


**BIG BOX RETAIL WITH PARKING
FOR LEASE**

1633 East 16th Street
Midwood | Brooklyn, NY



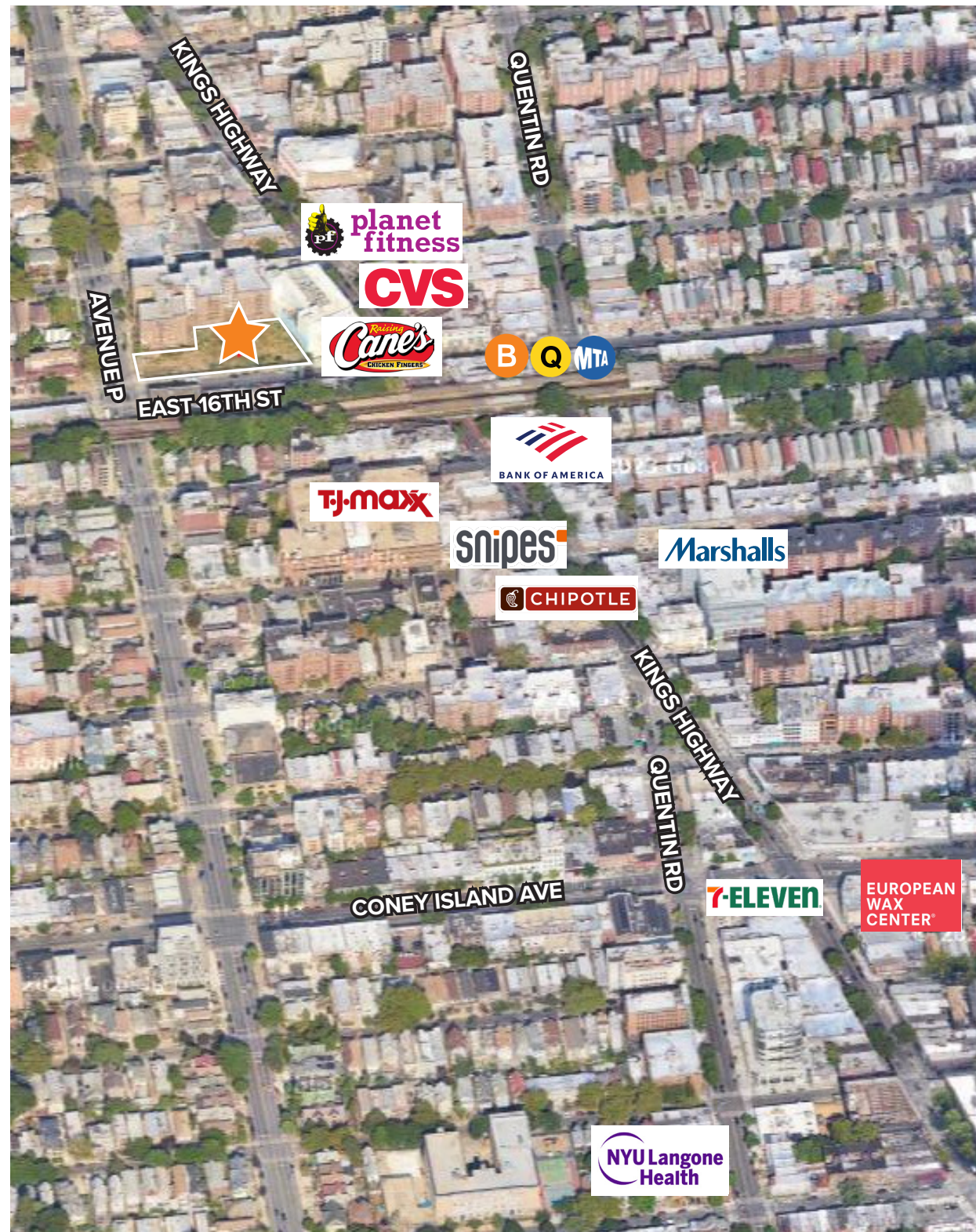
1633 East 16th Street aka 1602-1604 Avenue P
Corner of Avenue P and East 16th Street
Midwood, Brooklyn | New York 11229

PROPERTY DETAILS

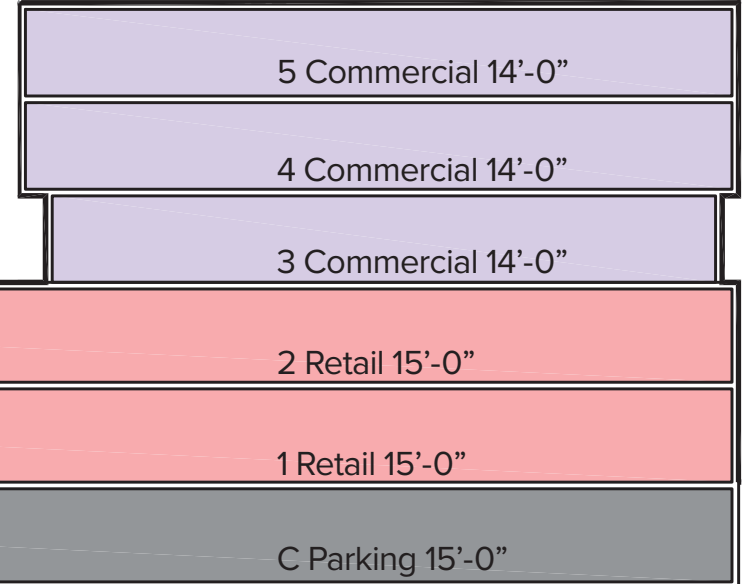
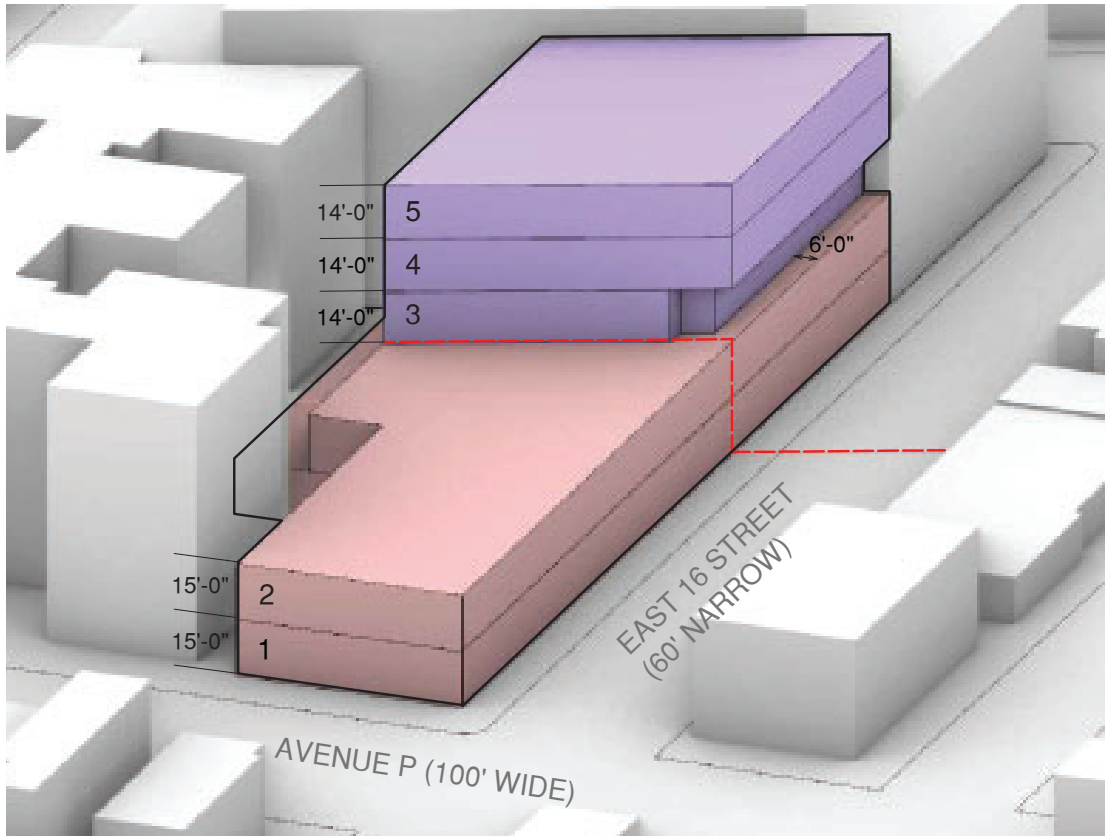
PARKING LOT:	23,185 SF Cellar
RETAIL SPACE:	23,086 SF First Floor 20,027 SF Second Floor
COMMERCIAL SPACE:	8,629 SF Third Floor 8,629 SF Fourth Floor 8,629 SF Fifth Floor
FRONTAGE:	292' wraparound
CEILING HEIGHTS:	15' Parking, 1st & 2nd 14' 3rd-5th Floors
POSSESSION:	Q2 2026
ASKING RENT:	Upon Request
TRANSPORTATION:	

HIGHLIGHTS

- Build-to-suit multi-use building
- Parking lot in cellar with space for 75 cars
- Brand new retail development
- Neighboring tenants include: *Raising Cane's*, *Planet Fitness*, *CVS*, *TJ Maxx*, *Bank of America*, *Snipes*, *Chipotle*, *Marshalls*, *NYU Langone*, *European Wax Center*, & many more!



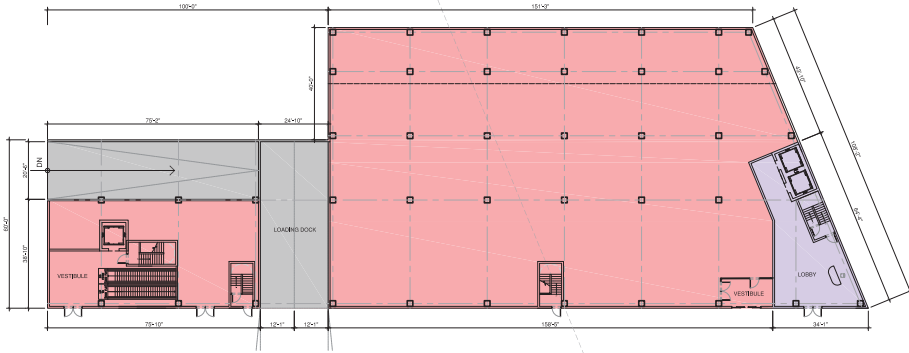
STACKING PLAN



Retail Space
 Commercial Space
 Parking Lot

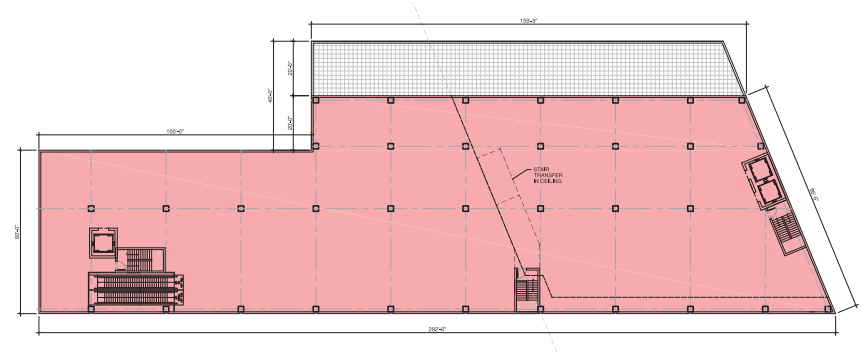
SITE PLANS

First Floor:
23,086 SF



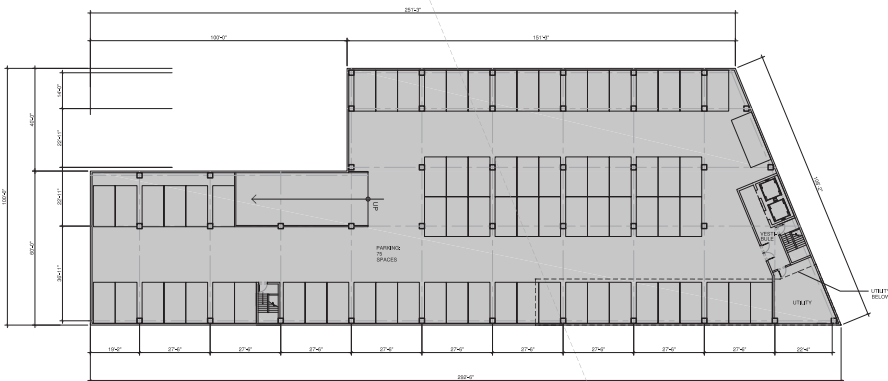
EAST 16TH STREET (60' WIDE)

Second Floor:
20,027 SF



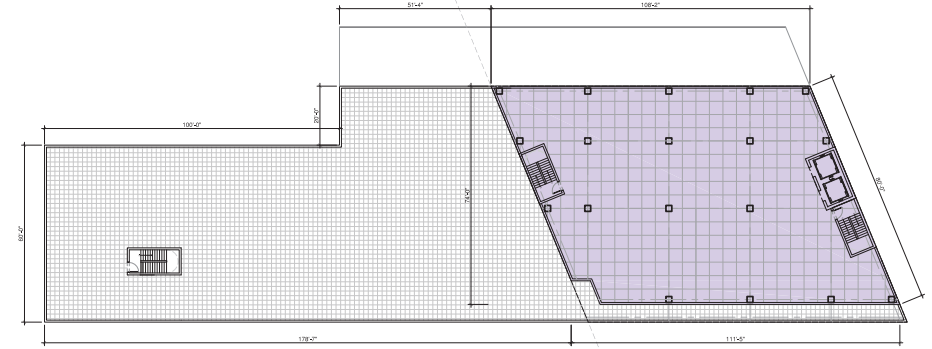
EAST 16TH STREET (60' WIDE)

Parking Lot:
23,185 SF



EAST 16TH STREET (60' WIDE)

Third Floor:
8,629 SF

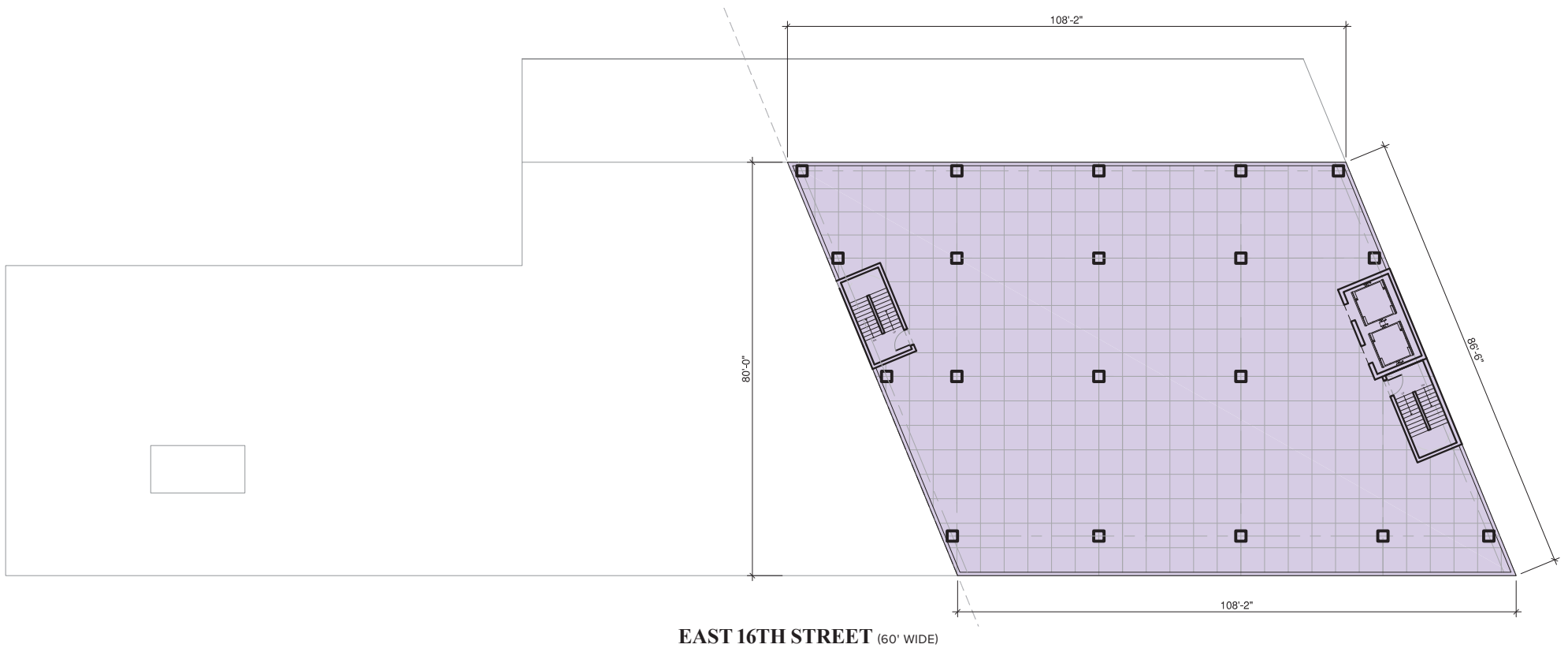


EAST 16TH STREET (60' WIDE)

Retail Space
 Commercial Space
 Parking Lot

SITE PLANS

**Fourth & Fifth Floors:
8,629 SF**

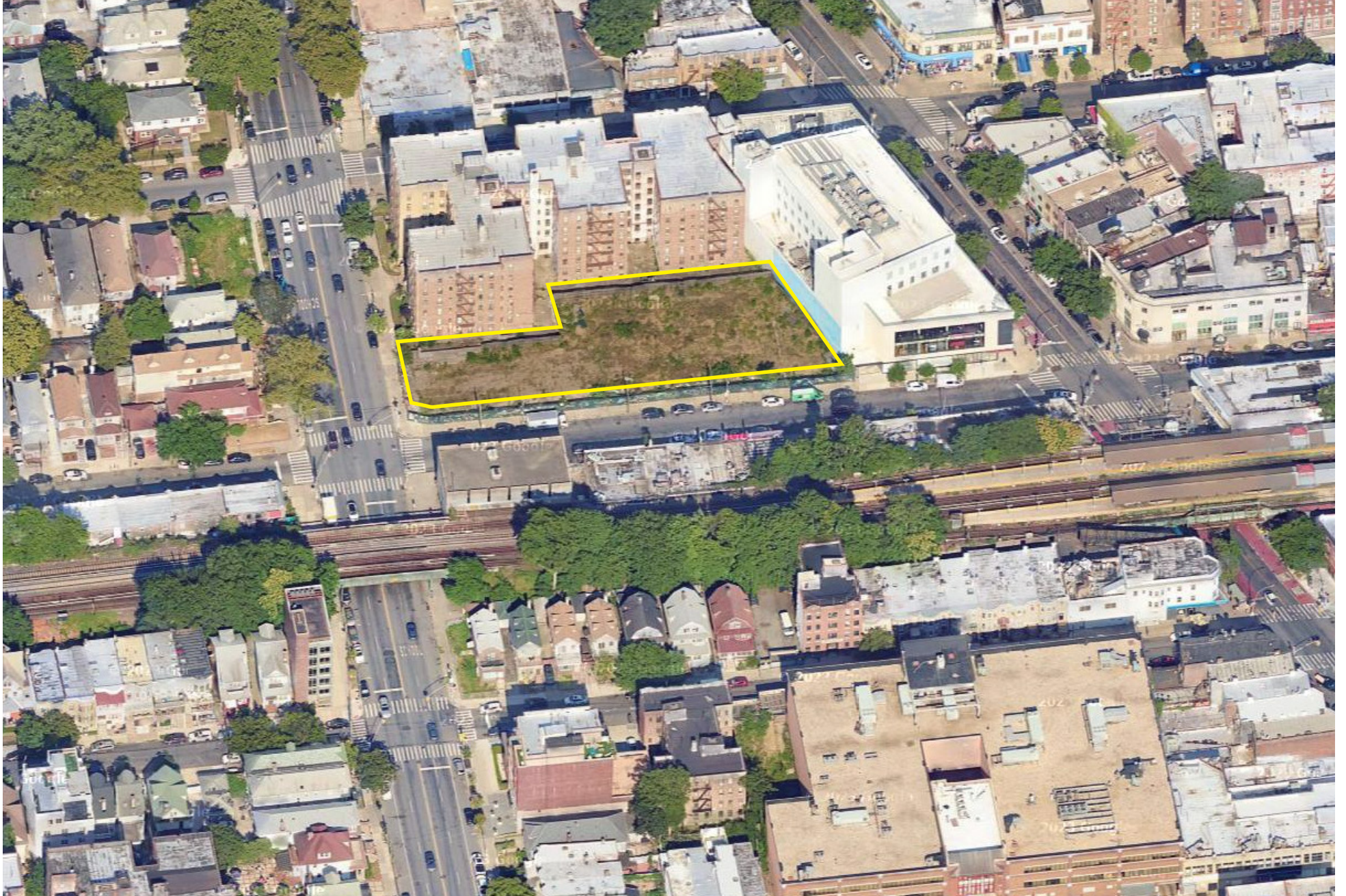


 Retail Space  Commercial Space  Parking Lot

SITE RENDERINGS



AERIAL VIEW



ABOUT THE VICINITY

Midwood is a residential neighborhood in Brooklyn, New York, known for its quiet, suburban feel despite being in the heart of the city. It's bordered by Flatbush to the west, Sheepshead Bay to the east, and Kensington to the north. The area is largely residential, with tree-lined streets and a mix of single-family homes, apartment buildings, and some commercial zones.

Midwood is known for its diverse community, with a significant Jewish population, particularly in the area around Avenue J, where you'll find kosher markets, synagogues, and Jewish schools. The neighborhood also attracts a blend of cultures, including Caribbean, Eastern European, and Italian influences. This diversity is reflected in the local dining scene, where you can find everything from classic New York-style delis to Caribbean and Italian eateries.

The neighborhood has a strong sense of community, with local businesses serving as gathering points. While it's primarily residential, it's also conveniently located near transportation options like the B and Q subway lines, providing easy access to Manhattan and other parts of Brooklyn.

Midwood is also home to a few notable spots, such as the historic Kings Highway and the nearby Brooklyn College campus, which adds a youthful energy to the area. The neighborhood is mostly known for its family-friendly atmosphere, with good public schools and a relatively affordable cost of living compared to some other parts of Brooklyn with the convenience of city life just a short trip away.

DEMOGRAPHICS

473,673
POPULATION
2 mi radius

\$115,354
AVG INCOME
2 mi radius

170,190
HOUSEHOLDS
2 mi radius

257,177
DAYTIME POPULATION
2 mi radius



FOR MORE INFORMATION,
PLEASE CONTACT:

SAMMY LEVY

M: 347.579.9559

E: SLevy@Ksrny.com

JACK KHASKI

M: 917.355.0559

E: JackK@Ksrny.com

ALBERT MANOPLA

M: 212.380.8369

E: Amanopla@ksrny.com



1385 Broadway, 22nd Floor
New York, NY 10018
212.417.9217
ksrny.com

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