

RETAIL FOR LEASE

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1631 PITKIN AVENUE

BROWNSVILLE • BROOKLYN

Trophy corner at Pitkin Avenue & Bristol Street

21,427 SF

TOTAL BUILDING

100 FT

PITKIN FRONTAGE

3

LEVELS • CORNER

FORMER RITE AID • FLAGSHIP CORNER

A **21,427 SF** former big-box on the **busiest retail spine** in Brownsville — three levels, a wraparound corner, and **100 feet** of Pitkin Avenue frontage.

TOTAL BUILDING	21,427 SF
GROUND FLOOR	9,000 SF
CELLAR	7,586 SF
SECOND FLOOR	4,841 SF
FRONTAGE	100 FT • Wraparound Corner
CEILING HEIGHT	Ground to 10'10" • 2nd to 10'4"
PRIOR USE	Former Rite Aid
POSSESSION	Immediate
ASKING RENT	Upon Request

POSITION & HIGHLIGHTS

- Trophy hard corner of Pitkin Avenue & Bristol Street, directly at the Pitkin / Bristol bus stop, with the 3 & 4 trains a few blocks south feeding heavy corridor foot traffic.
- Big-box floorplate with build-to-suit and tenant-improvement packages available to qualified tenants.
- Dense, high-traffic residential trade area anchored by national and regional retail.

TRANSPORTATION



B12 / B14 stop at the Pitkin & Bristol corner. The 3 & 4 trains at Rockaway Av / Sutter Av (New Lots Line) and the C at Rockaway Av / Fulton feed the Pitkin corridor.

CORRIDOR CO-TENANCY

National and regional retailers are actively expanding along Pitkin Avenue.

CHIPOTLE	FOOT LOCKER	JD SPORTS
SNIPES	CITI TRENDS	MCDONALD'S
RAINBOW	CHASE	POPULAR BANK

1631 Pitkin Avenue

BROWNSVILLE • BROOKLYN •
11212

THE SPACE

02 / Floor Plans

GROUND FLOOR

9,000 SF

At grade • ceilings to 10'-10" • 100' frontage

CELLAR

7,586 SF

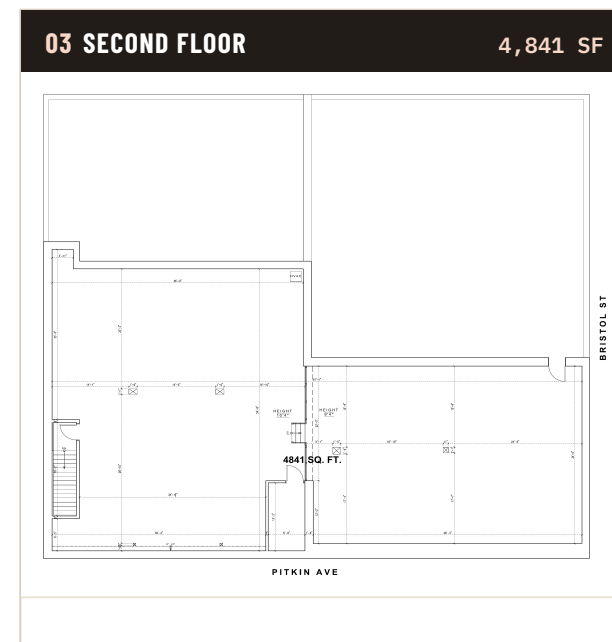
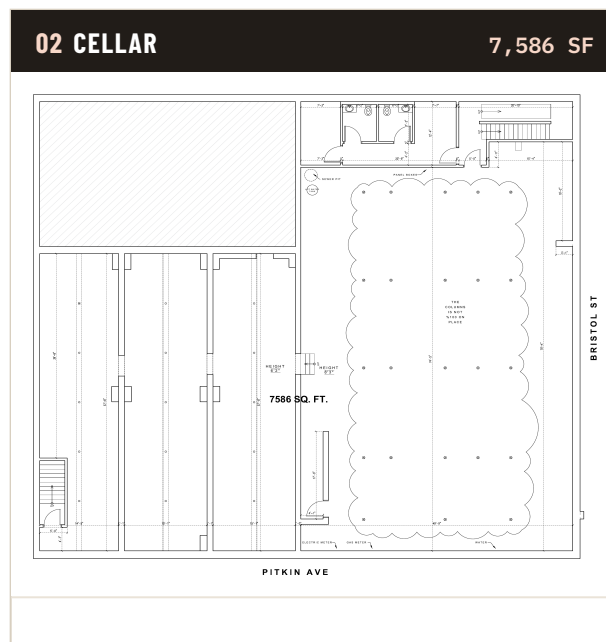
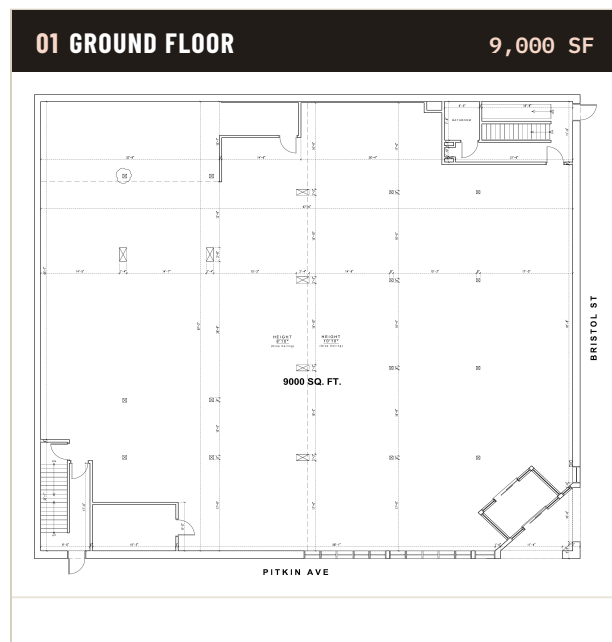
Full lower level • ceilings to 8'-3"

SECOND FLOOR

4,841 SF

Flexible upper • ceilings to 10'-4"

FLOOR PLANS • ARCHITECT'S SET



BIG-BOX SCALE

9,000 SF at grade plus a 7,586 SF cellar and 4,841 SF second floor.

BUILD-TO-SUIT

TI packages and white-box delivery available to qualified tenants.

CORNER FRONTAGE

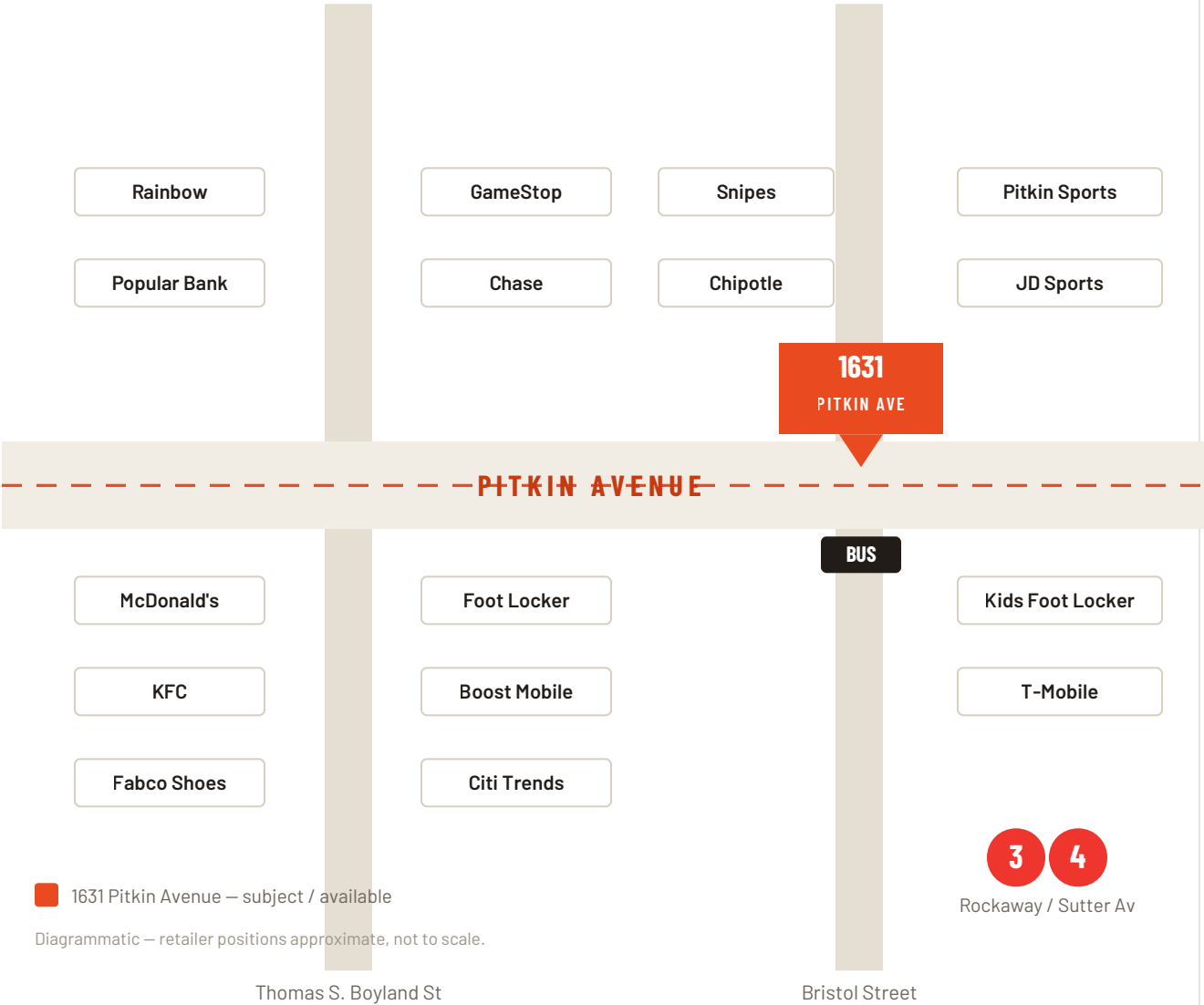
Wraparound glass on Pitkin and the Bristol Street return.

All information supplied in this presentation is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from lease, and to any listing conditions. Floor plans and dimensions are from the architect's set, approximate, and subject to further confirmation.

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PITKIN AVENUE RETAIL CORRIDOR



WHY THIS CORNER

1631 Pitkin anchors the hard corner of Pitkin Avenue and Bristol Street – the densest, highest-traffic stretch of Brownsville's primary retail street. Foot Locker and Kids Foot Locker sit directly across Pitkin, with JD Sports, Snipes, Chipotle and a wall of national credit tenants along the corridor.

TRANSIT AT THE DOOR

- 3** **4** Rockaway Av / Sutter Av · New Lots Line
- C** Rockaway Av · Fulton Street
- B12** **B14** at the Pitkin / Bristol stop

FOR LEASING INFORMATION

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