

680 Essex Street Brooklyn, NY 11208

FOR GROUND LEASE

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

Ariel
GREATER Partner



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An aerial photograph of a city neighborhood, likely in New York City. The foreground shows a brick building with a flat roof, a parking lot with several cars and two white delivery vans, and a large tree. The middle ground is filled with a dense grid of residential buildings, mostly brick, with varying rooflines and colors. There are many green trees interspersed among the buildings. In the background, the city extends to the horizon, with a body of water visible in the distance under a cloudy sky. The text "Executive Summary" is overlaid in the center of the image.

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.

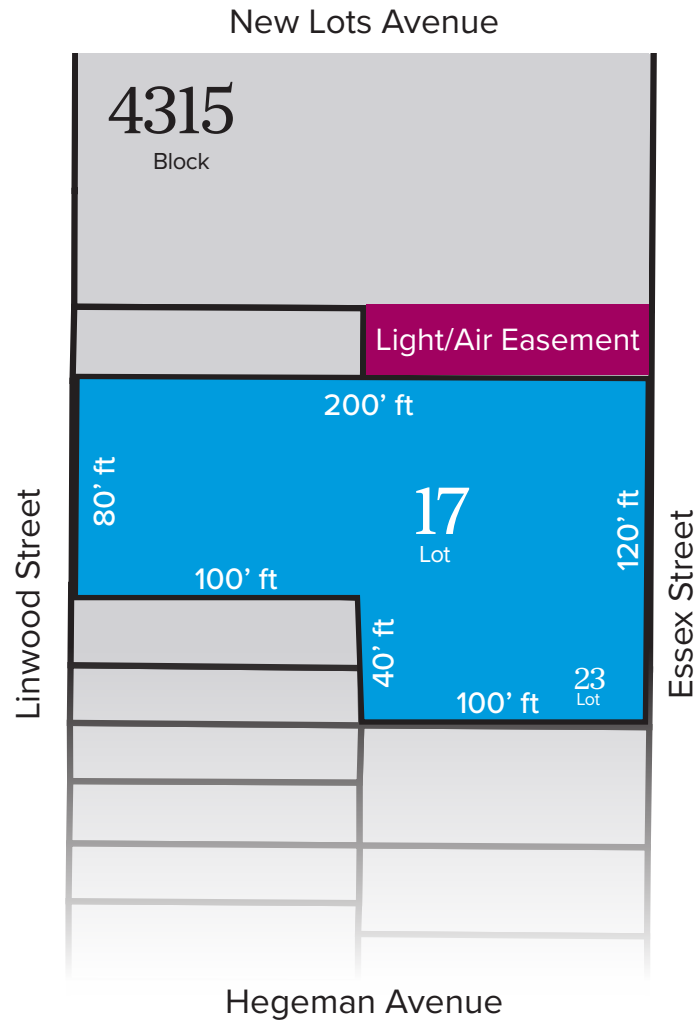
Combining **scale, accessibility, and a strategic location**, 680 Essex Street presents a **prime Brooklyn ground lease opportunity**.



Ownership Requests Proposals For Ground Lease

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R5

Zoning

20,000

Lot Sq. Ft.

71,523

Proposed ZFA

120'x200' (Irr.)

Lot Dimensions

3

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)

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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

Ownership Requests Proposals For Ground Lease



Neighborhood Information

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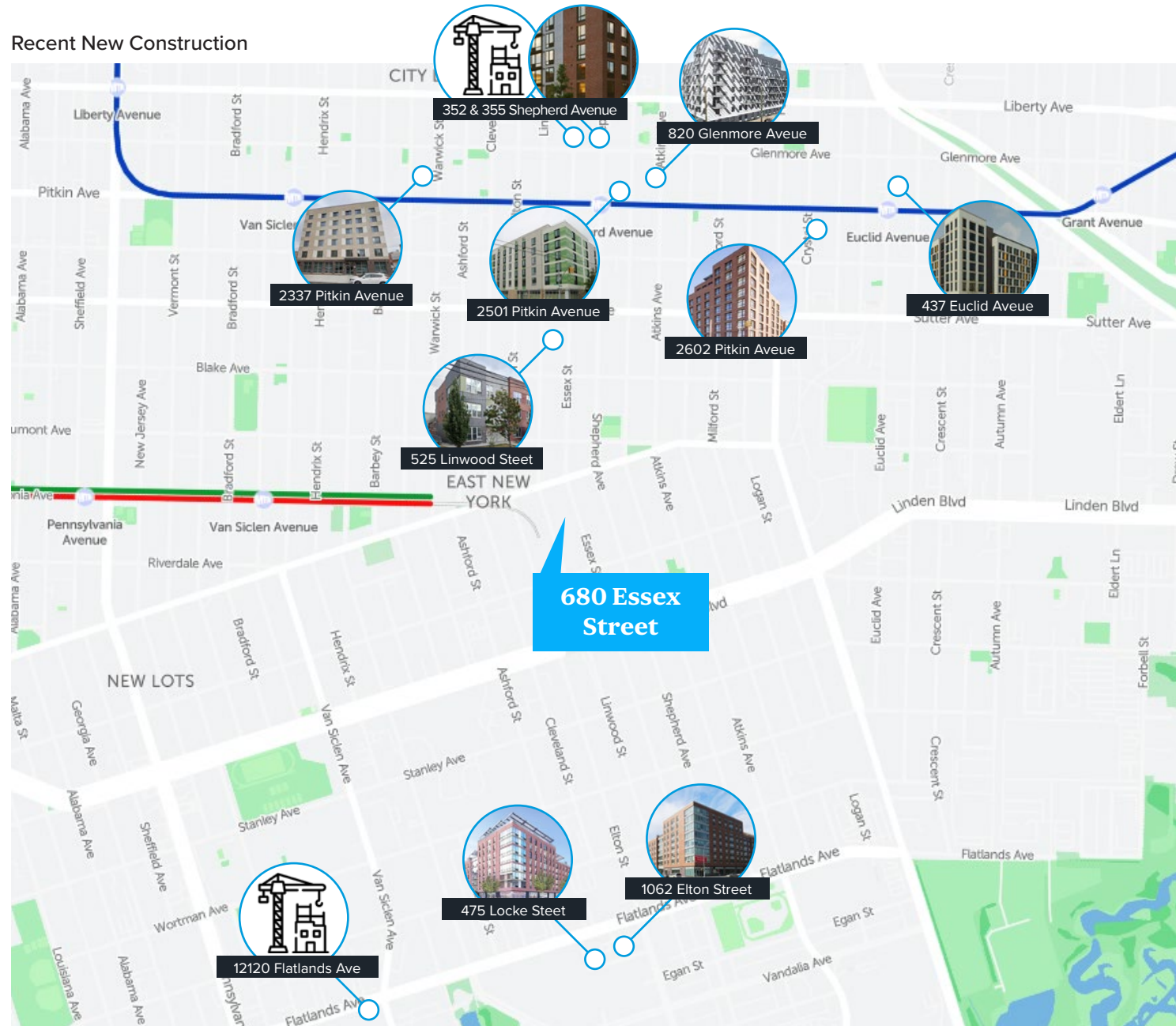
East New York – An Accessible, Growing Neighborhood

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



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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.



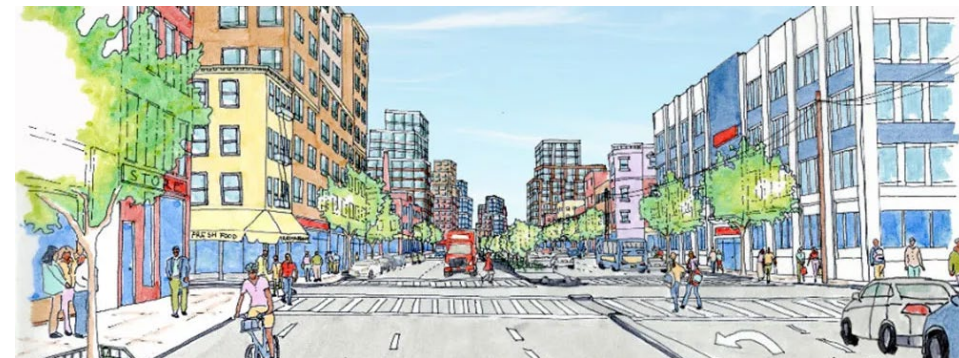
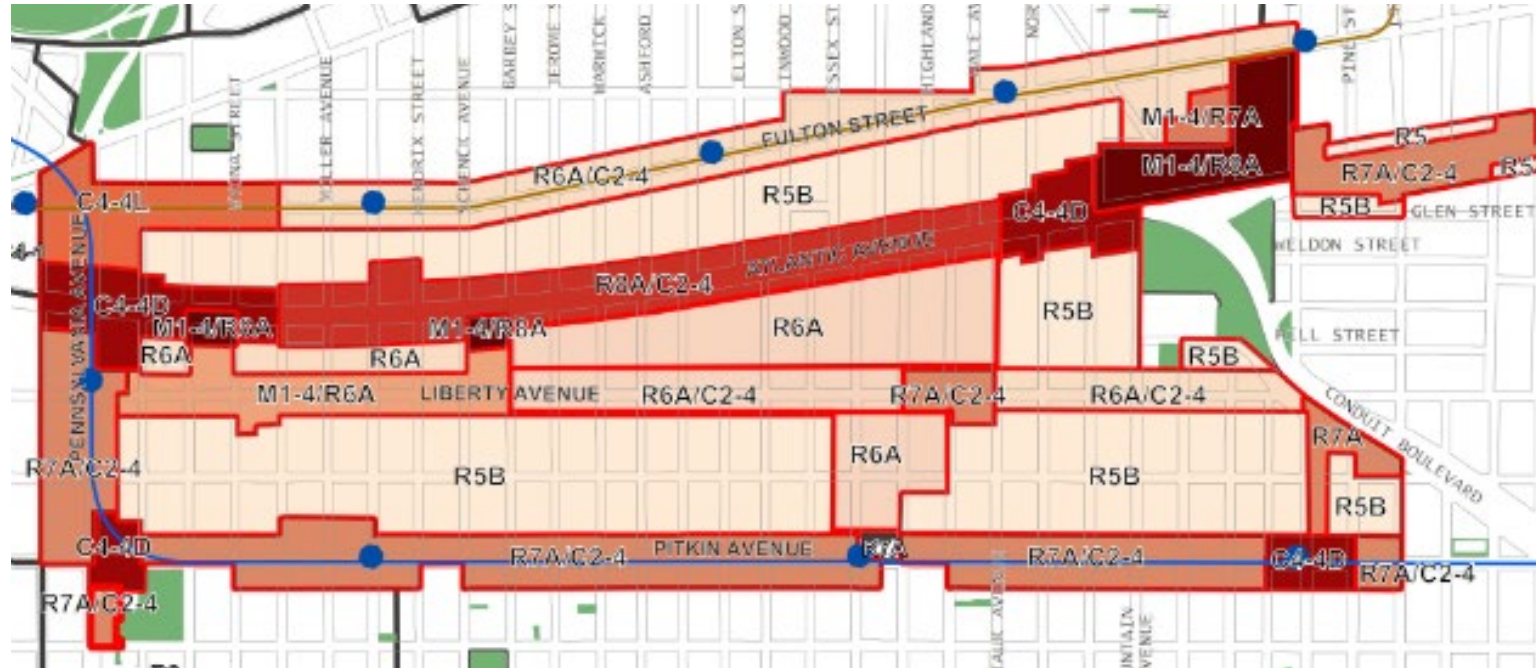
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East New York Rezoning

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

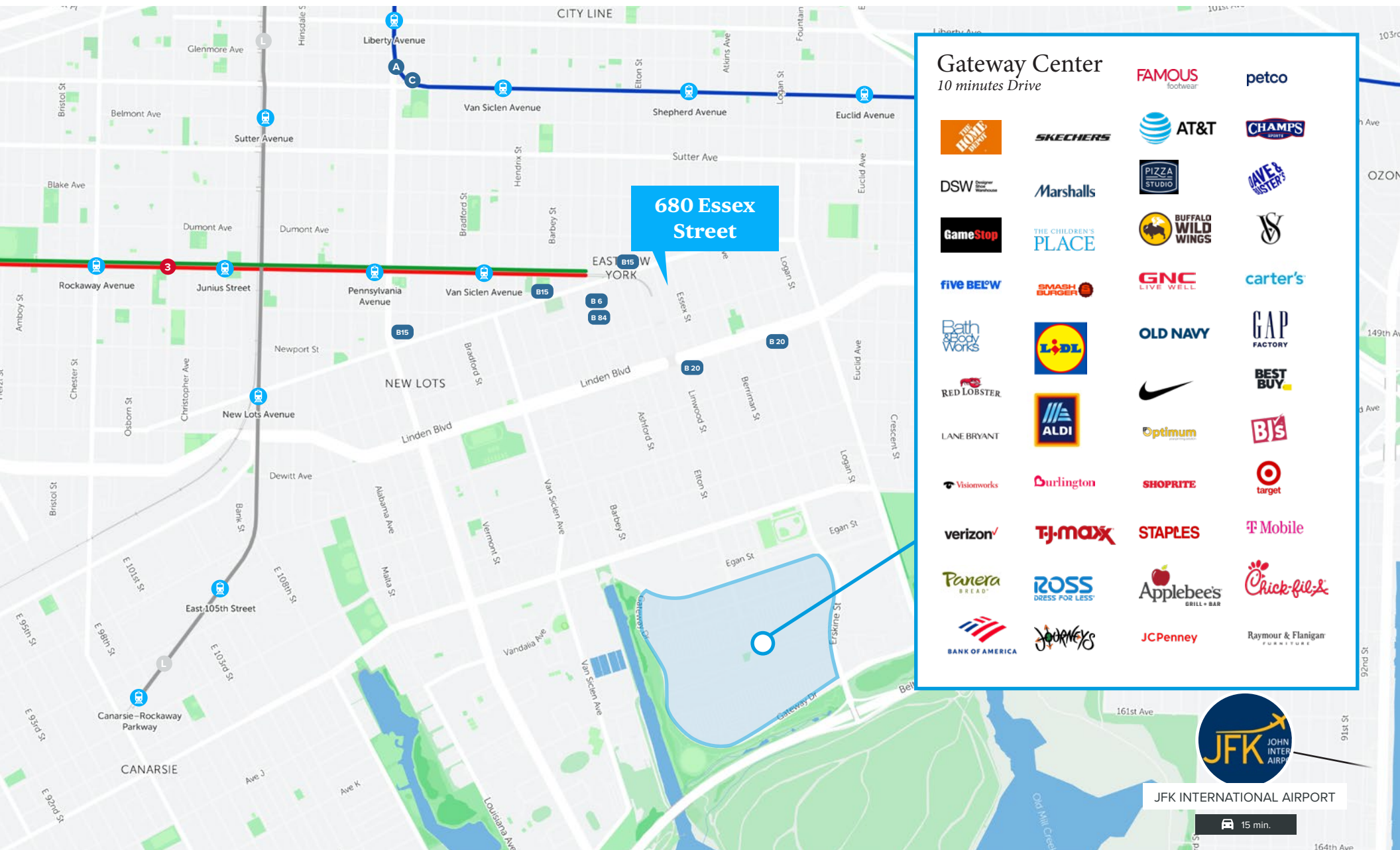
Alafia is a 27 acre redevelopment in East New York right next to Gateway Commons. The project is poised to bring 2,400 affordable apartments, a 15,000 sq. ft. outpatient medical clinic, retail space and a mix of publicly accessible green space and recreational areas.



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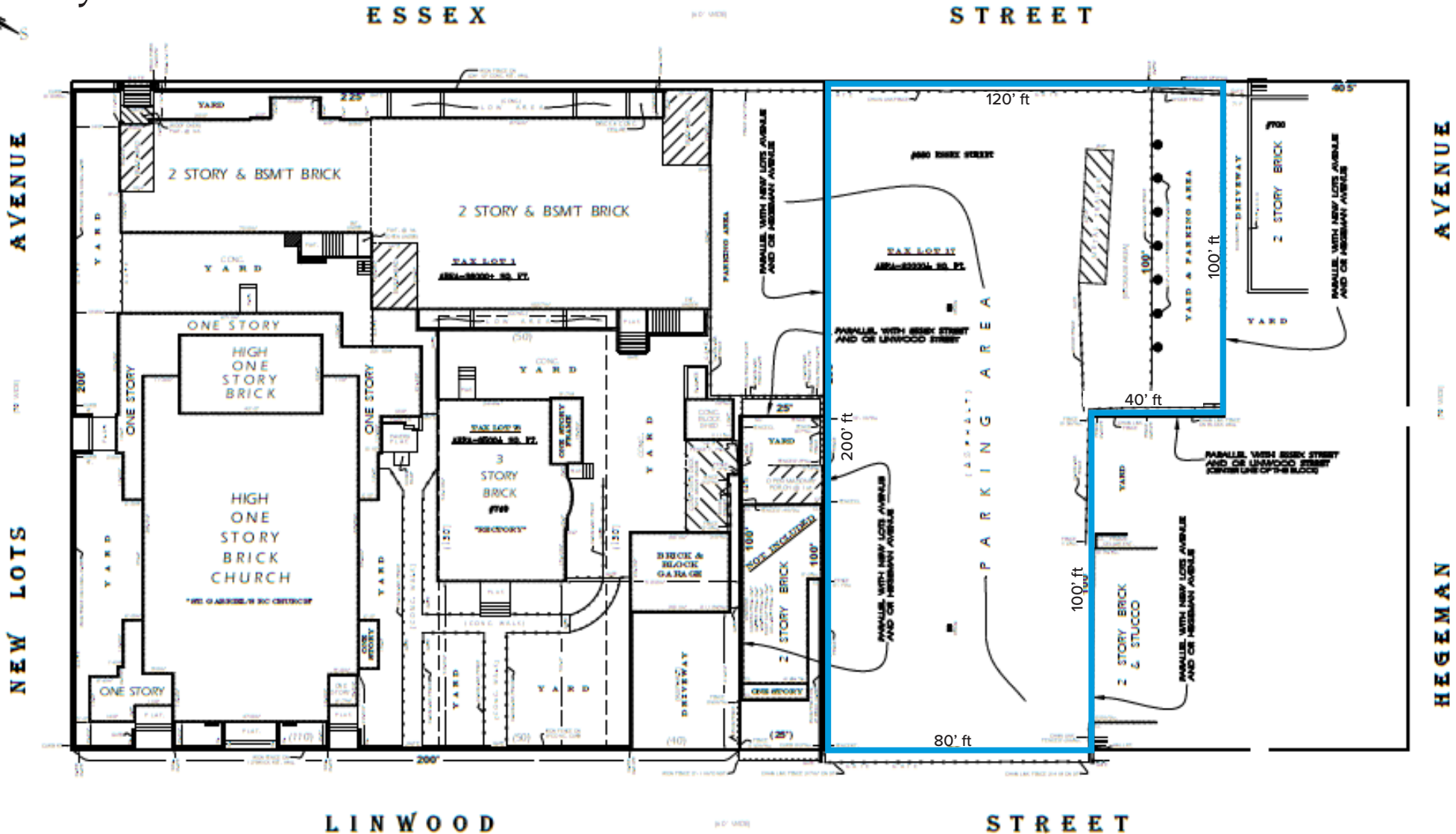
An aerial photograph of a city block. In the center is a large, paved parking lot with several cars parked, including a white van and a white truck. The lot is surrounded by numerous trees with green and yellow foliage. To the right of the lot is a large, multi-story brick building with a flat roof. To the left is a smaller brick building with a red roof. In the background, more city buildings and a street with cars are visible. The text "Property Information" is overlaid in the center of the image.

Property Information

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Survey

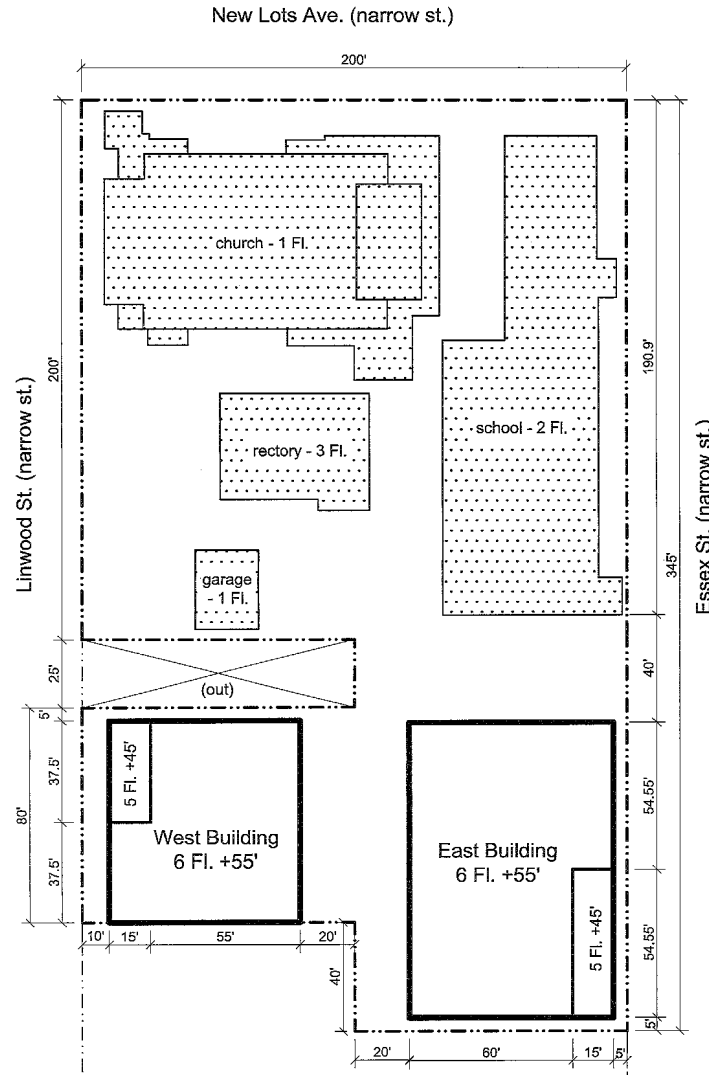


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Zoning Analysis



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:
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