

1752 SHORE PARKWAY BROOKLYN, NY

- Belt Parkway
- Total sf: 135,000 sf
- Tenant: BJ's
- Parking: 457 multi-level spaces

WHY THIS LOCATION?

UNPARALLELED LOCATION

Situated in Brooklyn, minutes from Manhattan, is 1752 Shore Parkway. With a one-of-a-kind waterfront location, this is an ideal spot for local shopping, eating and entertainment. Its close proximity to Caesar's Shopping Center and public transportation highlight this Property as convenient.

HIGH PERFORMANCE RETAIL

1752 Shore Parkway is located next door to one of Brooklyn's most successful retail developments, Caesar's Bay Shopping Center. Currently there are several successful tenants including Kohl's, Best Buy, Modell's, Toys R Us and more. These stores are within the top sales psf in their respective chain of stores across the country.

HIGHLIGHTS

DYNAMIC LAYOUT FOR DRAMATIC RETAIL

Thor Equities' plans for the development include a huge 130,000 sf ground floor store, perfect for a big box retailer, a second level of retail, plus parking and loading docks. Retailers will have the opportunity to lease up to 80,000 sf on the second level. Thor will also consider dividing the second floor retail into two tenants. Retailers will enjoy 320 ft of

frontage on Shore Parkway and close proximity to the Belt Parkway. 1752 Shore Parkway is also zoned for M3-1 Zoning.

DESTINATION SPOT FOR SHOPPERS

Shore Parkway has become a major street for shopping traffic in Brooklyn. Major tenants like Kohl's, Best Buy, Modell's and more have had huge success at Caesar's Bay Shopping Center. 1752 Shore Parkway will be easily accessible for anyone traveling on the Belt and Shore Parkways.

PUBLIC TRANSPORTATION HUB

Conveniently close access to the Belt Parkway make a commute to 1752 Shore Parkway incredibly easy for people traveling by car. The M, F, N, Q, B and D trains as well as the 1, 3, 4, 6, x28, x38, 64 and 82 bus lines are all within walking distance of the Property.

DENSELY POPULATED

Brooklyn's population alone is 2.5 million residents, which would make it the 4th largest city in the U.S. Not to mention the residents in the surrounding area have a median age of 34.2 with an average household income of \$79K.

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