

# 2705 MERMAID AVENUE

BETWEEN WEST 27<sup>TH</sup> & WEST 28<sup>TH</sup> STREET  
CONEY ISLAND, BROOKLYN



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### PROPERTY HIGHLIGHTS:

- Great signage opportunity
- Dense residential market
- Great exposure
- Close proximity to the NY Aquarium and Coney Island's Luna Park, which sees 5M annual visitors
- Neighboring tenants include:  
*Citibank, Coney Island Cathedral, Coney Island YMCA, Crab House, Cure Urgent Care, Papa John's, Popeyes, T-Mobile, USPS, VIM, & many more!*

**SIZE:** 5,000 SF Ground Floor

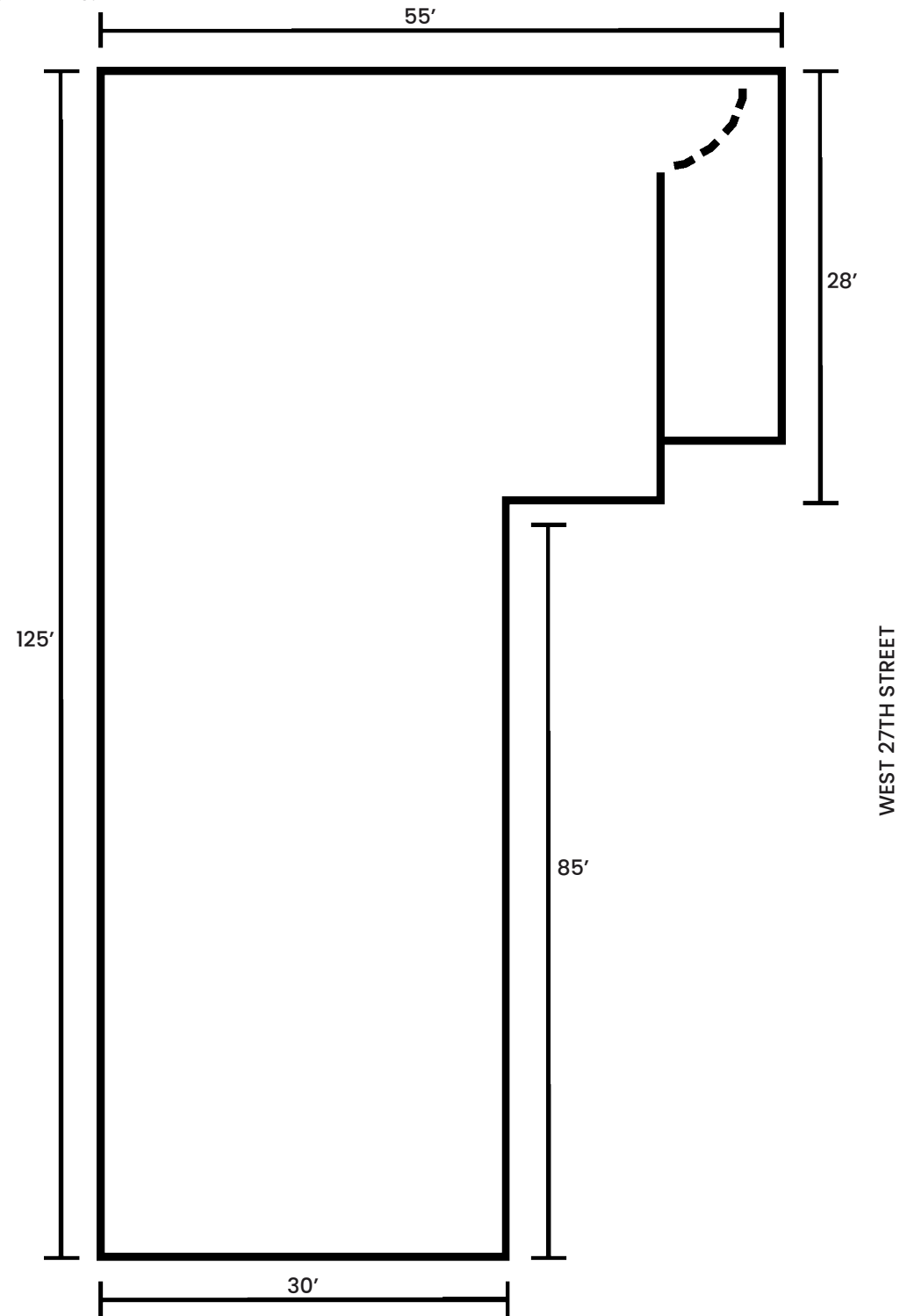
**FRONTAGE:** 30'

**POSSESSION:** Immediate

**ASKING RENT:** Upon Request

**TRANSPORTATION:** **D F N Q**

FLOOR PLANS:



All information supplied in this marketing presentation and/or flyer is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of listings from sale/lease and to any listing condition. Any square footage, dimensions, floor plans and/or technical data set forth are approximations and are subject to further elaboration/confirmation.

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AREA MAP:



AREA DEMOGRAPHICS (ANNUAL VISITORS)  
CONEY ISLAND AMUSEMENT DISTRICT: 5,000,000  
CONEY ISLAND BEACH: 13,000,000  
MAIMONIDES PARK: 280,000



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FOR MORE INFORMATION,  
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