



For Lease

# 673 Livonia Avenue

Between Vermont and  
Wyona Streets

Brooklyn,  
NY

## Up to 8,400 SF

Corner retail space with multiple division opportunities

**RIPCO**  
RETAIL LEASING

Contact  
Exclusive Agents

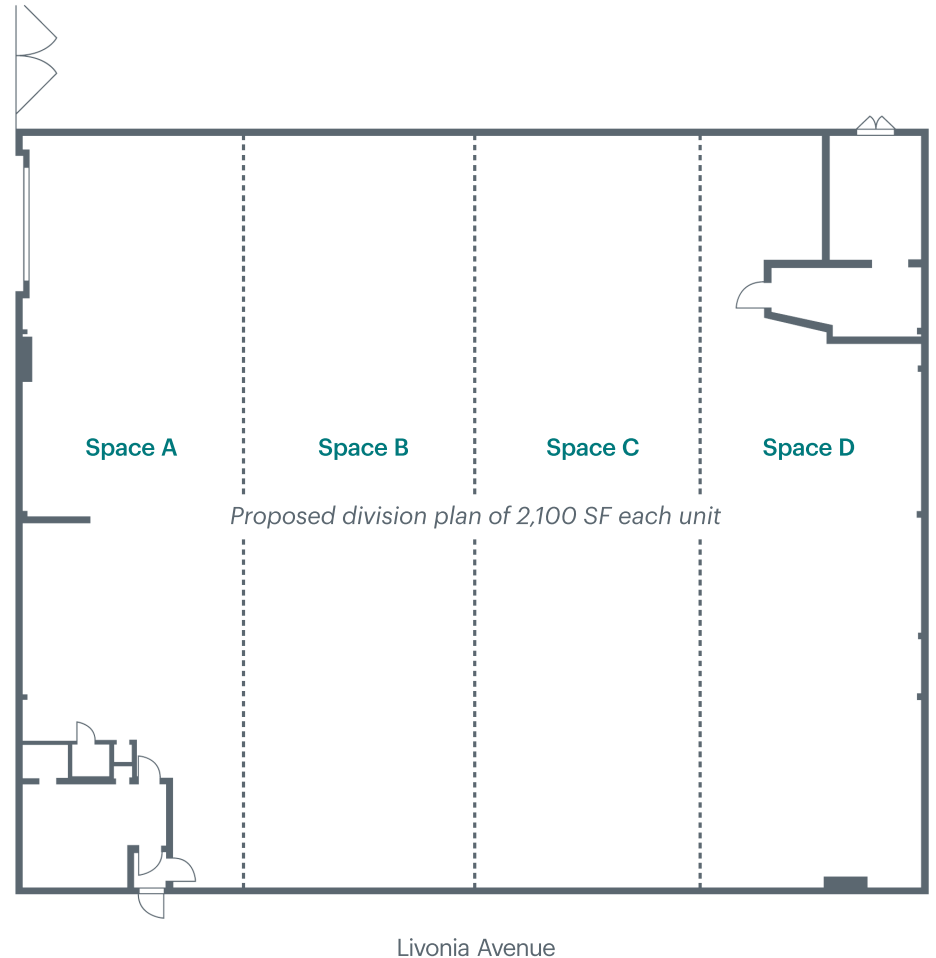
Michelle Abramov  
[mabramov@ripcony.com](mailto:mabramov@ripcony.com) | 718.663.2652

Daniel Yeu  
[dyeu@ripcony.com](mailto:dyeu@ripcony.com) | 646.827.9976

Greg Batista  
[gbatista@ripcony.com](mailto:gbatista@ripcony.com) | 516.342.8277

# Space Details

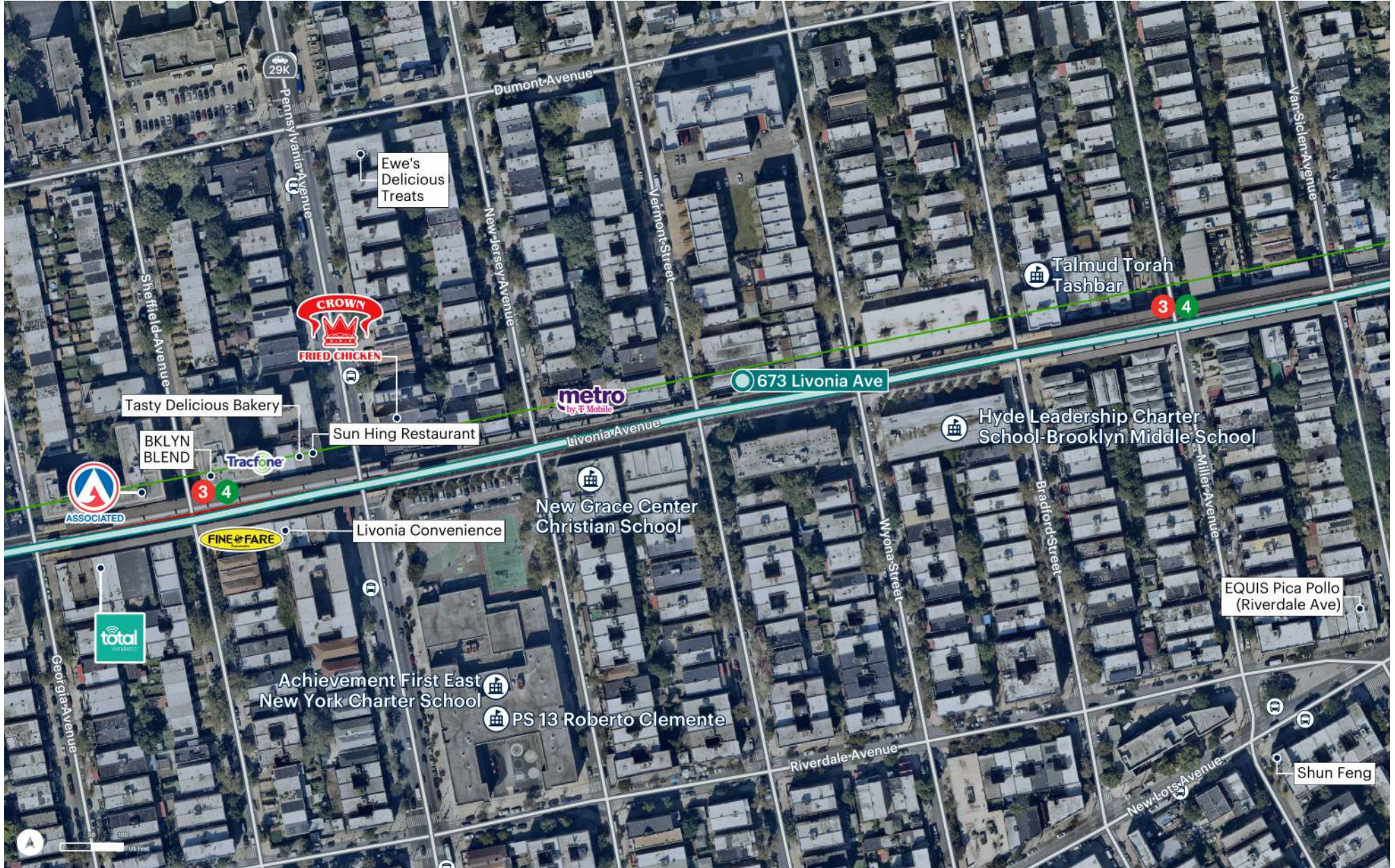
|                          |  |
|--------------------------|--|
| <b>Location</b>          | Between Vermont and Wyona Streets  |
| <b>Size</b>              | Unit One: 8,400 SF   |
| <b>Ceiling Heights</b>   | 12 Feet  |
| <b>Frontage</b>          | 183 Feet of wraparound frontage  |
| <b>Divisible</b>         | Yes; minimum divisible is 2,000 SF   |
| <b>Possession</b>        | Immediate  |
| <b>Status</b>            | Available  |
| <b>Term</b>              | Long term  |
| <b>Rent</b>              | \$30 PSF   |
| <b>Notable Neighbors</b> | Total Wireless, Associated Fresh, Fine Fare Supermarket, Metro by T-Mobile, St Josephs Medical Center, Hyde Leadership Charter School, Wynham Hotel, Brooklyn Gardens Elementary School  |
| <b>Comments</b>          | <p>Corner retail property with up to 8,400 SF available</p> <p>Space divisible with multiple layout options</p> <p>Ground floor with wide frontage and easy access</p> <p>Undergoing façade renovations with glass window installation</p> <p>On-site parking in the back</p> <p>Strong population density surrounding site</p> <p>Across the street from PS 013 and Hyde Leadership Charter School</p> <p>Two blocks away from the Pennsylvania Ave Subway accessing the <b>2</b>, <b>3</b>, <b>4</b> &amp; <b>5</b> subway lines</p> <p>Can accomodate various uses including retail, medical, office, laundromat, fitness, discount stores community facility &amp; industrial uses</p> |



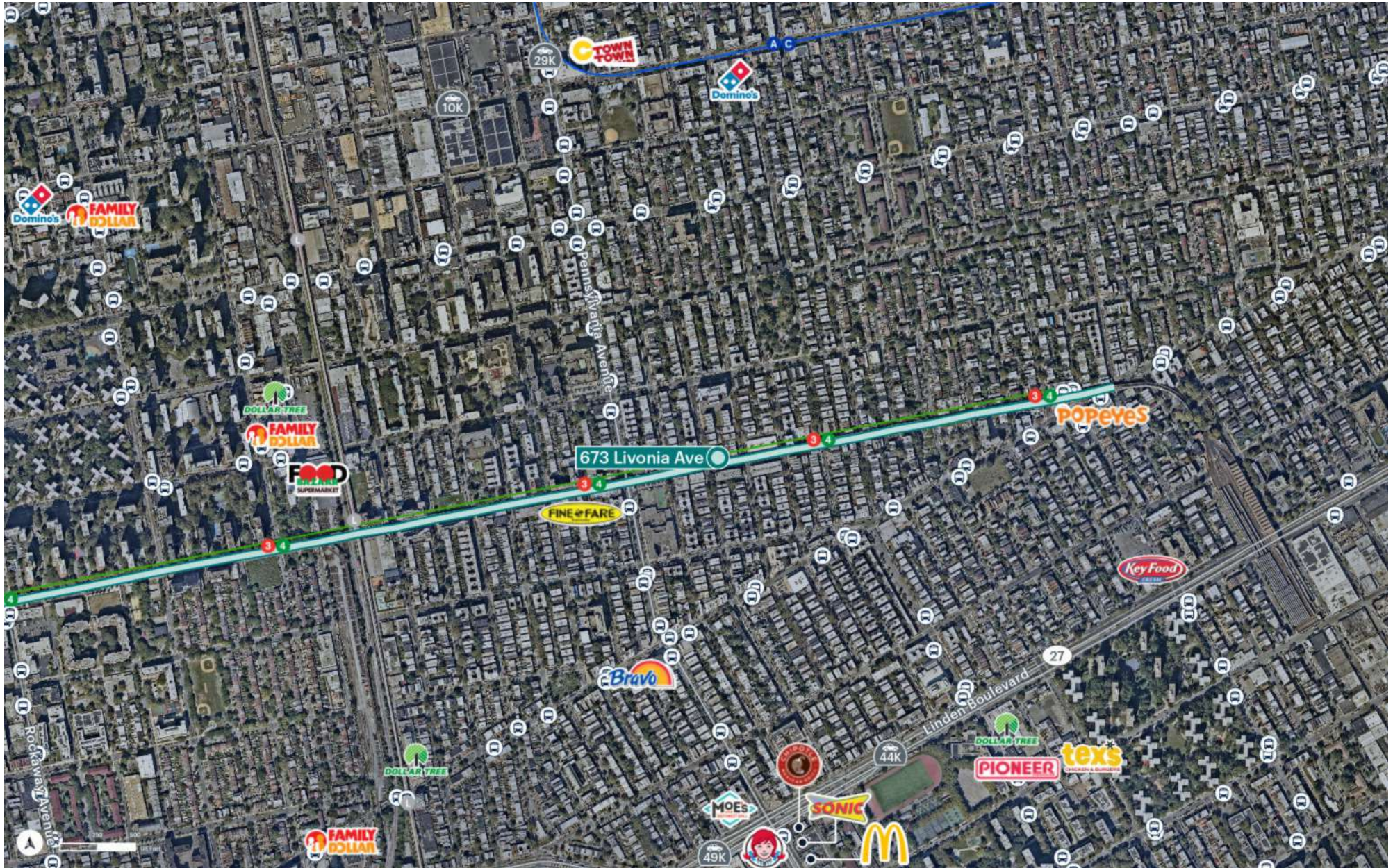
# Renderings - Building Undergoing Renovations



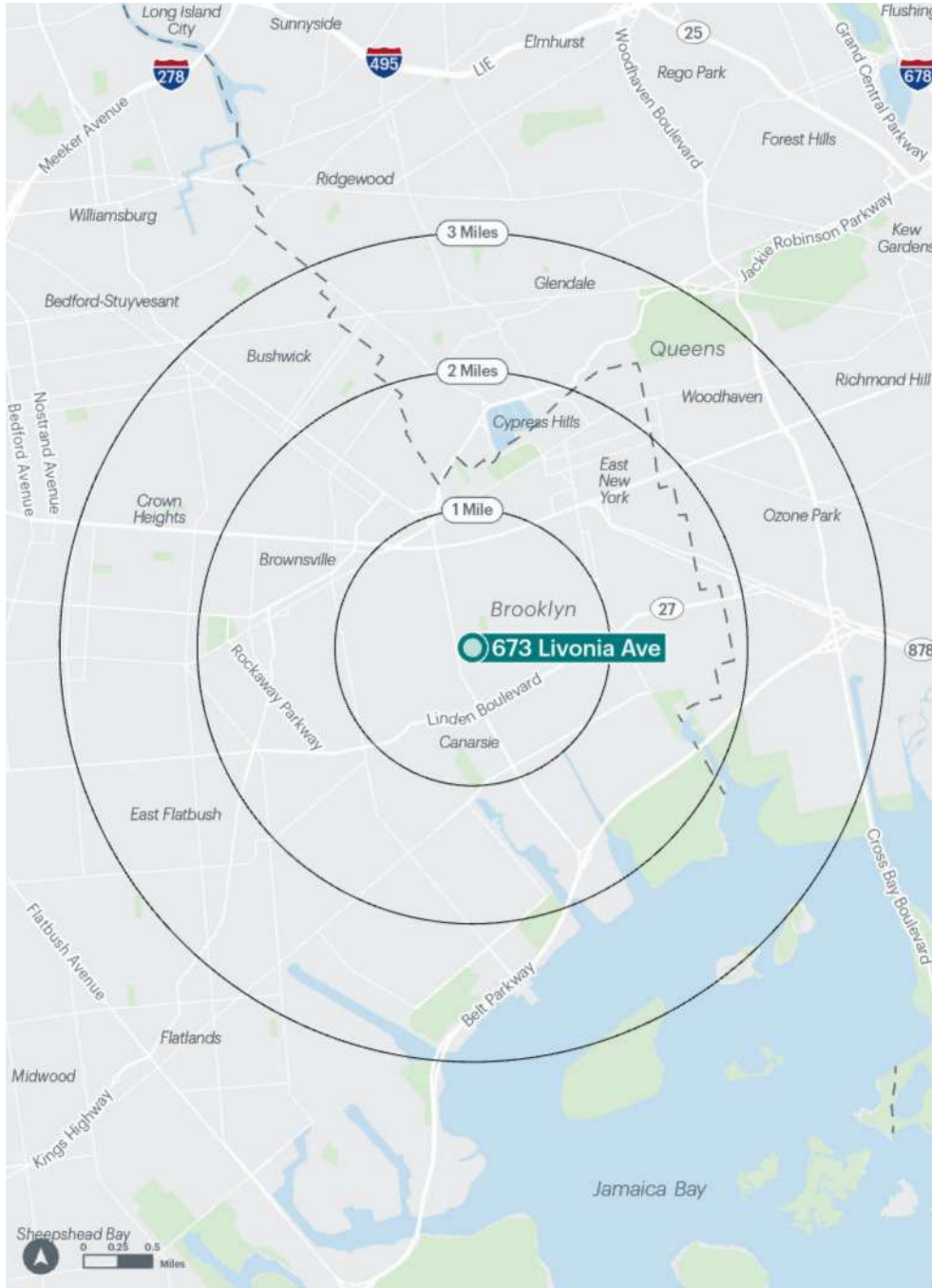
# Aerial



# Market Aerial



# Area Demographics



|                                 |         |          |                                     |         |         |
|---------------------------------|---------|----------|-------------------------------------|---------|---------|
| <b>Population</b>               | 1 mile  | 129,961  | <b>% Population with Bachelors+</b> | 1 mile  | 12.0%   |
|                                 | 2 miles | 441,418  |                                     | 2 miles | 16.0%   |
|                                 | 3 miles | 931,282  |                                     | 3 miles | 2.0%    |
| <b>Total Households</b>         | 1 mile  | 46,218   | <b>Daytime Population</b>           | 1 mile  | 113,429 |
|                                 | 2 miles | 158,276  |                                     | 2 miles | 365,564 |
|                                 | 3 miles | 335,957  |                                     | 3 miles | 748,576 |
| <b>Average Household Income</b> | 1 mile  | \$69,056 | <b>Total Daytime Employees</b>      | 1 mile  | 30,047  |
|                                 | 2 miles | \$81,230 |                                     | 2 miles | 105,642 |
|                                 | 3 miles | \$96,256 |                                     | 3 miles | 240,189 |
| <b>Median Household Income</b>  | 1 mile  | \$47,478 | <b>Total Businesses</b>             | 1 mile  | 2,265   |
|                                 | 2 miles | \$57,262 |                                     | 2 miles | 7,130   |
|                                 | 3 miles | \$68,747 |                                     | 3 miles | 17,219  |

|                       |                     |                |
|-----------------------|---------------------|----------------|
| <b>Transportation</b> | Pennsylvania Avenue | <b>2 3 4 5</b> |
| 2024 Ridership Report | Annual              | 783,925        |
|                       | Weekday             | 2,541          |
|                       | Weekend             | 2,438          |

## Contact Exclusive Agents

Michelle Abramov  
[mabramov@ripcony.com](mailto:mabramov@ripcony.com) | 718.663.2652

Daniel Yeu  
[dyeu@ripcony.com](mailto:dyeu@ripcony.com) | 646.827.9976

Greg Batista  
[gbatista@ripcony.com](mailto:gbatista@ripcony.com) | 516.342.8277