

680 Essex Street
Brooklyn, NY 11208

FOR GROUND LEASE

Transit Accessible Development Site
in East New York for 99-Year Ground Lease

Ariel
GREA Partner



Table Of Contents

3 Executive Summary

7 Neighborhood Information

13 Property Information





Executive Summary

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EXECUTIVE SUMMARY

Ariel Property Advisors presents **680 Essex Street**, a large, L-shaped, block- through development site in the heart of **East New York, Brooklyn**.

The **20,000 SF vacant lot**, currently used as for parking, features **120 feet of frontage on Essex Street and 80 feet on Linwood Street**.

With **R5 zoning, Qualifying Residential Site** status, and **transferable air rights** from an adjacent property, the site provides **approximately 71,523 buildable square feet** across two medium-density residential towers (zoning study available upon request).

Ownership is seeking proposals for a **99-year ground lease**.

Just steps from the **New Lots Avenue 3 train** and several bus routes (B5, B84, B20, BM5), the property offers excellent access throughout Brooklyn and the greater New York metro area. **Linden Boulevard, Atlantic Avenue**, and the **Belt Parkway** further enhance car connectivity.

Positioned between the **Gateway Center** to the south and a wave of new development along **Atlantic Avenue** to the north, **680 Essex Street** stands at the center of East New York's ongoing revitalization.

Combining **scale, accessibility, and a strategic location**, 680 Essex Street presents a **prime Brooklyn ground lease opportunity**.

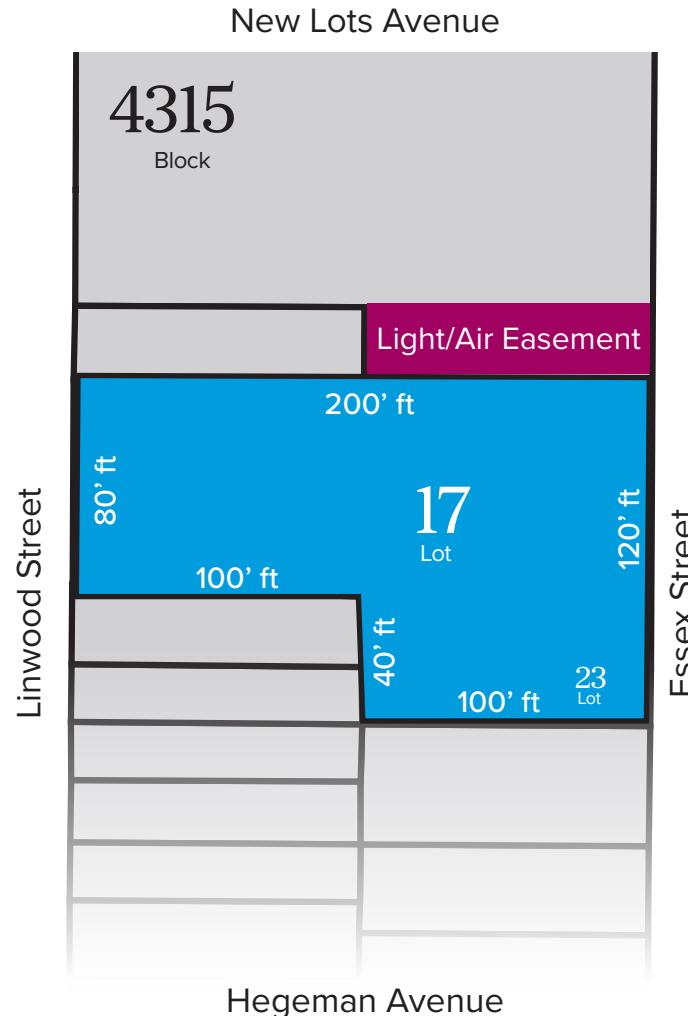
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R5

Zoning

20,000

Lot Sq. Ft.

71,523

Proposed ZFA

3

Lot Dimensions

Subway

Proposed Residential Development - R5, Qualifying Residential Site

Development Scenario

Zoning Square Feet

West Building ZFA

27,844

East Building ZFA

43,679

Proposed ZFA

71,523

(All square footage/buildable area calculations are approximate)

Ownership Requests Proposals For Ground Lease

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Property Information

Block / Lot	4315 / 17, 23
Lot Dimensions	120' x 200' (Irregular)
Lot Sq. Ft.	20,000
Zoning	R5 Qualifying Residential Site
Proposed West Building ZFA	27,844
Proposed East Building ZFA	43,679
Proposed Proposed ZFA	71,523

*All square footage/buildable area calculations are approximate

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An aerial photograph of a New York City neighborhood, likely Brooklyn or Queens. The image shows a mix of residential buildings, including multi-story apartments and smaller houses, interspersed with green trees. In the center, a large subway yard is visible, with several tracks and a long train. To the left, there's a large industrial building with a red brick facade and a long roof. The overall scene is a blend of urban residential life and industrial infrastructure.

Neighborhood Information

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East New York – An Accessible, Growing Neighborhood

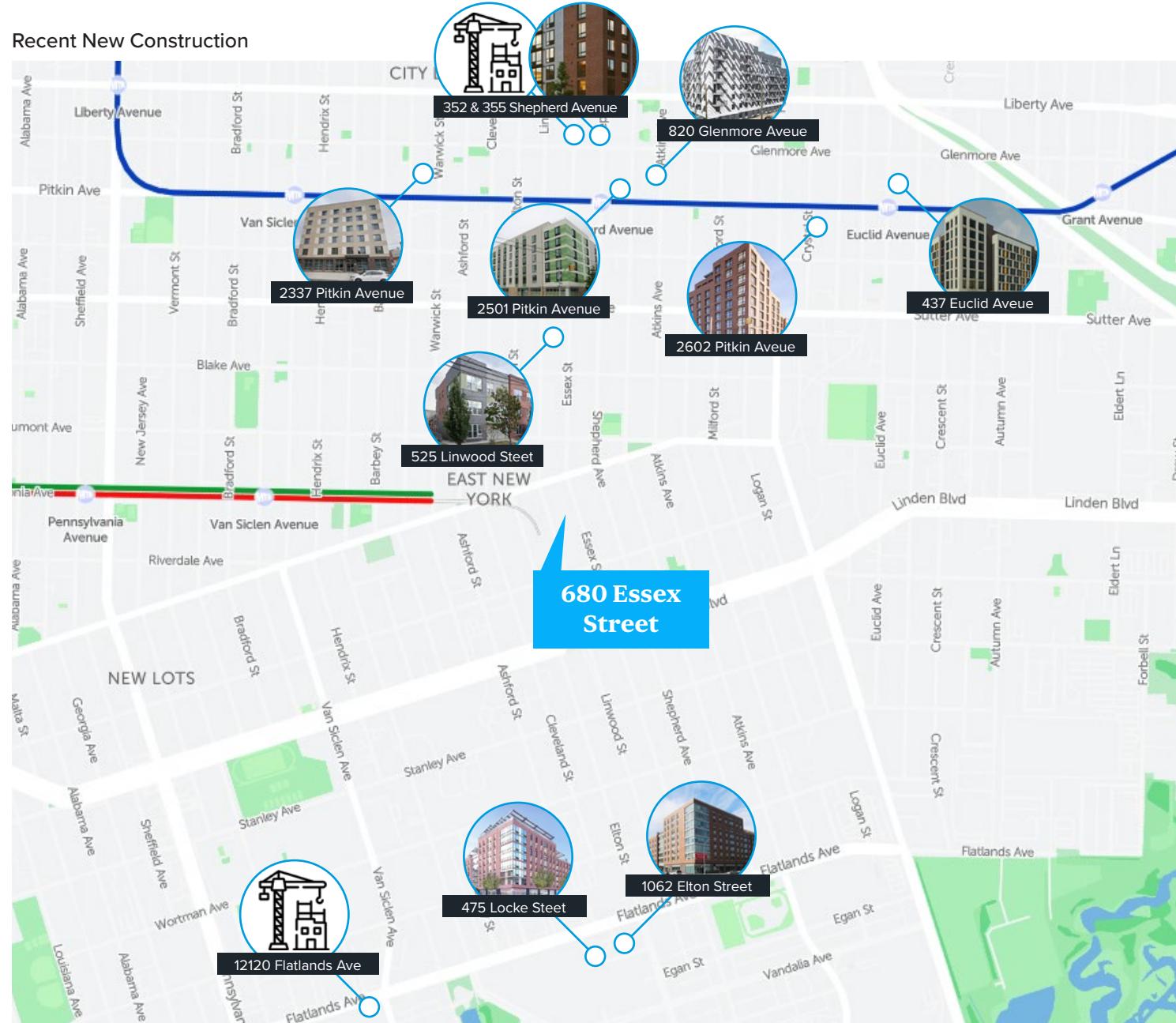
East New York is a rapidly evolving neighborhood in eastern Brooklyn, where substantial public and private investment is fueling new housing, retail, and community amenities.

Anchored by major institutions such as the Brooklyn Developmental Center, Gotham Health East New York, and several public schools, the neighborhood also sits near major job centers like Broadway Junction and the East New York Industrial Business Zone, which supports hundreds of small businesses and light manufacturing operations.

Since 2015, over 6,000 new housing units have been built, 1,000 of which are located within 1 mile of the subject property. Thousands more are currently in the pipeline.

With continued investment and infrastructure improvements, East New York is transforming into one of Brooklyn's most dynamic and opportunity-rich communities

Recent New Construction



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The Gateway Center

680 Essex Street is 1.3 miles from the Gateway Center, Brooklyn's largest shopping center with over 45 stores and restaurants. Completed in 2014, it spans 1.2 million square feet and serves as a hub for local residents and those from neighboring boroughs. Retailers include BJ's Wholesale Club, Home Depot, Target, Best Buy, JC Penny and Marshall's.



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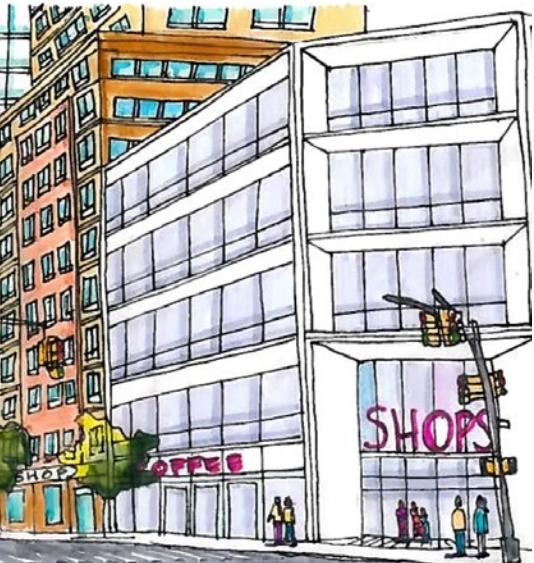
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East New York Rezoning

Approved in 2016, the East New York Rezoning is transforming the area with a host of new residential and mixed-use facilities. Over time, the initiative is expected to produce over 6,000 new housing units, many of which are currently in the pipeline.



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Alafia

Alafia is a 27 acre redevelopment in East New York right next to Gateway Commons. The project is poised to bring 2,400 affordable apartments, a 15,000 sq. ft. outpatient medical clinic, retail space and a mix of publicly accessible green space and recreational areas.



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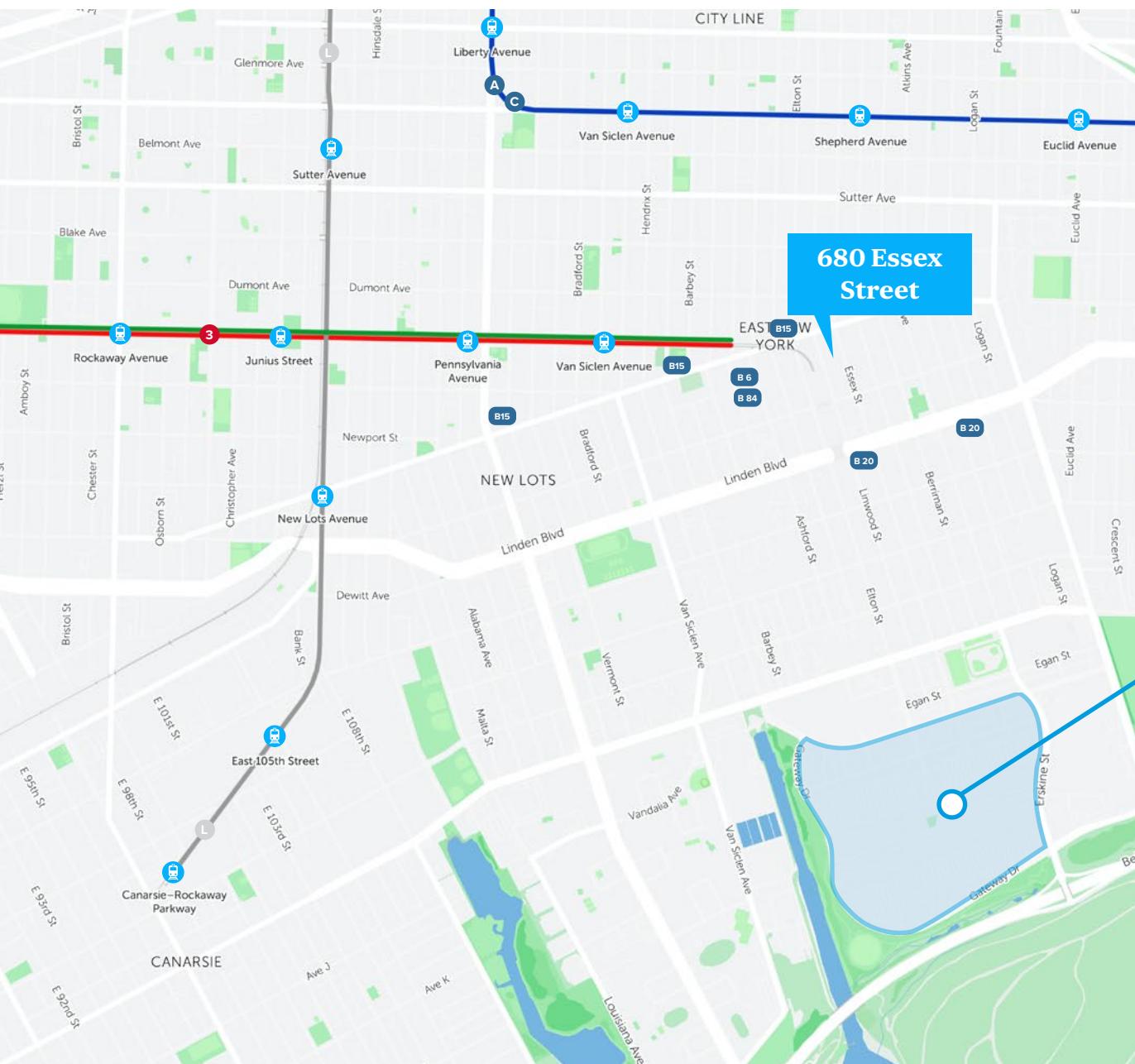
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JFK INTERNATIONAL AIRPORT
15 min.

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An aerial photograph of a residential neighborhood. The foreground is dominated by large, mature trees with green and yellow foliage. In the middle ground, there is a large, open, paved area, possibly a parking lot or a public square, with several cars parked. Surrounding this area are various multi-story apartment buildings, mostly made of brick, with different roof types. In the background, more buildings and trees are visible, creating a dense urban landscape.

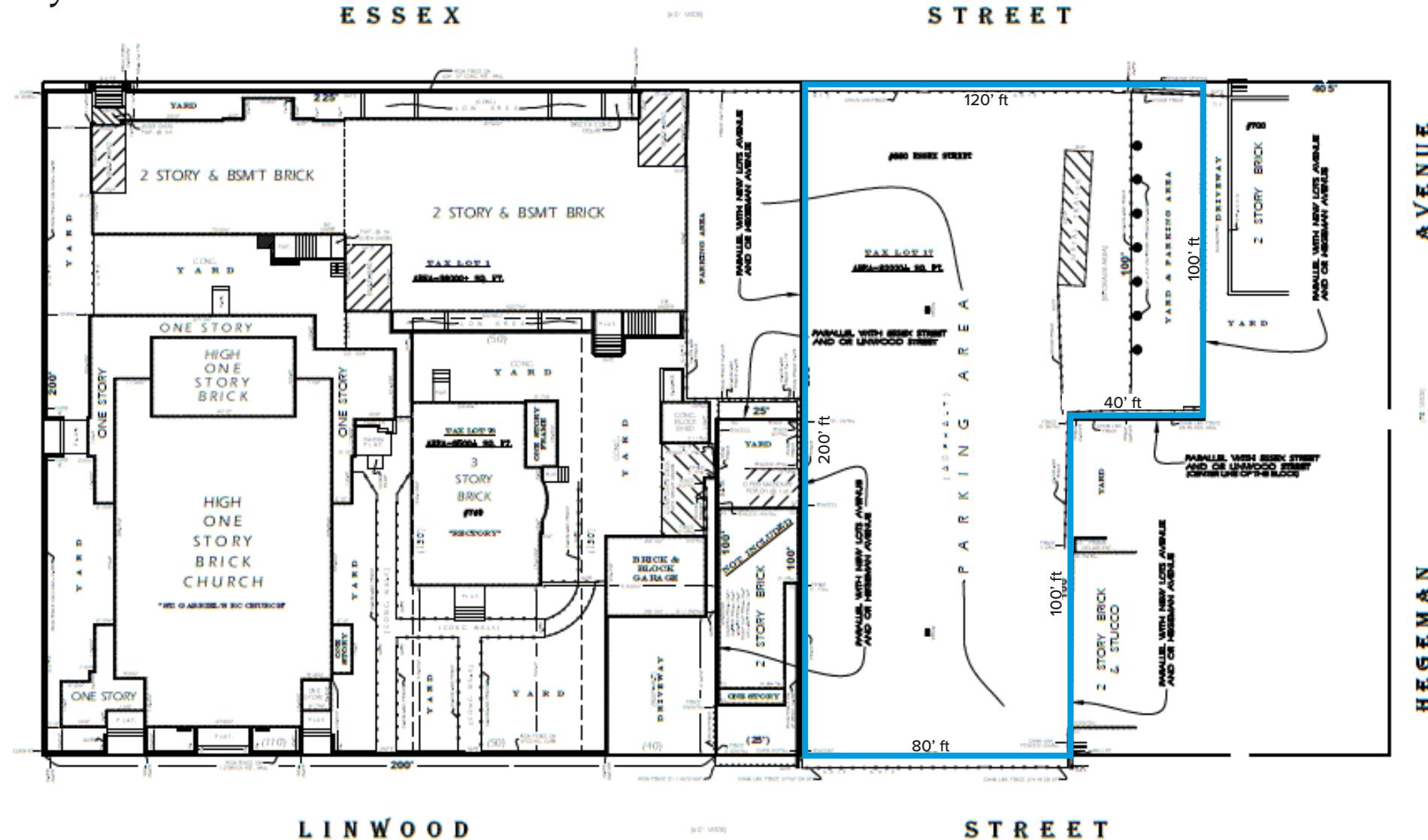
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Survey



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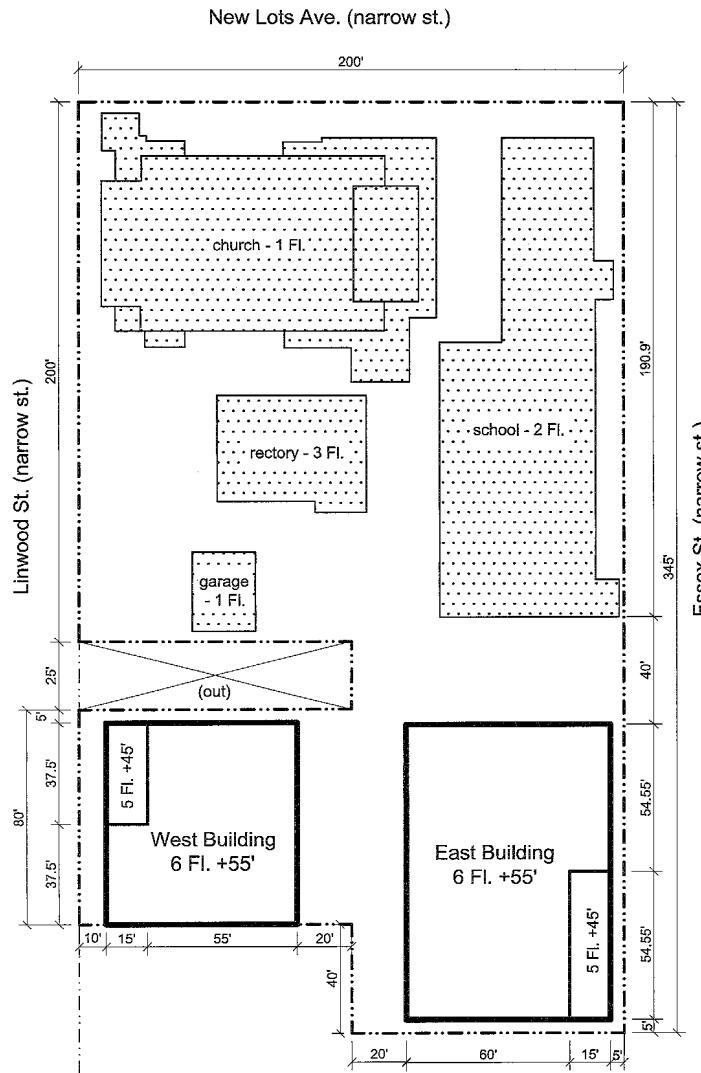
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Zoning Analysis



Zone: R5
Qualifying Residential Site

Merged Lot Area: 62,500 SF

Maximum Permitted Floor Area:

Residential @ 1.6666 FAR	104,167	ZSF
Residential w affordable @ 2 FAR	125,000	ZSF
Com. Fac. @ 2 FAR	125,000	ZSF
Total	125,000	ZSF
Estimated Existing to Remain	(32,500)	ZSF
Permitted New Total Floor Area	92,500	ZSF

Used This Scheme:

East Building	43,679	ZSF
West Building	27,844	ZSF
Total (Residential)	71,523	ZSF

**Does not utilize all available floor area because of limited development site*

Floor-to-floor Heights:

1-5	9'	Residential
6	10'	Residential
	55'	Building Height

East Building Floor sizes:

1-5 8,183 GSF Residential
 6 7,620 GSF Residential
 Total 48,533 Gross Square Feet

West Building Floor sizes:

West Building Total GSF
 1-5 5,250 GSF Residential
 6 4,688 GSF Residential
 Total 30,938 Gross Square Feet



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Drone Photos





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The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates, and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. January 21, 2026 6:26 pm