

# FOR LEASE: RETAIL SPACE

# 580 LIVONIA AVENUE, BROOKLYN, NY

## LOCATION:

Livonia Avenue between Georgia Avenue and Sheffield Avenue

**SIZE:** 3,500 Sq. Ft.

**DETAIL:** Neighboring tenants include Children's Corner Day Care Center

**AVAILABILITY:** Immediate

**RENT:** Please call

## TRANSPORTATION:

### BUS:

**B20:** (Pennsylvania Avenue / Livonia Avenue)  
2,184,077 annual riders

**B83:** (Pennsylvania Avenue / Livonia Avenue)  
2,642,130

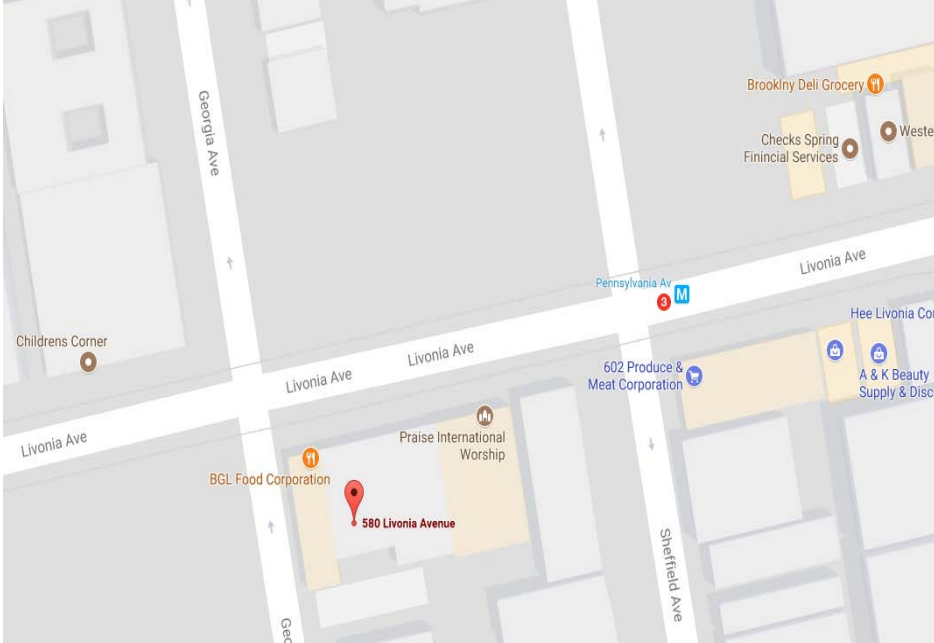
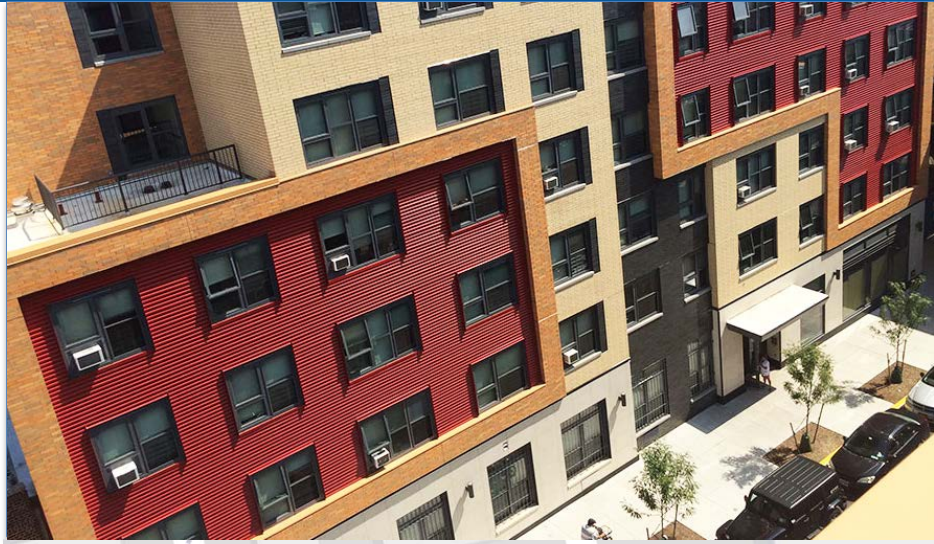
### SUBWAY:



**Pennsylvania Avenue:** 753,493 annual ridership

## ANNUAL AVERAGE DAILY AUTOMOBILE TRAFFIC:

- 30,055 vehicles on Pennsylvania Avenue between Dumont Avenue and Livonia Avenue
- 3,616 vehicles on Dumont Avenue between Sheffield Avenue and Pennsylvania Avenue



Source: Google Maps

## DEMOGRAPHICS:

	0.25mi	0.5mi	1.0 mi
Population	12,156	39,584	129,400
Median HH Income	\$31,867	\$29,643	\$30,351
Median Age	31.1	32.3	31.8

## CONTACT:

**Christina Warner**

917.647.1966

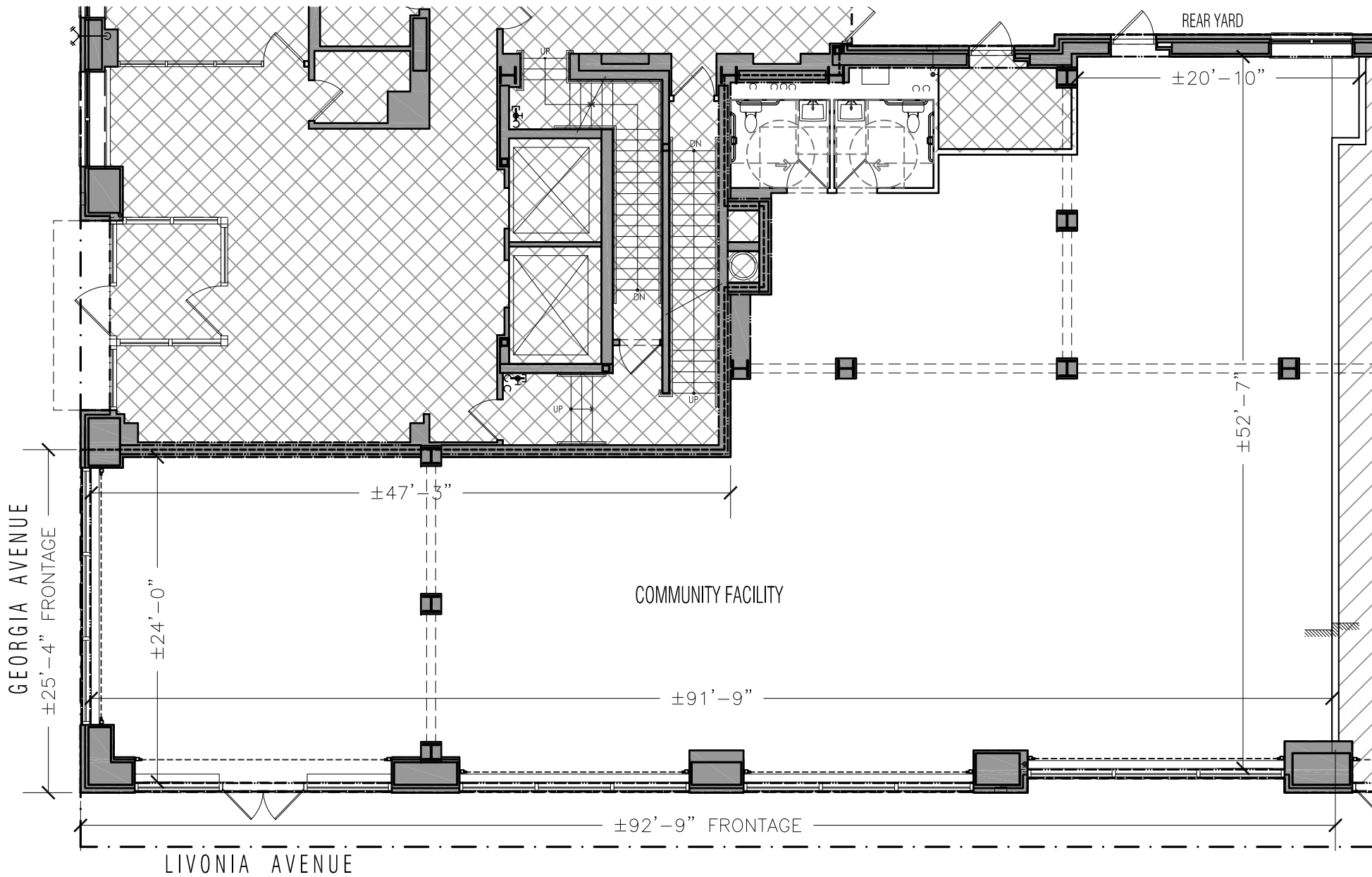
cwarner@lmdevpartners.com



Development  
Partners

NOTE: DIMENSIONS SHOWN ON THESE DRAWINGS ARE FOR CONVENIENCE IN PLANNING AND SHOULD BE VERIFIED IN THE FIELD AS NEEDED. DIMENSIONS SHOWN ON THESE DRAWINGS ARE NOT GUARANTEED IN ANY WAY BY ANY OF THE INVOLVED PARTIES.

© 2014 GUARDIA ARCHITECTS



1  
-

FLOOR PLAN - 1ST FLOOR - PROPOSED DEMISING - COMMUNITY FACILITY C

SCALE: 1"=10'-0"

