

# 556 HOWARD AVENUE

CROWN HEIGHTS, BROOKLYN



RETAIL SPACE  
FOR LEASE



## SPACE HIGHLIGHTS

### LOCATION

Between Eastern Pkwy  
& Pitkin Ave

### SPACE

**Ground Floor** 3600 SF  
**Second Floor** 3600 SF  
**Lower Level** 3200 SF

### CEILING HEIGHT

**Ground Floor** 18 FT  
**Second Floor** 16 FT  
**Lower Level** 16 FT

### FRONTAGE

40 FT

### ZONING

R6A / C2-4

### DIMENSIONS

40 FT x 120 FT

### OCCUPANCY

Under Renovation

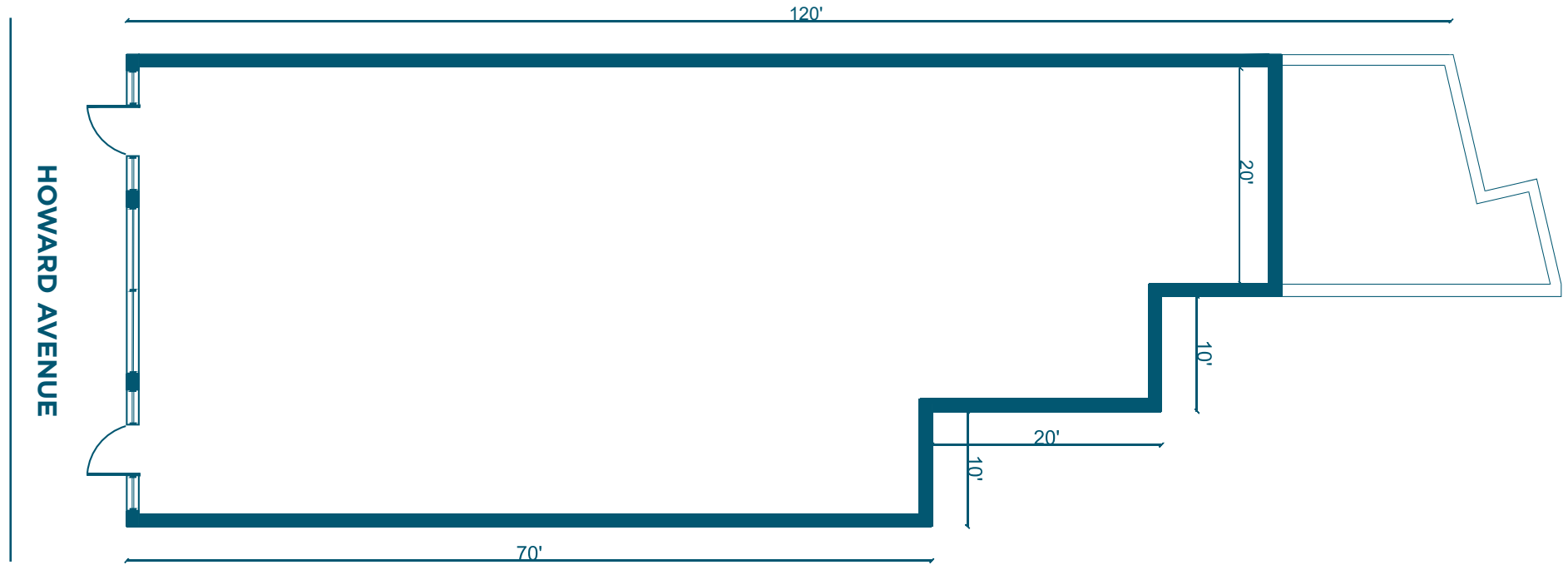
### PPSF

Upon Request

## HIGHLIGHTS

- Full Built-to-Suit Opportunity.
- Good for Retail, Office, Industrial, Medical or Community Use.
- Between Eastern Pkwy and Commercial Corridor of Pitkin Ave.
- Heavy Vehicle Traffic.

## FLOORPLANS & DETAILS



### GROUND FLOOR

<b>Space</b>	3600 SF
<b>CH</b>	18 FT
<b>Frontage</b>	45 FT
<b>Dimensions</b>	40 FT x 120 FT

### SECOND FLOOR

<b>Space</b>	3600 SF
<b>CH</b>	16 FT
<b>Frontage</b>	N/A
<b>Dimensions</b>	40 FT x 120 FT

### LOWER LEVEL

<b>Space</b>	3200 SF
<b>CH</b>	16 FT
<b>Frontage</b>	N/A
<b>Dimensions</b>	25 FT x 100 FT

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## SPACE DEVELOPMENT





NEIGHBORHOOD DEMOGRAPHICS



1,272,080

POPULATION  
WITHIN 3-MILE  
RADIUS



36 Years

AVERAGE  
POPULATION  
AGE



5%

POPULATION  
GROWTH  
SINCE 2010



28,819

TOTAL BUSINESSES  
WITHIN 3-MILE RADIUS



OVER  
20  
ONGOING  
LARGE-SCALE  
DEVELOPMENTS

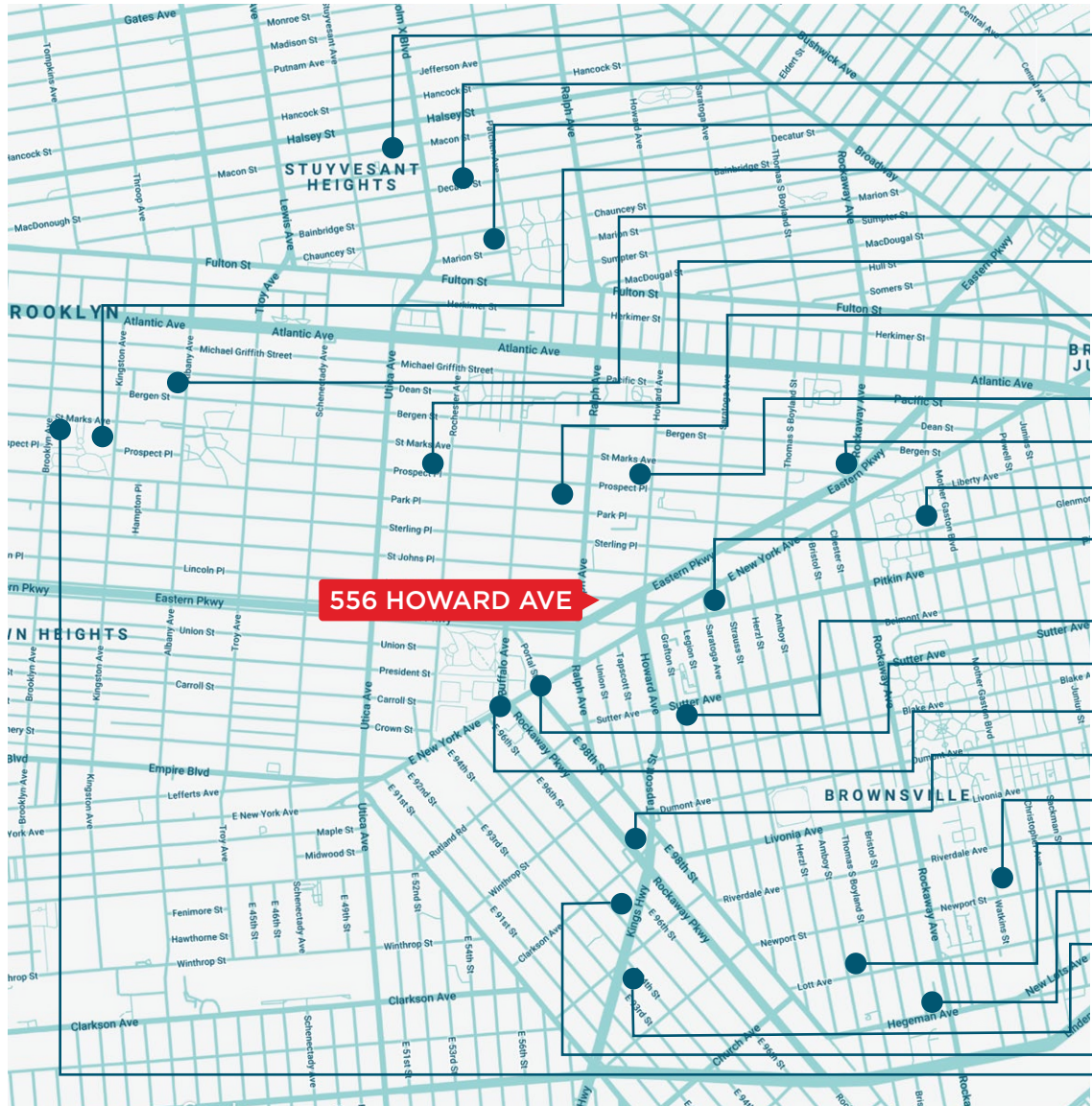


1,702  
RESIDENTIAL UNITS  
COMING TO THE AREA

# CROWN HEIGHTS BROOKLYN

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## NEIGHBORHOOD SCHOOLS



- Ember Charter Schools
- Lions Tigers & Bears Day Care
- Public School 21
- NYC Board of Education
- Pathways In Technology
- Explore Empower Charter School
- Excellence Girls Charter School Middle Academy
- PS 12
- New York City School District Office
- Brownsville Branch Library
- Brownsville Ascend Lower School & Brooklyn Ascend High School
- PS 156 Waverly
- Brownsville Academy High School
- PS 189 Bilingual Center
- Ascend Charter Schools
- P.S. 184 Newport
- P.S. 165 Ida Posner
- P140 Special Education Schools
- NYC Board of Education Early College High School
- East Brooklyn Community High School
- 21- Brooklyn Children's Museum

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## NEIGHBORHOOD & TRANSPORTATION

### NEIGHBORHOOD TENANTS

- Lindo Home Furniture
- Western Beef Supermarket
- Food Bazaar Supermarket
- Sunoco Gas Station
- Josh's Auto Repair
- Prestige Lighting
- John Walter Edwards Apartments
- Rainbow Social Day Care Center
- La Quinta Inn & Suites
- DHS Shoppers Mall
- Gerizim Cafe
- Ralph Super Deli
- Super Wash
- Pitkin Liquor Inc.
- Mister Barbershop
- Villa Castillo
- Safeguard Self Storage
- Papa John's Pizza
- Pizza Hut
- Happy House
- Paradise Deli
- Walgreens
- Jaz Drop Off
- BP

### TRANSPORTATION

7 Min Walk Sutter Ave - Rutland Rd





**CROWN HEIGHTS BROOKLYN**

**556 HOWARD AVE**

**CONTACT**



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