

# FOR LEASE: RETAIL SPACE

# 580 Livonia Ave, Brooklyn, NY

**LOCATION:**

Livonia Avenue between Georgia Ave and Sheffield Ave

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

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

**AVAILABILITY:** Immediate

**RENT:** Please call

**TRANSPORTATION:****BUS:**

**B20:** (Pennsylvania Ave / Livonia Ave)

2,184,077 annual riders

**B83:** (Pennsylvania Ave / Livonia Ave)

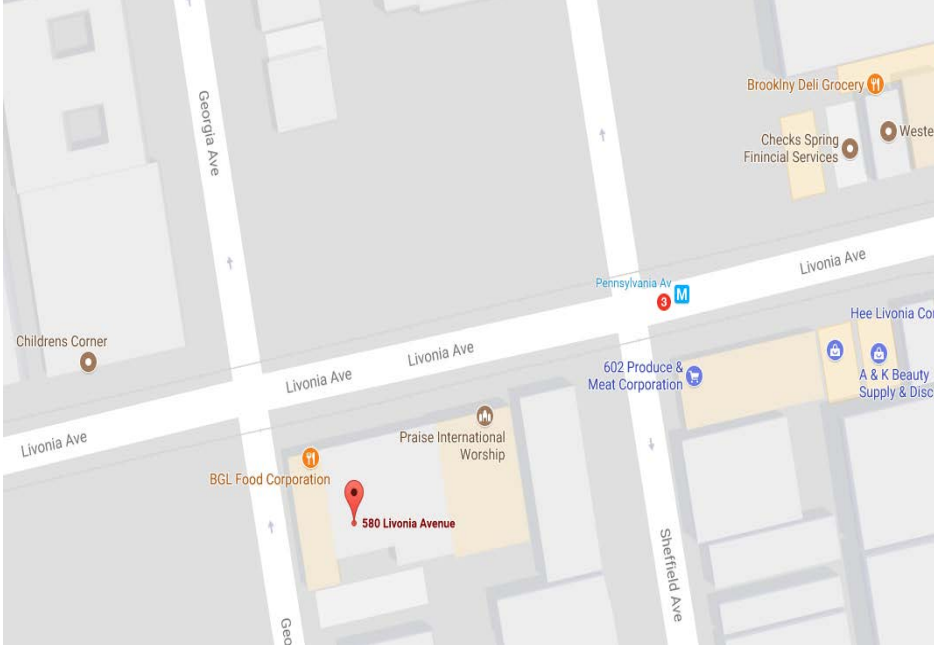
2,642,130

**SUBWAY:**

**Pennsylvania Ave Station:** 753,493 annual ridership

**ANNUAL AVERAGE DAILY  
AUTOMOBILE TRAFFIC:**

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



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

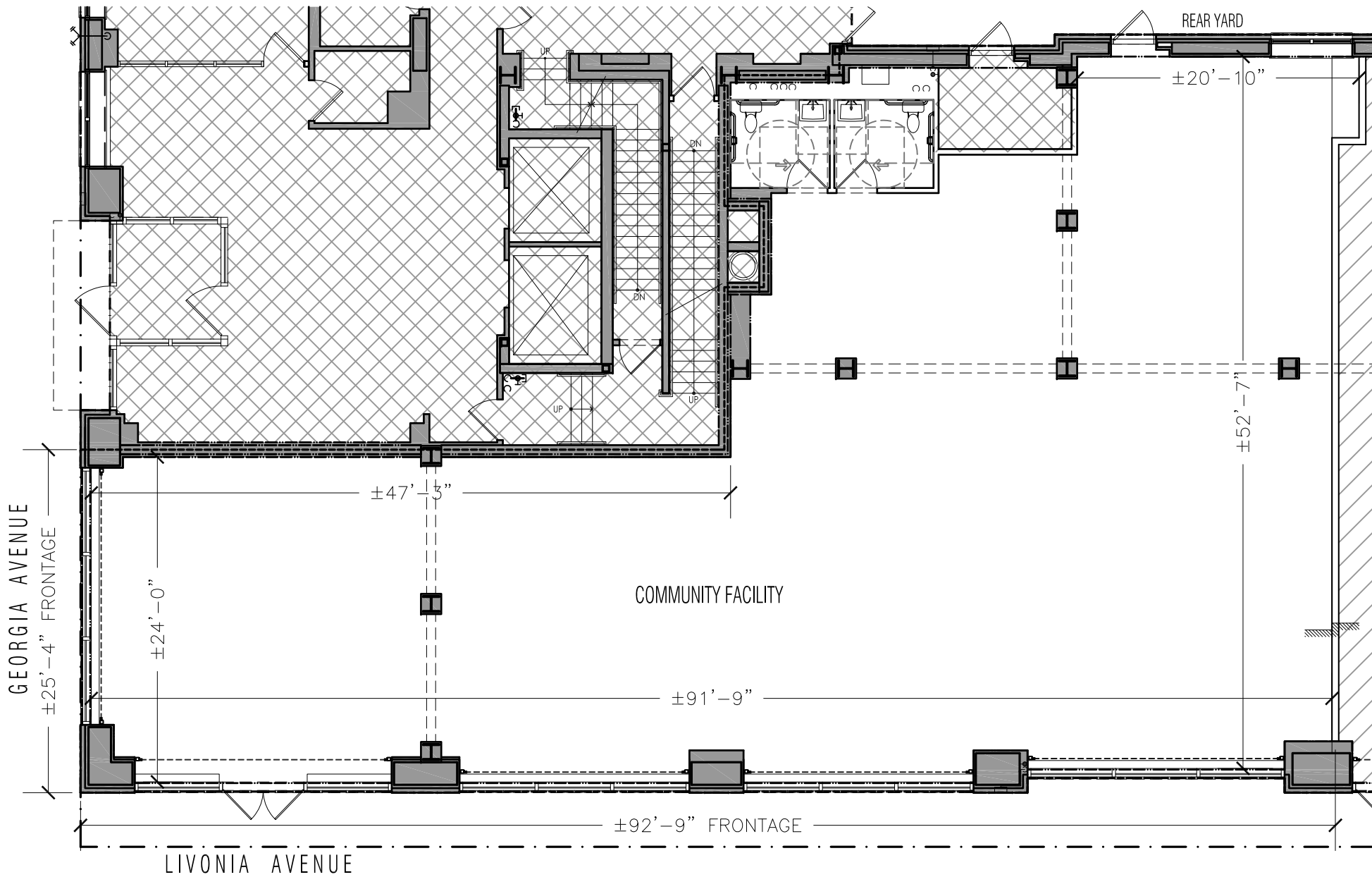
cwarner@lmdevpartners.com



Development  
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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.

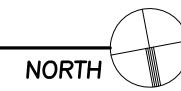
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FLOOR PLAN - 1ST FLOOR - PROPOSED DEMISING - COMMUNITY FACILITY C

SCALE: 1"=10'-0"



LIVONIA COMMONS - III 560 - 570 LIVONIA AVENUE, BROOKLYN, NY 11207

GUARDIA ARCHITECTS, 233 DELAVAN AVENUE, NEWARK, NJ 07104 862-576-8066

12/03/2014