

CROWN HEIGHTS, BROOKLYN, NY

1730 BEDFORD AVENUE

MOD



SPACE DETAILS

LOCATION

Between Sullivan Place and Empire Blvd

SPACE

Space A : 4,200 SF

Space B : 4,200 SF

Space C : 3,250 SF

FRONTAGE

Space A: 85' on Empire Blvd

Space B: 45' on Bedford Ave

CEILING HEIGHTS

Ground Floor: 16 Feet

YEAR BUILT

2025

POSSESSION

Immediate

ASKING RENT

\$80 PSF

NEIGHBORS

Lidl · Chipotle · Dunkin' · Burger King · Enterprise Rent-A-Car · Rite Aid · TD Bank · Checkers · Wendy's · Planet Fitness · The UPS Store · Gong Cha · Golden Krust · Lenny's Pizza · Allan's Bakery · Extra Space Storage · Safeguard Self Storage

TRANSPORTATION



COMMENTS

- Located at the base of a Class A luxury new residential and commercial building completed in 2025
- The project is anchored by Brooklyn's largest Lidl grocery store
- The building's existing retail attracts over 15,000 visitors per week
- Landlord work and tenant improvement (TI) allowances available for qualified operators
- Private outdoor space available
- Significant Signage Exposure on both Empire Blvd and Bedford Ave storefronts
- Located across the street from over 1,300 apartments at the Ebbets Field Apartment Complex
- Ideal retail space for coffee shops, medical uses, fitness concepts, food establishments, laundromats, salons, and community facility uses
- Rooftop suitable for padel, pickleball, and rock climbing, with a potential ceiling height of 22 feet
- Heavy vehicular traffic along Empire Boulevard and Bedford Avenue
- One block from CUNY Medgar Evers College, with approximately 3,800 students
- One block from Prospect Park
- Space A and Space B can be combined
- Located on a retail corridor experiencing significant new investment, including the 73–99
- Empire development, which is expected to add several hundred residential units and additional national retail tenants to the block
- Parking Available

CONTACTS

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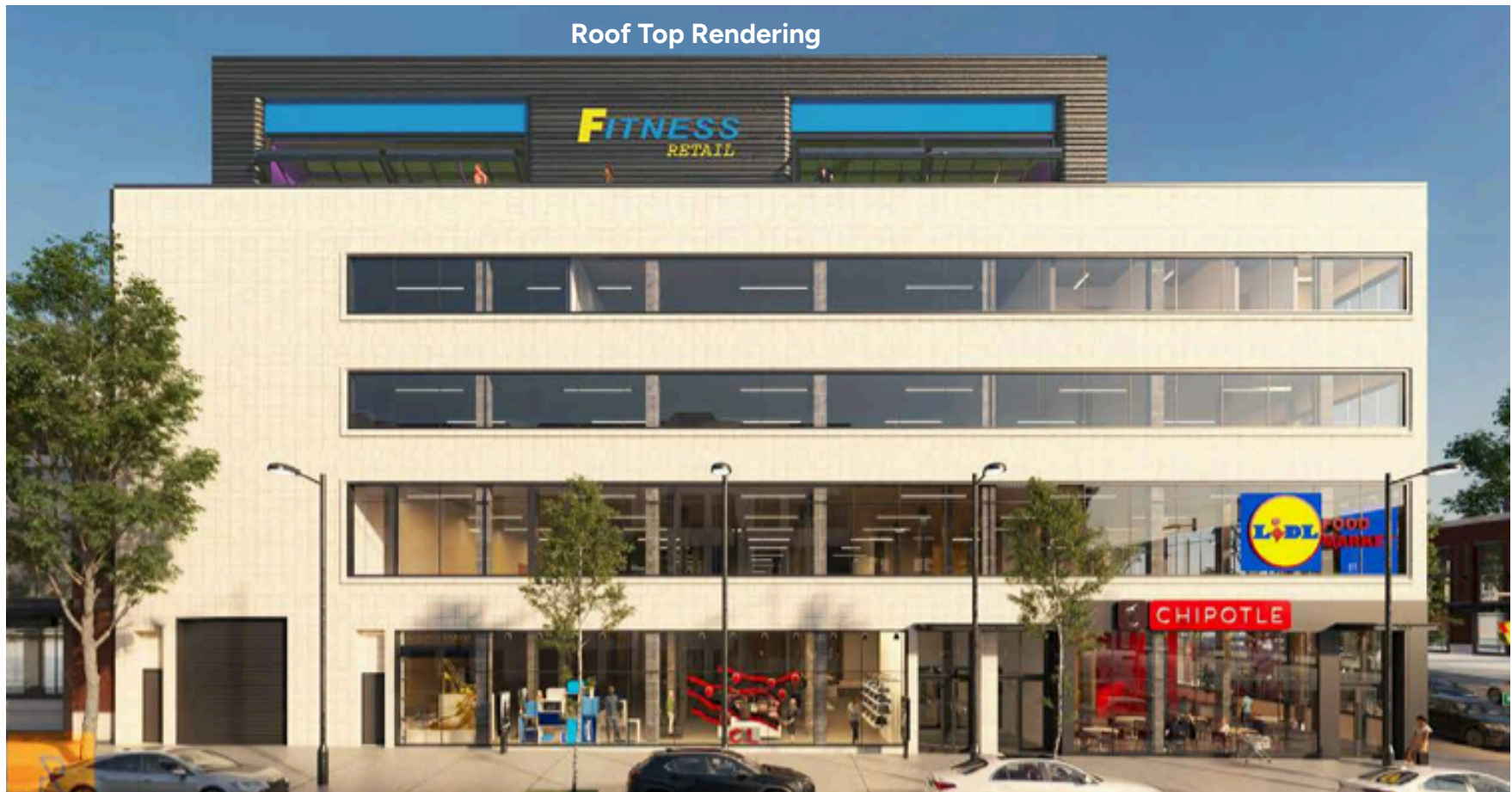
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EXTERIOR IMAGE



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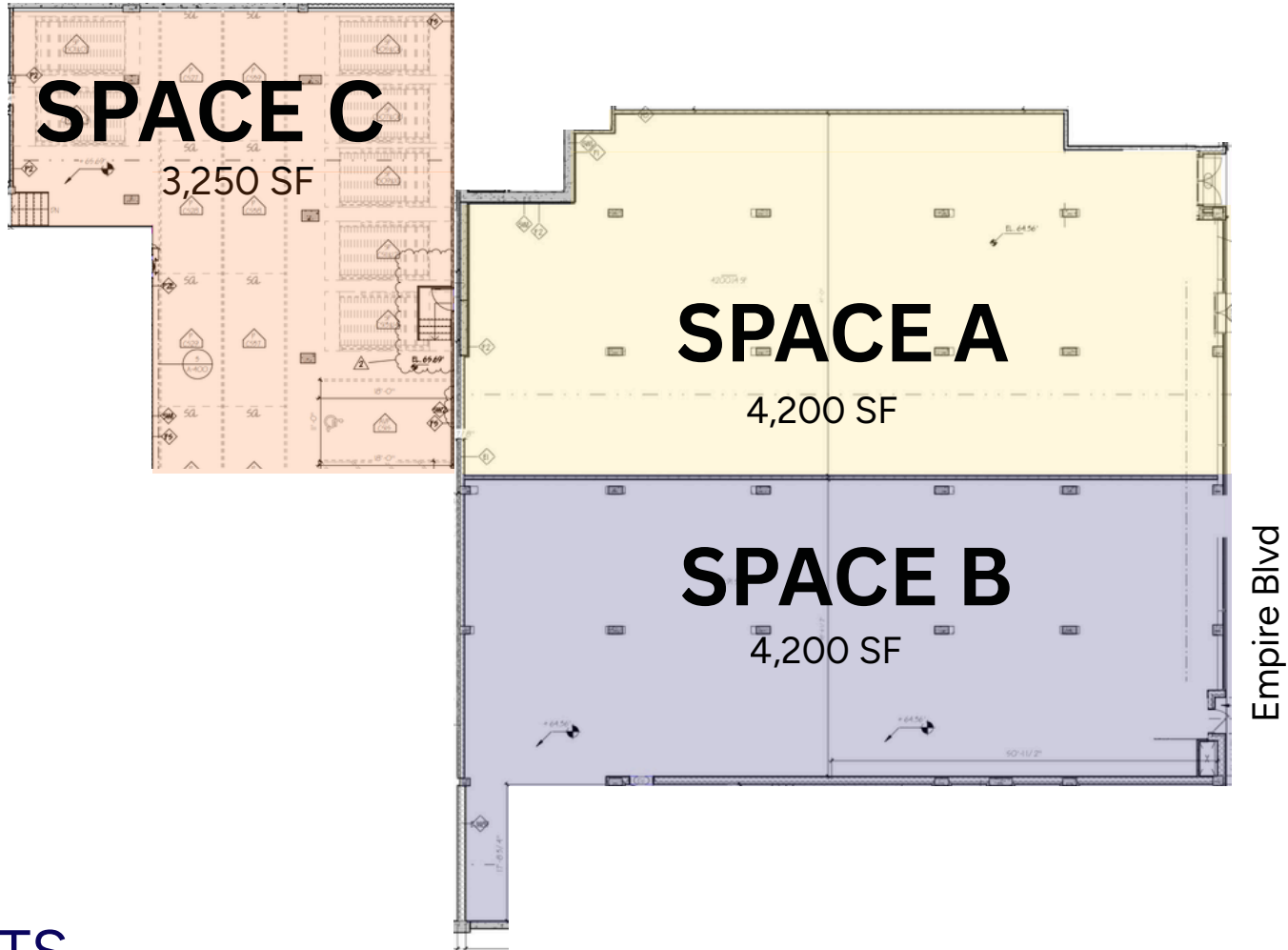
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FLOOR PLANS

Division Plan

Bedford Avenue



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AREA MAP



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