

# Marketing Brochure

## Prime Large-Scale Commercial Frontage

1745 East New York Avenue Brooklyn, NY 11212



For More Information:

**HOOTAN MOEIRZADEH**

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# Metro

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## Property Description

This once-in-a-generation commercial development package represents one of the final remaining large-scale footprints in one of Brooklyn's fastest-transforming submarkets. Comprising four (4) adjacent lots (including an existing warehouse structure), the total combined lot size is approximately 17,044 sq. ft. Under highly flexible C4-5D zoning, the site delivers a massive potential of 100,000+/- buildable square feet. This makes it an ideal canvas for high-scale, institutional-grade development across multiple asset classes, further supported by public sector programs, municipal incentives, and potential MTA collaboration.

## Location Description

Situated directly at a major transit nexus, the site boasts unmatched regional and multi-modal connectivity: **Subway & Rail Adjacency:** Located directly in front of the East New York Subway Station (offering immediate access to the A, C, J, Z, and L lines) and just steps from the Broadway Junction hub. It is also highly convenient to the LIRR East New York Station. **Vehicular Access:** Positioned immediately at the exit of the Jackie Robinson Parkway, serving as a natural gateway landmark for the corridor with heavy daily vehicular traffic. **Tri-Airport Connectivity:** Seamless transit routes provide fast access to JFK International Airport (the closest international hub), LaGuardia Airport, and Newark Liberty International Airport, making it highly attractive to commercial, medical, residential, and hospitality institutional developers.

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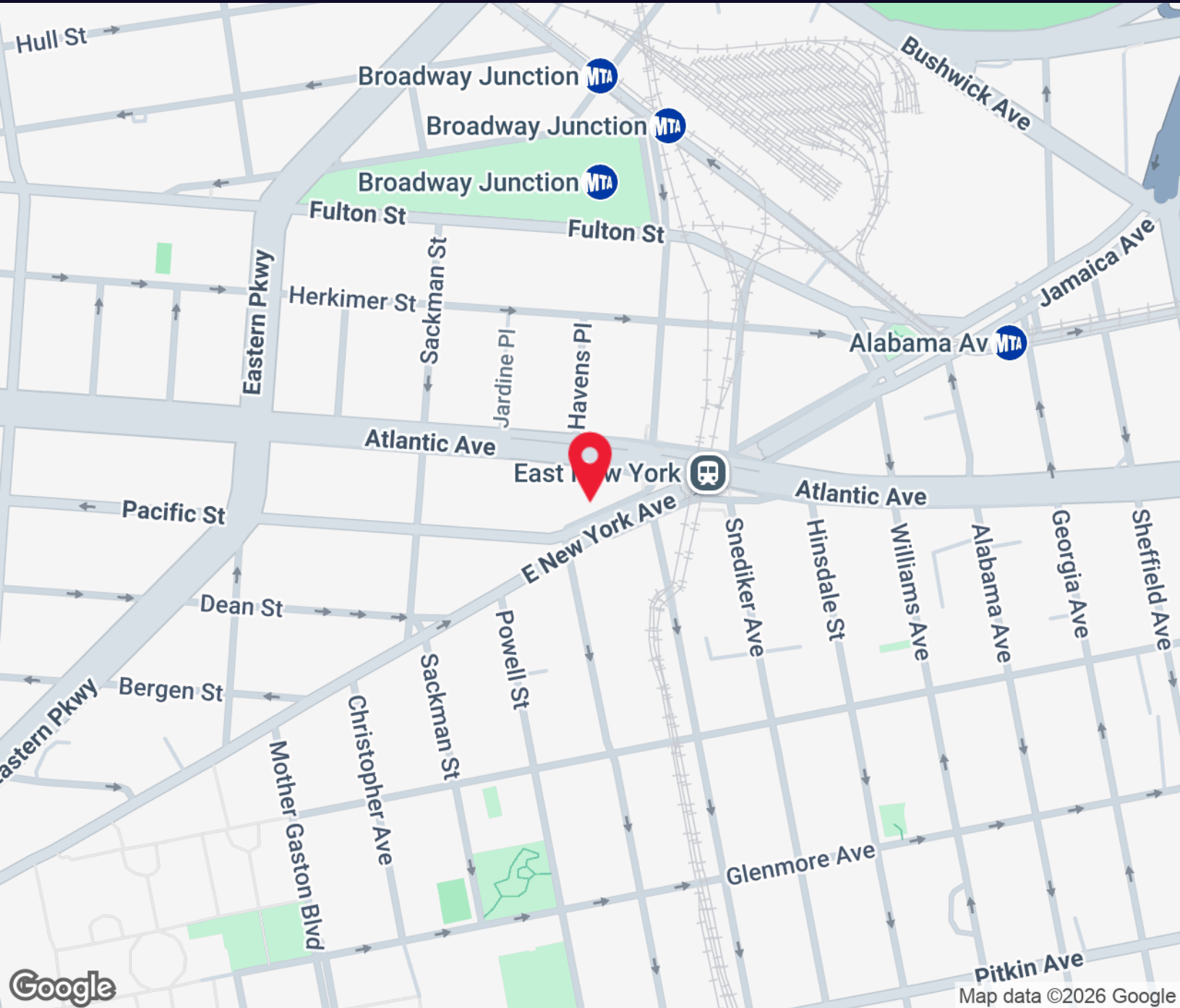
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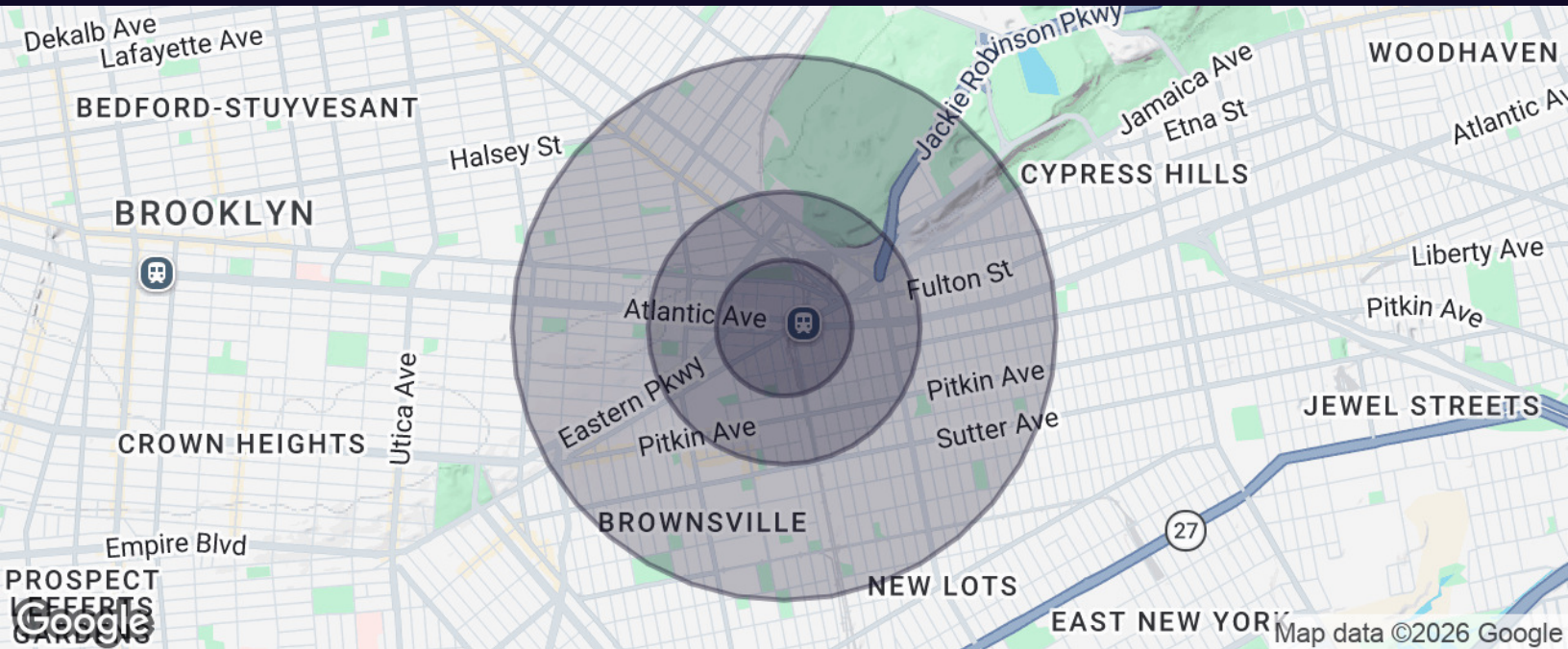
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	6,798	29,054	134,016
Average Age	32.1	33.6	34.9
Average Age (Male)	34.0	33.7	32.9
Average Age (Female)	32.5	35.9	37.9

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	1,810	10,178	49,553
# of Persons per HH	3.8	2.9	2.7
Average HH Income	\$65,626	\$66,517	\$71,567
Average House Value	\$462,153	\$362,065	\$600,895

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