

Coney Island, Brooklyn

Retail Opportunity



15 15
15 SURF

Introducing retail at 1515 Surf Avenue, a new development in the heart of the iconic Coney Island neighborhood.

Steps from the most storied amusement park in America, New York Aquarium, Coney Island Beach and boardwalk, Brooklyn Cyclones' Maimonides Park, and countless other attractions.

LCOR

 **JLL**

15¹⁵ SURF

Location

1515 Surf Avenue, between W. 15th and W. 16th Streets

Availability

Retail A	Size	Frontage
Ground floor:	7,095 sf	Approx. 200' wraparound on Surf Avenue and W. 15th St.
Mezzanine:	2,088 sf	
Retail B	Size	Frontage
Ground floor	1,419 sf	Approx. 60' on W. 16th St.

Ceiling height

Retail A: 20' on ground floor
Retail B: 14' on ground floor

Status

New construction

Possession

1Q 2024

Features

- Retail opportunity at the base of a 463-unit residential building, currently under construction
- Located in a heart of a vibrant neighborhood surrounded by growing residential development and flourishing population

Access

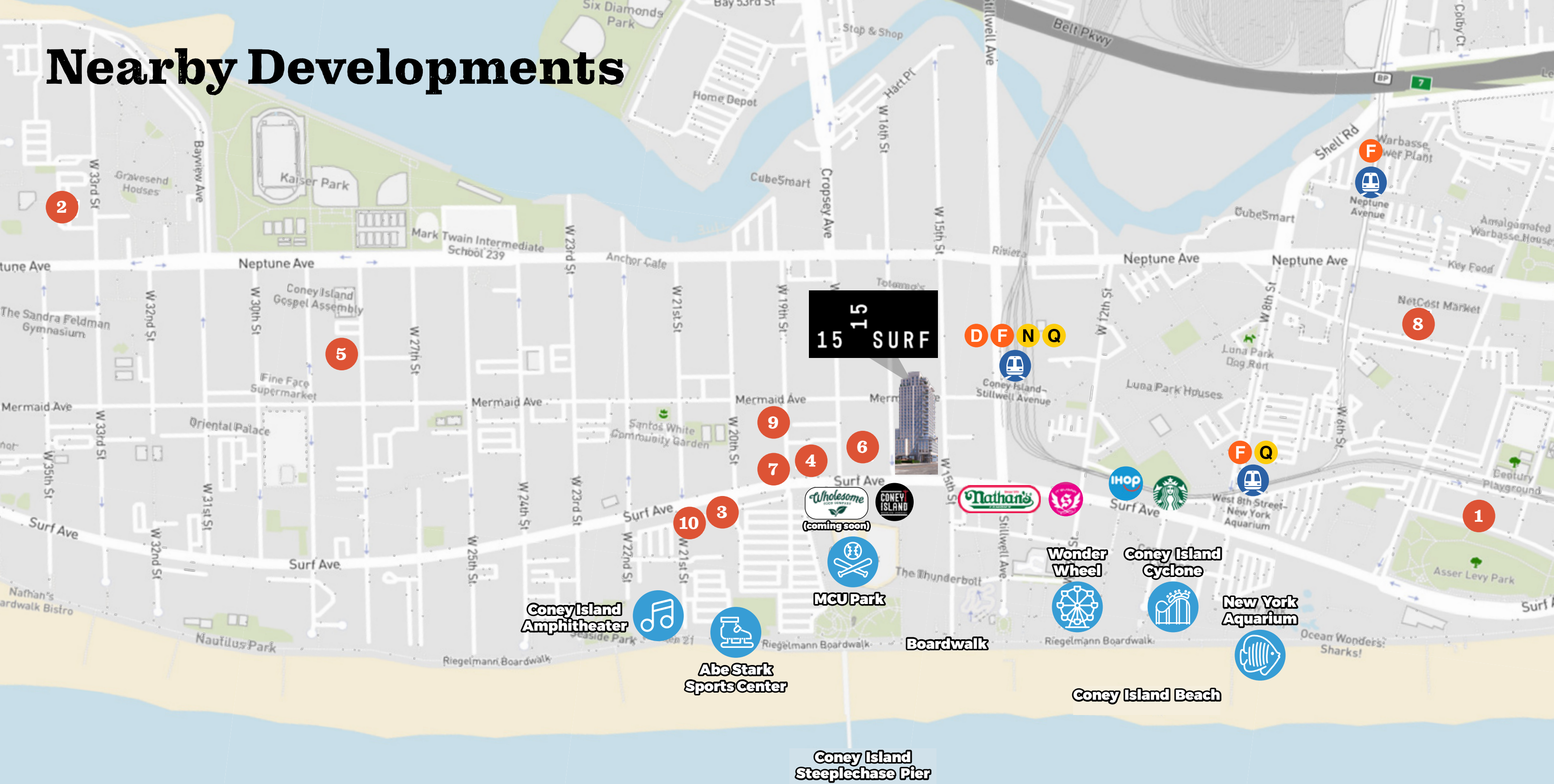
- One block from the Coney Island/Stillwell Ave. subway station, servicing the **D F N Q** lines
- Convenient access from the Belt Parkway

Area Development

+/-3,500 new residential units in the immediate vicinity: 1,890 recently completed, 951 currently under construction, 554 in the pipeline



Nearby Developments



	ADDRESS	UNITS	TYPE	STATUS
1	271 Sea Breeze Avenue	114	Residential/Retail	Completed
2	2760 W 33rd Street	200	Residential/Retail	Completed
3	2006 Surf Avenue	216	Residential/Retail	Completed
4	1709 Surf Avenue	446	Residential/Retail	Completed
5	2828 W 28th Street	333	Residential/Retail	Completed

	ADDRESS	UNITS	TYPE	STATUS	DELIVERY
6	1607 Surf Avenue	376	Residential/Retail	Under construction	3Q 2024
7	1905 Surf Avenue	554	Residential/Retail	Pipeline	
8	520 Neptune Avenue	575	Residential/Retail	Under construction	4Q 2025
9	2926 W 19th Street	446	Residential/Retail	Completed	
10	3003 W 21st Street	135	Residential/Retail	Completed	

Did you know?



18 million
visit the beach
every season

285,000
fans go to see
the Brooklyn
Cyclones at
MCU Park

175,000
ride the
Wonder Wheel
and Cyclone

Over
100,000
music fans visit
the Siren Festival
every year

Attracts
500,000
people on
July 4th
weekend

700,000
people visit the
NY aquarium
each year

200,000
visit the annual
Mermaid
Parade

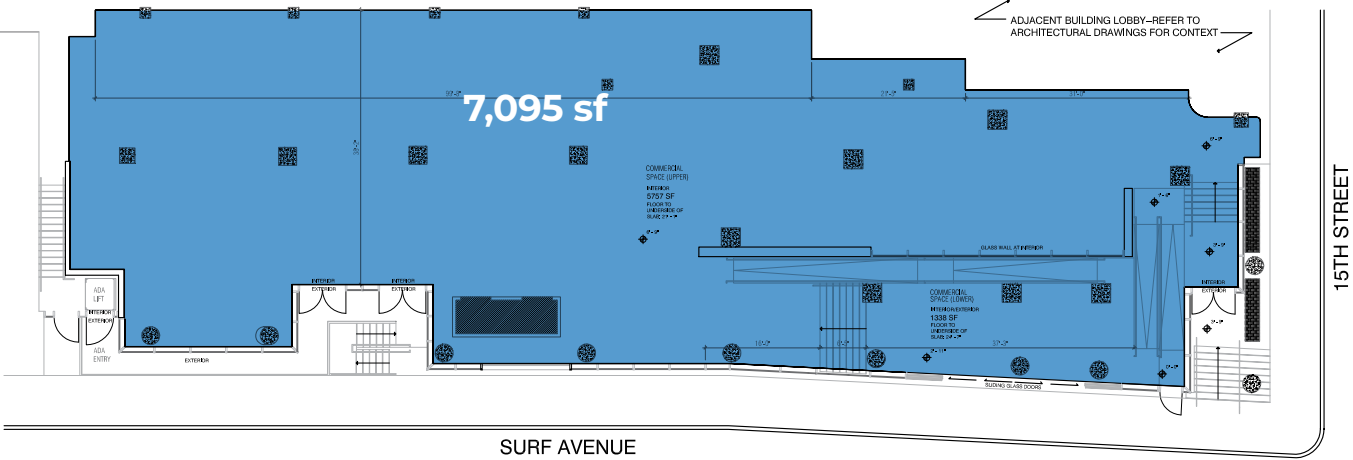
4.7 million
subway riders visit
Coney Island
every year

Luna Park
will triple in size
with new state-
of-art rides and
attractions

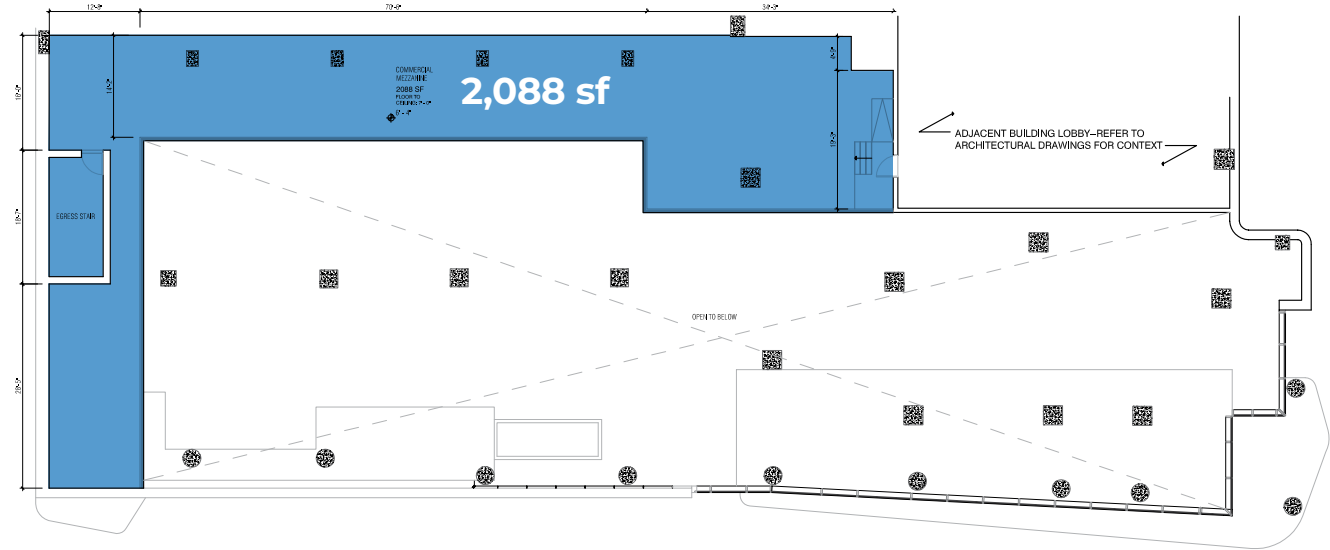


Floor plans

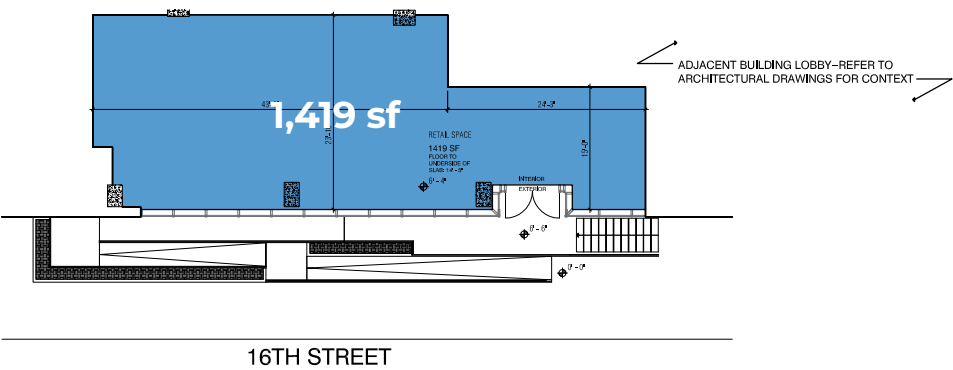
Retail A: Ground floor



Retail A: Mezzanine



Retail B Ground floor



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