TRI STATE COMMERCIAL®

FOR SALE

VACANT 8,000 SF FIRST FLOOR + 8,000 SF BASEMENT
RETAIL PROPERTY WITH 75 FT FRONTAGE

1404 Rockaway Parkway

Brooklyn, NY 11236

Between Glenwood Road & Smiths Lane

$4,750,000
OFFERED AT

SHLOMI BAGDADI
212.433.3355 x101
sb@tristatecr.com

JACK SARDAR
212.433.3355 x106
jack.s@tristatecr.com

TSC.

PROPERTY SUMMARY

EXECUTIVE SUMMARY

1404 Rockaway Parkway is a high-visibility, single-story commercial property offering 8,000 SF on the ground floor plus an 8,000 SF full basement. Located on a heavily trafficked block across from a municipal parking lot and surrounded by national tenants, the building will be delivered vacant, providing flexibility for an owner-user. The property benefits from a triple-net Walgreens lease running through March 2028 at $50,000 per month, allowing a buyer to use the space while still collecting rent. With a lot size of 75 × 106 square feet and a current cap rate over 10%, this asset offers strong income and operational potential.

LOCATION OVERVIEW

Located along the busy Rockaway Parkway corridor in Canarsie, 1404 Rockaway Parkway benefits from strong visibility and steady foot and vehicle traffic. The area is anchored by a mix of national and local tenants including Dunkin', Baskin-Robbins, Popeyes, McDonald's, T-Mobile, Blink Fitness, Chase Bank, and Public Storage, along with popular neighborhood spots like Steph's Cake Shop, Rockaway Gourmet, Fisherman's Cove, and The Xperience Coffee House & Juice Bar. Surrounded by dense residential housing and active retail, the location offers a built-in customer base and consistent activity, making it attractive for both commercial users and long-term investors.

Address	1404 Rockaway Parkway, Brooklyn, NY 11236
Location	Between Glenwood Road & Smiths Lane
Block/Lot	8165 / 55
Zoning	R5-D / C1-3
Lot Dimensions	75 FT x 106.37 FT
Lot Size	8,000 SF
Building Size	16,000 SF
Basement	8,000 SF
First Floor	8,000 SF
Frontage	75 FT
Building Class	K1
Total Commercial Units	1
Tax Class	4
Taxes (25/26)	$215,150

$4,750,000
Offered At

16,000 SF
Building Size

1
Commercial Units

75 FT
Frontage

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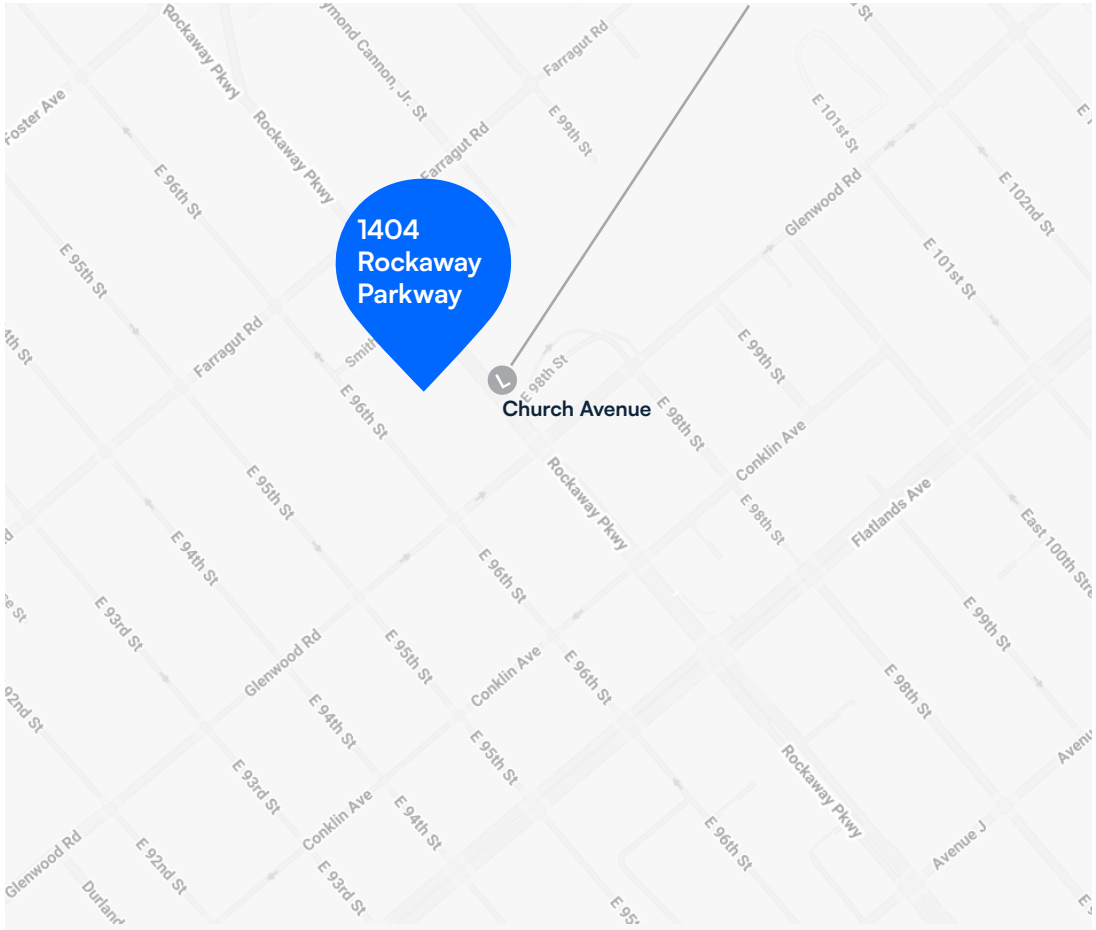
TRANSPORTATION AND TAX MAP

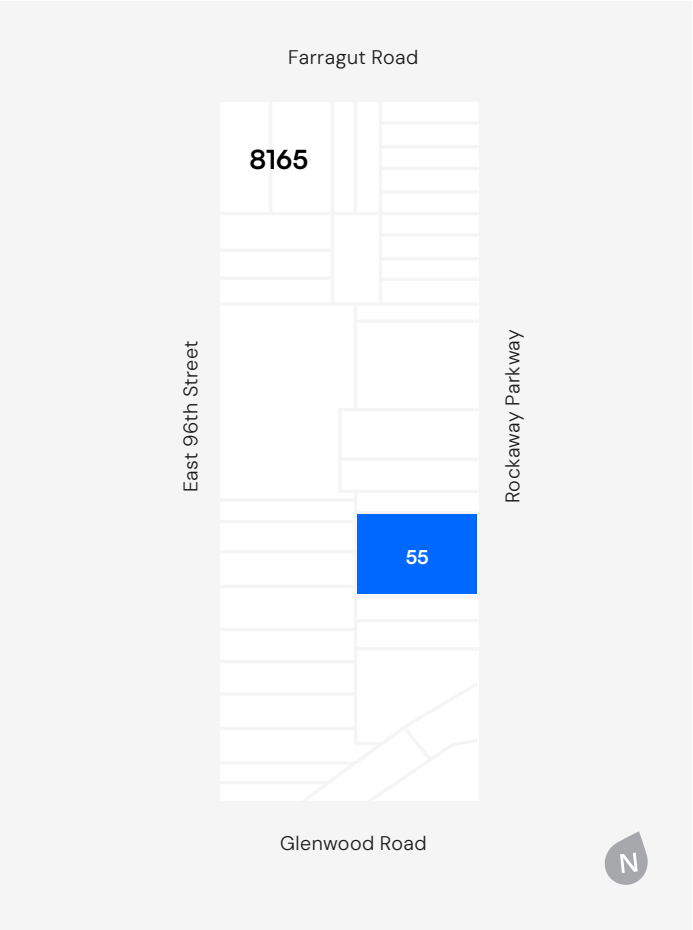
NEAREST TRANSIT

L Train at Canarsie - Rockaway Parkway

B60 B82 B42 B6 B17 B82-SBS Bus Lines



TAX MAP



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PROPERTY PHOTOS

Store

Store

Interior

Store

Basement

Basement

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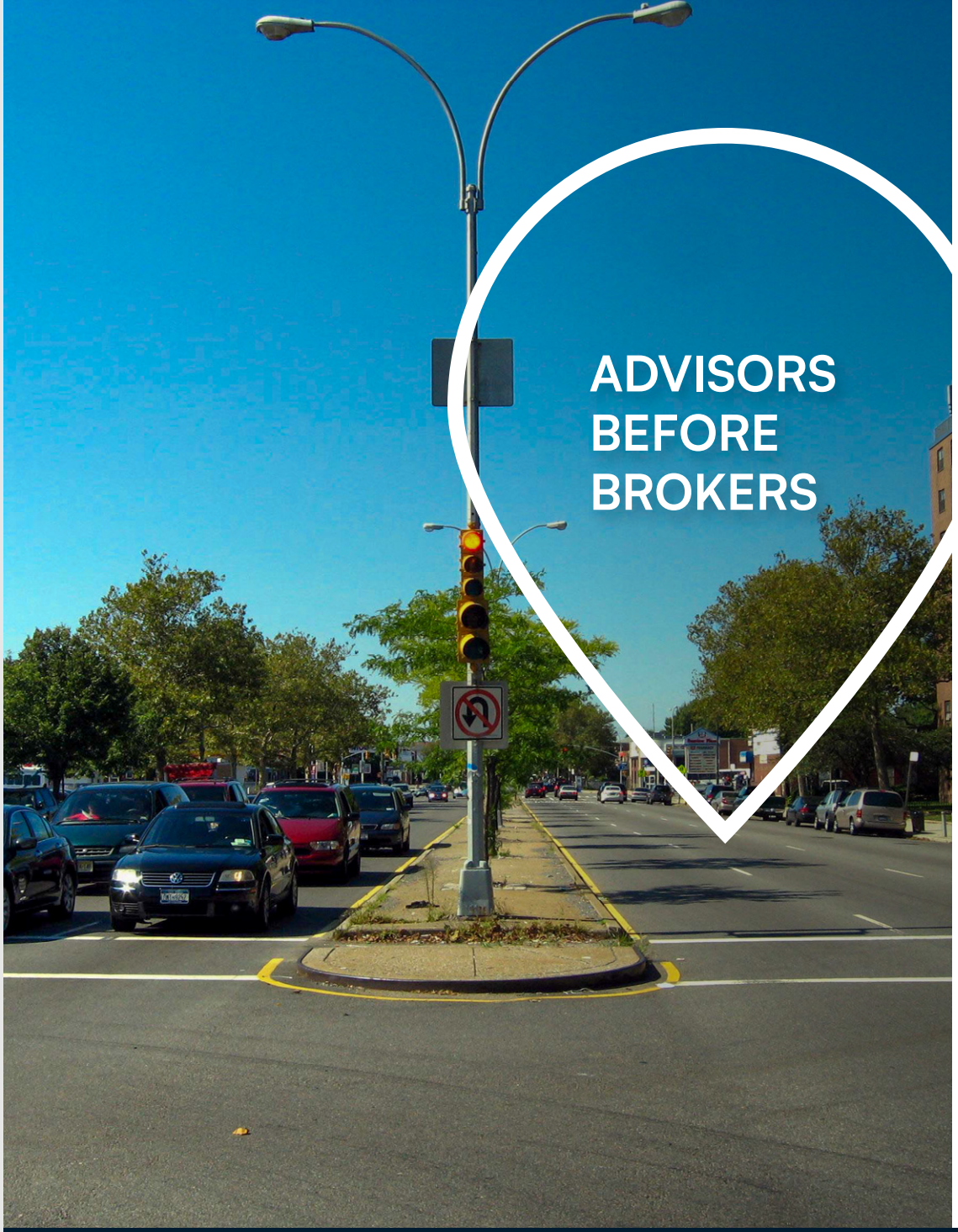

LOCATION OVERVIEW

CANARSIE

Rooted in a strong sense of community and local pride, Canarsie offers a balanced blend of residential stability and thriving neighborhood commerce. Rockaway Parkway functions as one of the area's main commercial arteries, lined with diverse eateries, convenience shops, fitness centers, banks, and service-oriented businesses that reflect the neighborhood's multicultural character. With steady pedestrian activity, accessible transit options, and a welcoming small-business environment, the community continues to attract families, entrepreneurs, and long-term residents who value convenience and connection.

POINTS OF INTEREST

- Canarsie Pier
- Canarsie Park
- Seaview Park
- Fresh Creek Nature Preserve

DEMOGRAPHICS

Within a one-mile radius of the property

31,720	93,549	$97,565
Total Households	People	Avg Household Income

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Between Glenwood Road & Smiths Lane

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Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.