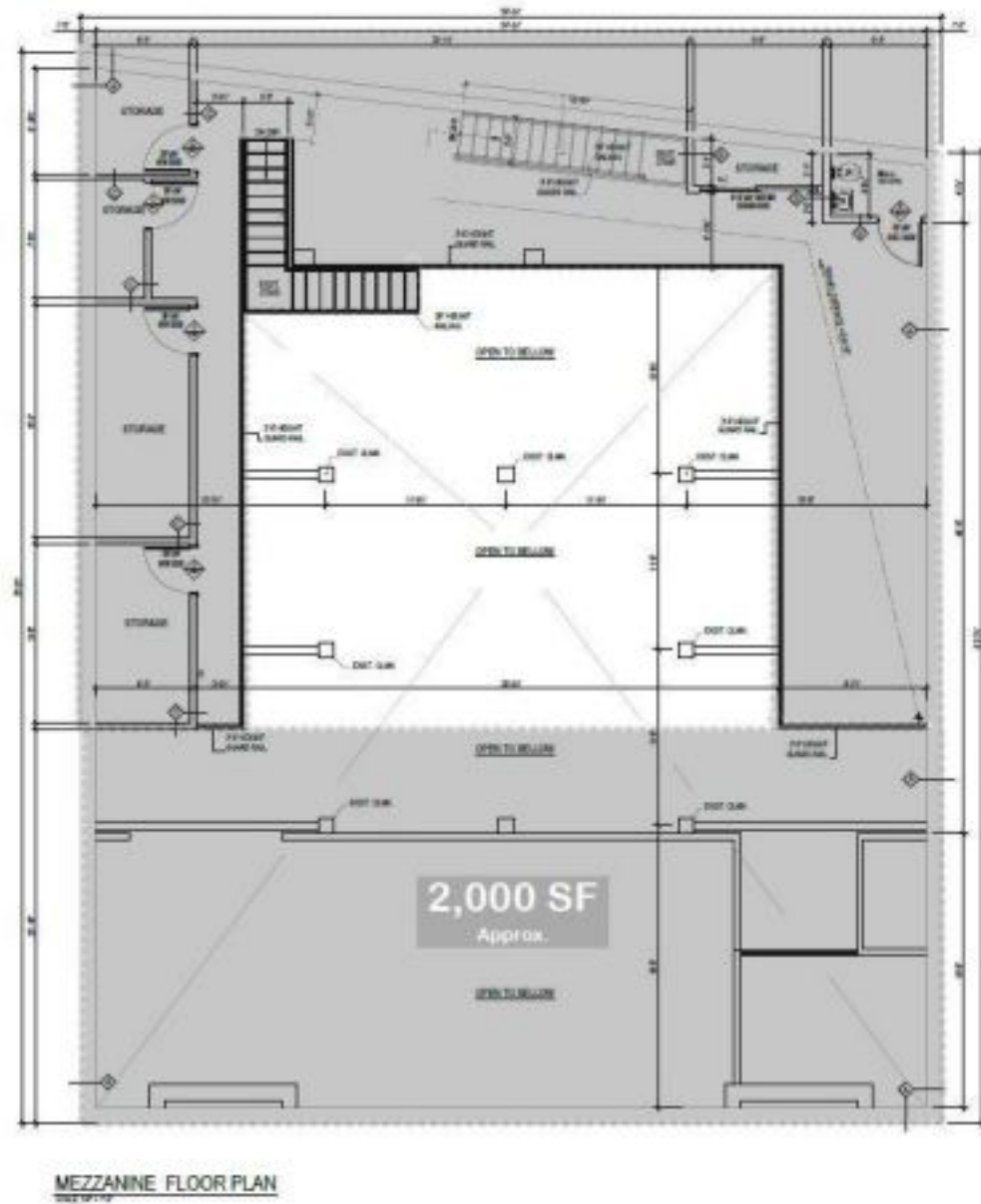


## Floor Plans

### GROUND FLOOR



### MEZZANINE





Interior Pictures



# 1045 Surf Ave – For Lease

## Space Details & Neighborhood

### LOCATION

Surf Avenue between W12th and W10th Streets. One Short Block from Riegelmann's Boardwalk

### SIZE

Ground Floor Approx. 4,000 SF

Mezzanine Approx. 2,000 SF

### FRONTAGE

Surf Avenue 57 FT

### ASKING RENT

Upon request

### STATUS

Vacant

### TRANSPORTATION

Coney Island –  
Stillwell Av



### POSSESSION

Immediate

### NEIGHBORS

Taco Bell Cantina, IHOP, Nathans, Starbucks, NY Aquarium, Luna Park, MCU Park, Popeyes, Its Sugar

### NOTES

Excellent flagship opportunity in the center of Coney Island's amusement district

West 8 Street –  
NY Aquarium



**5 million** subway riders visit Coney Island every year



**18 million** beach visitors every season



**200,000** visit the annual Mermaid Parade



**700,000** people visit the Coney Island Aquarium each year



**285,000** baseball fans attend Cyclones games



**500,000** visitors on July 4<sup>th</sup> weekend





## Neighborhood Significant Developments

### High Rise Apartments

1. **3514 Surf Avenue**
  - Completed: 2020
  - 311 Units / 301,409 SF
  - Developer: Red Apple Group
2. **1515 Surf Avenue**
  - Completed: 2024
  - 324 Units / 471,000 SF
  - Developer: LCOR

### Mid- & Low-Rise Apartments

1. **2971 Shell Road**
  - Completed: 2024
  - 189 Units / 388,712 SF
2. **2760 W 33<sup>rd</sup> Street**
  - Completed: 2021
  - 200 Units / 159,900 SF
3. **1709 Surf Avenue**
  - Phase I Completion: 2025
  - 446 Units / 435,000 SF
4. **1607 Surf Avenue**
  - Completed: 2024
  - 376 Units / 350,000 SF

### Commercial

1. **532 Neptune Avenue**
  - Completed: 2023
  - Size: 100,000 SF
2. **809 Neptune Avenue**
  - Completed: 2016
  - Size: 139,000 SF



**The CONEY Casino Bid / Proposal**

**BID DETAILS**

Amount: \$3 Billion; Year-Round Jobs: 4,000

**CASINO SPACE DETAILS**

- 90,000 SF of Meeting & Events Space, Retail & Dining Establishments;
- 32-Story / 500-Room Hotel Tower;
- 2,500-Seat Concert Venue

