

1901  
EMMONS  
AVENUE



50,733 SF

Sheepshead Bay, Brooklyn Retail Opportunity

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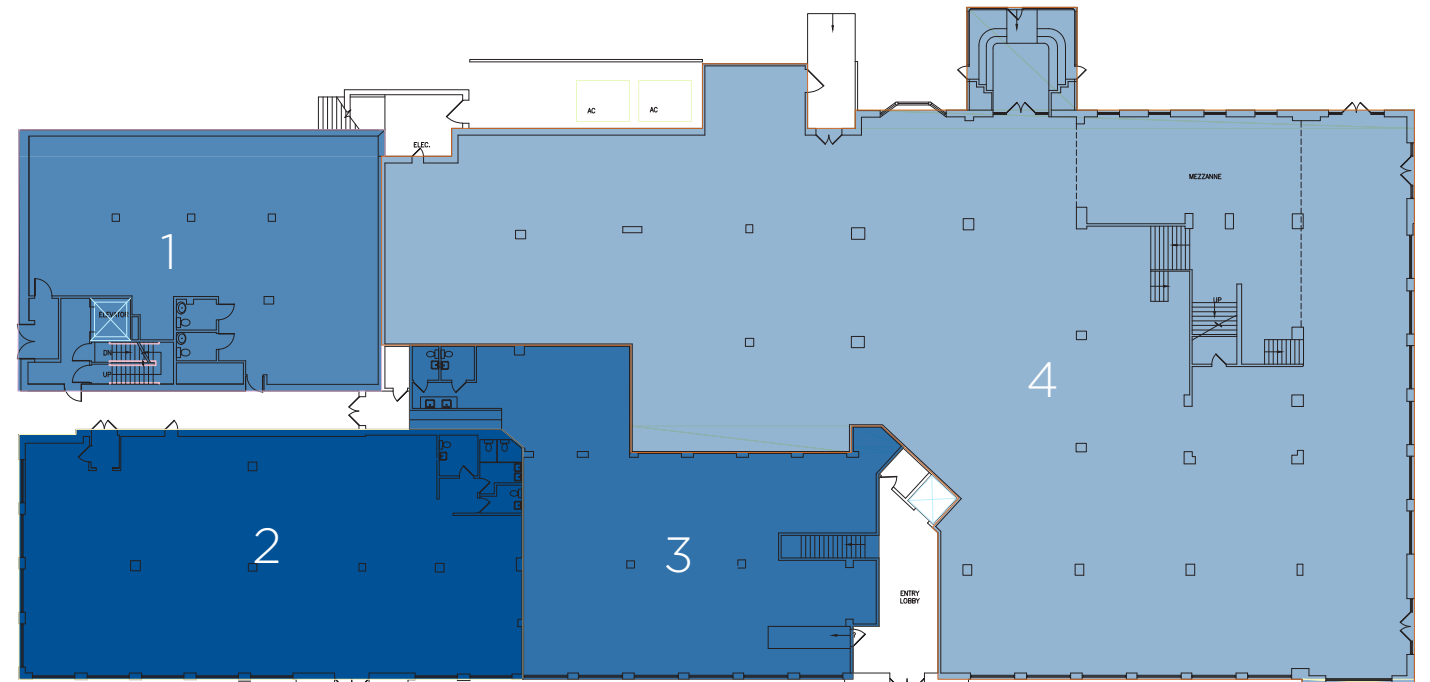
# Property Highlights

GROUND FLOOR	24,300 SF
2ND FLOOR	23,433 SF
3RD FLOOR	3,000 SF
<b>TOTAL</b>	<b>50,733 SF</b>

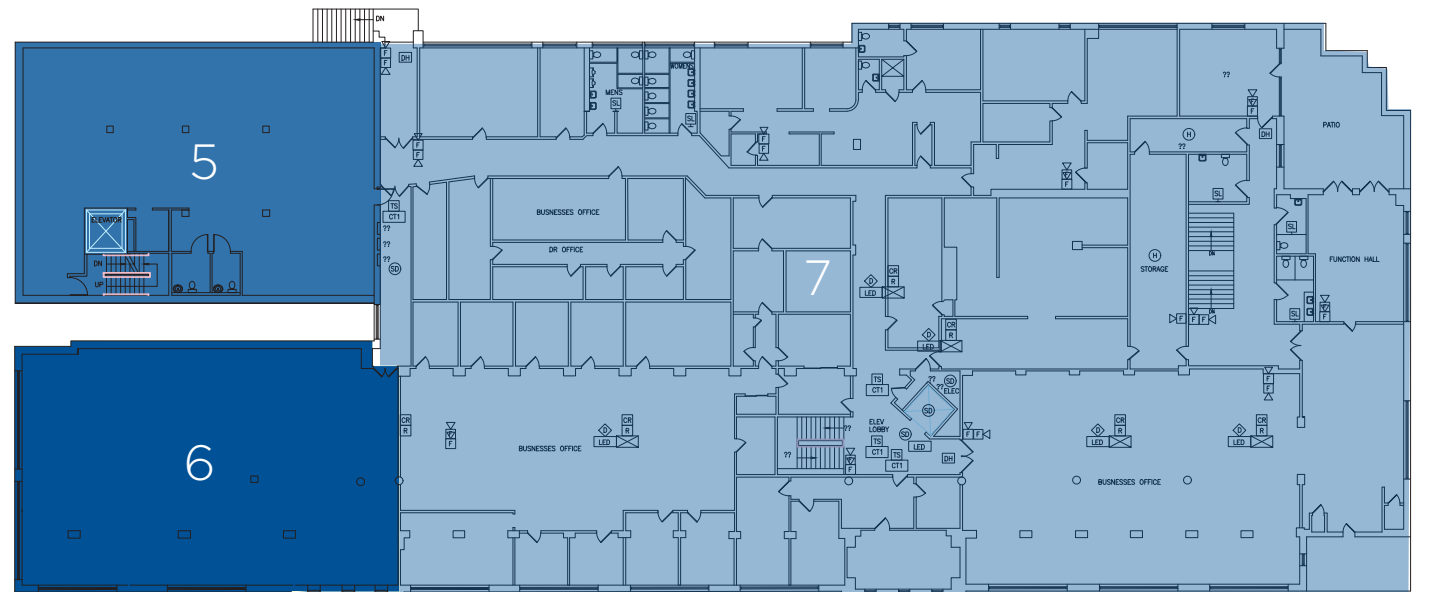
ASKING RENT	UPON REQUEST
POSSESSION	ARRANGED
TERM	NEGOTIABLE

## COMMENTS

- All logical divisions will be considered
- The surrounding trade area population is 96,000 people with a 1-mile radius.
- Situated in Sheepshead Bay, a waterfront neighborhood in southern Brooklyn with strong foot traffic, dining, and tourism.
- Within a short distance of public transit (subway lines B / Q).
- The building is flexible for large restaurant, hospitality, mixed-use, retail, or experiential concepts, given its scale and existing infrastructure.



1 1ST FLOOR PLANS  
GROUND



2 2ND FLOOR PLANS  
2ND FLOOR

LUNDY'S AT SHEEPSHEAD BAY, N. Y.

# Old Brooklyn Revived

In the early 20th century, F. W. I. Lundy Brothers Restaurant was one of the most beloved and famous restaurants in New York City. Founded by Frederick William "Irving" Lundy in the middle 1920s, the Lundy Brothers establishment drew up to 15,000 patrons a day with fresh seafood served on the waterfront of Brooklyn's Emmons Avenue in Sheepshead Bay. At its peak, Lundy's served a million patrons annually and for a period of time, was the highest grossing restaurant in America.



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# Neighborhood by the Numbers



96,085

TOTAL DAYTIME POPULATION



38,780

TOTAL HOUSEHOLDS 2025



\$845,740

MEDIAN HOME VALUE



43.8

MEDIAN AGE

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# Brooklyn's Vibrant Neighborhood



NEARBY RETAILERS

- 1** Dunkin' Donuts
- 2** Petco
- 3** Staples
- 4** Aldi
- 5** Applebee's
- 6** Roll N Roasters
- 7** Miramar Yacht Club

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