

RETAIL PROPERTY

FOR LEASE

205 WYCKOFF AVENUE, BROOKLYN, NY 11237

750 SF GROUND FLOOR RETAIL SPACE

\$4,000 PER MONTH

FOR MORE INFORMATION

Olga Pidhirnyak

718.921.3100 x110

olga.pidhirnyak@coldwellbanker.com

Kimberly Fong

718.921.3100 x161

kimberly.fong@coldwellbanker.com



Reliable Real Estate

205 WYCKOFF AVENUE



Property Description

Coldwell Banker Reliable Commercial Division is pleased to present approximately 750 SF of ground floor retail space at 205 Wyckoff Avenue, Brooklyn, NY 11237. The newly renovated, open space features a new storefront and exposed brick wall. The space is surrounded by numerous popular neighborhood food, drink and nightlife tenants such as House of Yes and Sea Wolf, as well as schools, Wyckoff Heights Medical Center and Dunkin Donuts. The space is also conveniently located close to multiple bus and train stations. All uses will be considered.

Property Highlights

- Newly renovated
- Located near the L and M trains and B 13, B 52 and Q 55 buses
- Located near numerous popular neighborhood food, drink and nightlife tenants



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718.921.3100 x110

olga.pidhirnyak@coldwellbanker.com

Kimberly Fong

718.921.3100 x161

kimberly.fong@coldwellbanker.com

BROOKLYN, NY 11237

205 WYCKOFF AVENUE



OFFERING SUMMARY

Available SF:	750 SF
Lease Rate:	\$4,000 per month (MG)
Lot Size:	0.05 Acres
Building Size:	4,500 SF

PROPERTY OVERVIEW

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PROPERTY HIGHLIGHTS

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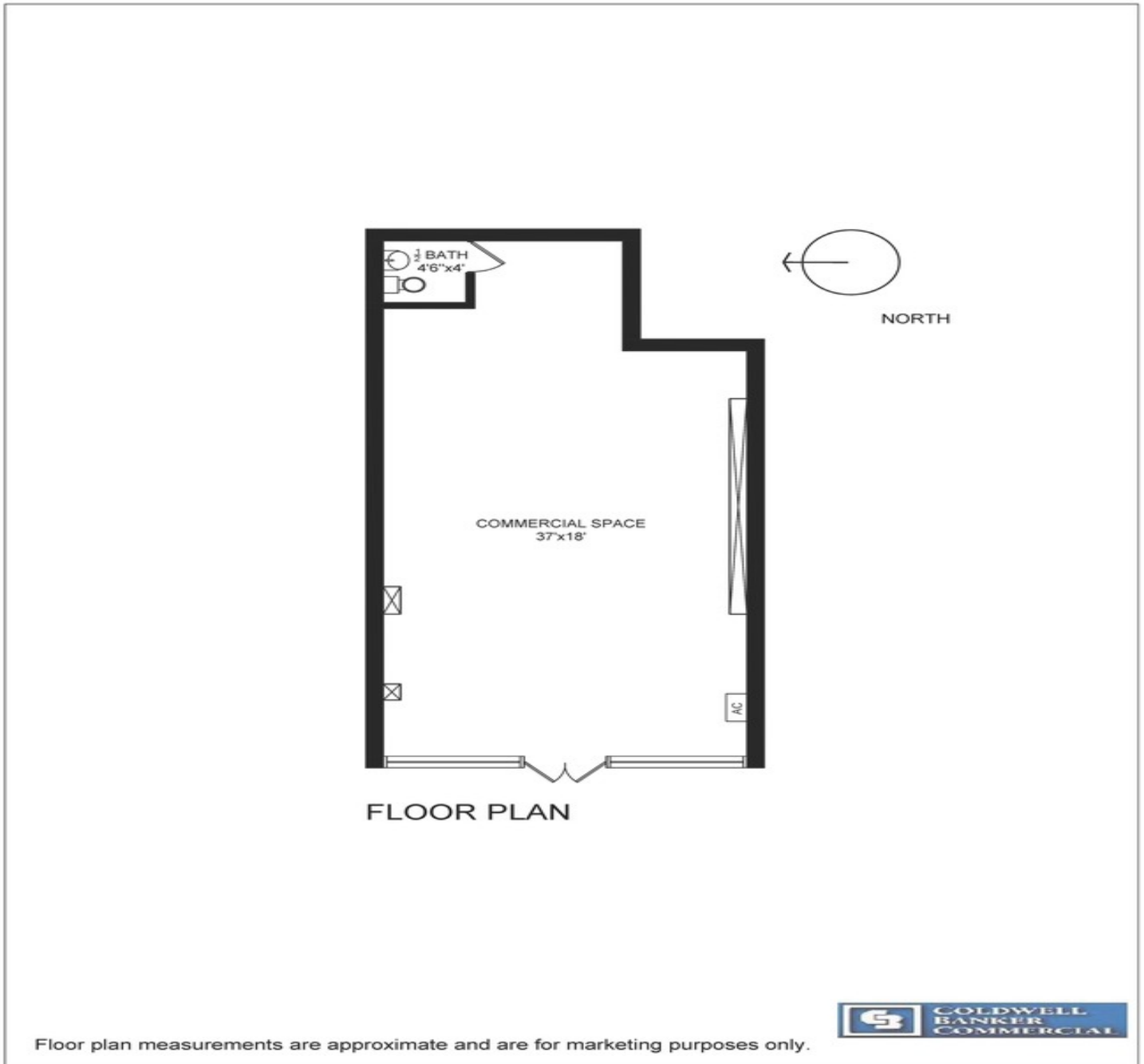
olga.pidhirnyak@coldwellbanker.com

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205 WYCKOFF AVENUE



Floor plan measurements are approximate and are for marketing purposes only.



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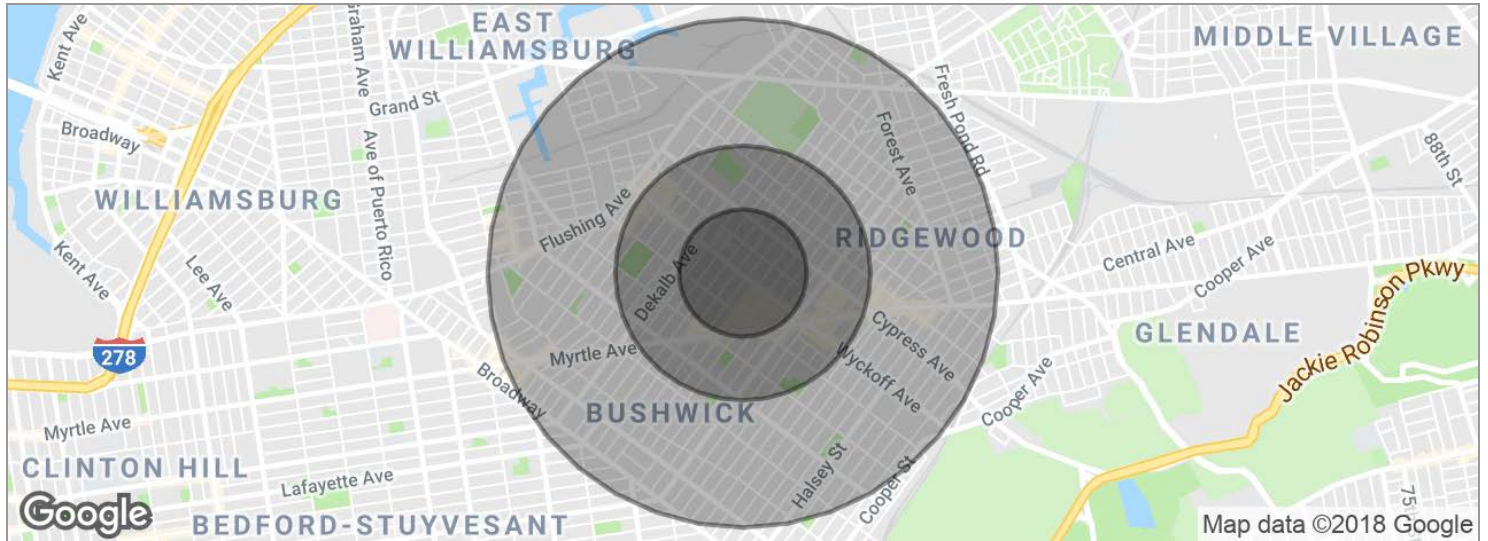
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205 WYCKOFF AVENUE



	0.25 MILES	0.5 MILES	1 MILE
POPULATION			
Total population	19,675	59,422	171,083
Median age	28.4	28.9	30.2
Median age (male)	28.3	28.0	29.0
Median age (Female)	28.4	30.2	31.6
HOUSEHOLDS & INCOME			
Total households	5,790	18,259	55,199
# of persons per HH	3.4	3.3	3.1
Average HH income	\$44,940	\$45,780	\$47,795
Average house value		\$596,444	\$626,361
ETHNICITY (%)			
Hispanic	78.3%	75.5%	68.1%
RACE (%)			
White	25.3%	34.3%	41.8%
Black	2.7%	5.7%	12.5%
Asian	8.3%	8.5%	6.1%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.1%	0.1%	0.3%
Other	61.8%	49.3%	37.3%

* Demographic data derived from 2010 US Census

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Population	1-mi.	3-mi.	5-mi.
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Total Population (US Census 2010)	158,344	1,020,219	3,014,013
Total Population (Current Year)	170,065	1,090,836	3,191,783
Total Population (Five Year Projection)	175,138	1,126,843	3,266,058
Adult Population (US Census 2010)	119,368	771,895	2,404,746
Adult Population (Current Year)	131,561	842,285	2,578,695
Adult Population (Five Year Projection)	134,614	862,856	2,613,543
% Female Population (US Census 2010)	49.73%	52.4%	52.41%
% Male Population (US Census 2010)	50.27%	47.6%	47.59%
% Female Population (Current Year)	49.52%	52.28%	52.22%
% Male Population (Current Year)	50.48%	47.72%	47.78%
% Female Population (Five Year Projection)	49.44%	52.07%	52.02%
% Male Population (Five Year Projection)	50.56%	47.93%	47.98%
Total Daytime Population	108,416	807,157	3,742,405
Population aged 16 and under (Children)	33,126	228,010	573,071
Daytime population (Age 16+)	75,291	579,148	3,169,335
Civilian 16+, at Workplace	35,295	284,871	2,215,139
Retired population (Age 65+)	12,448	96,986	319,231
Homemakers (Age 16+)	15,924	97,908	259,048
Population Mosaic (Current Year)	1-mi.	3-mi.	5-mi.
% Power Elite	0%	0.77%	15.93%
% Flourishing Families	0%	0.38%	0.65%
% Booming with Confidence	0%	0.16%	0.25%
% Suburban Style	0%	0.36%	0.24%
% Thriving Boomers	0%	0%	0%
% Promising Families	0%	0%	0%
% Young City Solos	0.01%	11.08%	13.58%
% Middle-class Melting Pot	0%	0.6%	0.23%
% Family Union	0%	0%	0.16%
% Autumn Years	0%	0%	0%
% Significant Singles	31.15%	37.61%	37.17%
% Blue Sky Boomers	0%	0%	0%
% Families in Motion	0%	0%	0%
% Pastoral Pride	0%	0%	0%
% Singles and Starters	2.95%	2.65%	0.95%
% Cultural Connections	65.9%	46.19%	30.44%
% Golden Year Guardians	0%	0.06%	0.2%
% Aspirational Fusion	0%	0%	0%
% Economic Challenges	0%	0.09%	0.13%
% Unclassified	0%	0.05%	0.07%

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Age	1-mi.	3-mi.	5-mi.
Median Age, Total	31.85	33.03	35.1
% Age 18+	76.45%	76.34%	80%
% Age 55+	16.99%	19.85%	22.64%
% Age 65+	8.16%	10.1%	11.9%
Ethnicity	1-mi.	3-mi.	5-mi.
% White (2010 US Census, Not Hispanic/Latino)	50.71%	39.22%	43.05%
% Black/African American (2010 US Census, Not Hispanic/Latino)	29.72%	47.4%	35.46%
% American Indian & Alaska Native (2010 US Census, Not Hispanic/Latino)	0.41%	0.32%	0.3%
% Asian (2010 US Census, Not Hispanic/Latino)	15.21%	10.02%	17.46%
% Native Hawaiian / Other Pacific Islander (2010 US Census, Not Hispanic/Latino)	0.06%	0.04%	0.05%
% Some other race (2010 US Census, Not Hispanic/Latino)	1.18%	0.79%	0.99%
% Two or more races (2010 US Census, Not Hispanic/Latino)	2.7%	2.21%	2.7%
% White (2010 US Census, Hispanic/Latino)	36.03%	36.51%	40.71%
% Black/African American (2010 US Census, Hispanic/Latino)	5.7%	10.29%	8.46%
% American Indian & Alaska Native (2010 US Census, Hispanic/Latino)	1.68%	1.68%	1.54%
% Asian (2010 US Census, Hispanic/Latino)	0.28%	0.32%	0.43%
% Native Hawaiian / Other Pacific Islander (2010 US Census, Hispanic/Latino)	0.11%	0.12%	0.08%
% Some other race (2010 US Census, Hispanic/Latino)	49.39%	43.79%	41.5%
% Two or more races (2010 US Census, Hispanic/Latino)	6.8%	7.3%	7.27%
% White (Current Year, Not Hispanic/Latino)	49.12%	39.49%	41.99%
% Black/African American (Current Year, Not Hispanic/Latino)	28.42%	45.27%	33.93%
% American Indian & Alaska Native (Current Year, Not Hispanic/Latino)	0.38%	0.3%	0.28%
% Asian (Current Year, Not Hispanic/Latino)	17.76%	11.48%	19.59%
% Native Hawaiian / Other Pacific Islander (Current Year, Not Hispanic/Latino)	0.05%	0.04%	0.05%
% Some other race (Current Year, Not Hispanic/Latino)	1.15%	0.79%	0.99%
% Two or more races (Current Year, Not Hispanic/Latino)	3.11%	2.63%	3.17%
% White (Current Year, Hispanic/Latino)	36.04%	36.87%	40.84%
% Black/African American (Current Year, Hispanic/Latino)	5.63%	10.09%	8.37%
% American Indian & Alaska Native (Current Year, Hispanic/Latino)	1.55%	1.58%	1.49%
% Asian (Current Year, Hispanic/Latino)	0.26%	0.3%	0.44%
% Native Hawaiian / Other Pacific Islander (Current Year, Hispanic/Latino)	0.11%	0.11%	0.08%
% Some other race (Current Year, Hispanic/Latino)	49.58%	43.68%	41.28%
% Two or more races (Current Year, Hispanic/Latino)	6.84%	7.36%	7.5%
% White (Five Year Projection, Not Hispanic/Latino)	47.5%	38.93%	41.13%
% Black/African American (Five Year Projection, Not Hispanic/Latino)	28.61%	45.11%	33.68%
% American Indian & Alaska Native (Five Year Projection, Not Hispanic/Latino)	0.39%	0.3%	0.28%
% Asian (Five Year Projection, Not Hispanic/Latino)	18.76%	11.86%	20.34%
% Native Hawaiian / Other Pacific Islander (Five Year Projection, Not Hispanic/Latino)	0.05%	0.04%	0.05%
% Some other race (Five Year Projection, Not Hispanic/Latino)	1.15%	0.78%	0.95%
% Two or more races (Five Year Projection, Not Hispanic/Latino)	3.53%	2.96%	3.57%
% White (Five Year Projection, Hispanic/Latino)	35.79%	36.7%	40.72%
% Black/African American (Five Year Projection, Hispanic/Latino)	5.5%	9.91%	8.25%
% American Indian & Alaska Native (Five Year Projection, Hispanic/Latino)	1.5%	1.53%	1.44%
% Asian (Five Year Projection, Hispanic/Latino)	0.24%	0.29%	0.41%
% Native Hawaiian / Other Pacific Islander (Five Year Projection, Hispanic/Latino)	0.1%	0.11%	0.08%
% Some other race (Five Year Projection, Hispanic/Latino)	49.97%	43.99%	41.45%
% Two or more races (Five Year Projection, Hispanic/Latino)	6.9%	7.47%	7.65%

Housing & Households	1-mi.	3-mi.	5-mi.
Housing and Households	1-mi.	3-mi.	5-mi.
Land Area (Estimated Square Miles)	3.1	27.63	74.96
Total Housing Units (Current Year)	58,786	419,902	1,328,155
Total Households (Current Year)	56,473	398,635	1,261,767
Total Households (Five Year Projection)	59,747	420,775	1,312,559
Owner-Occupied: Owned with a mortgage or loan	5,816	58,757	215,149
Owner-Occupied: Owned free and clear	2,817	30,429	124,085
Renter-Occupied	48,543	314,525	934,310
Housing Value (Current Year)	1-mi.	3-mi.	5-mi.
Housing Value < \$10,000	22	359	1,121
Housing Value \$10,000-\$14,999	8	253	699
Housing Value \$15,000-\$19,999	30	312	878
Housing Value \$20,000-\$24,999	27	282	773
Housing Value \$25,000-\$29,999	100	269	693
Housing Value \$30,000-\$34,999	28	367	756
Housing Value \$35,000-\$39,999	23	367	1,057
Housing Value \$40,000-\$49,999	61	576	1,832
Housing Value \$50,000-\$59,999	72	521	1,960
Housing Value \$60,000-\$69,999	104	623	2,006
Housing Value \$70,000-\$79,999	55	481	1,795
Housing Value \$80,000-\$89,999	49	506	2,138
Housing Value \$90,000-\$99,999	38	580	2,823
Housing Value \$100,000-\$124,999	62	1,108	5,915
Housing Value \$125,000-\$149,999	48	694	4,597
Housing Value \$150,000-\$174,999	86	1,205	8,000
Housing Value \$175,000-\$199,999	124	1,736	8,893
Housing Value \$200,000-\$249,999	302	3,524	16,767
Housing Value \$250,000-\$299,999	578	5,556	21,981
Housing Value \$300,000-\$399,999	1,328	12,663	42,814
Housing Value \$400,000-\$499,999	1,806	17,005	52,551
Housing Value \$500,000-\$749,999	2,898	27,047	80,908
Housing Value \$750,000-\$999,999	719	9,569	38,598
Housing Value \$1,000,000 or more	67	3,584	39,678
Total Owner-occupied housing units (OOHU)	8,633	89,186	339,233
Income	1-mi.	3-mi.	5-mi.
Per Capita Income (2010 US Census, based on Total Pop)	\$15,649	\$19,657	\$31,864
Per Capita Income (Current Year, based on Total Pop)	\$19,977	\$24,770	\$37,237
Per Capita Income (Five Year Projection, based on Total Pop)	\$22,588	\$27,890	\$41,730
Average (Mean) Household Income (Current Year)	\$59,039	\$66,510	\$92,703
Median Household Income (Current Year)	\$43,748	\$46,078	\$58,780

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% Households by Income (Current Year)	1-mi.	3-mi.	5-mi.
% Household Income < \$10,000	12.56%	13%	9.59%
% Household Income \$10,000-\$14,999	6.9%	6.92%	5.36%
% Household Income \$15,000-\$19,999	6.45%	6.01%	4.95%
% Household Income \$20,000-\$24,999	5.71%	5.06%	4.57%
% Household Income \$25,000-\$29,999	4.78%	4.67%	4.03%
% Household Income \$30,000-\$34,999	5.09%	4.92%	4.35%
% Household Income \$35,000-\$39,999	4.94%	4.46%	3.96%
% Household Income \$40,000-\$44,999	4.69%	4.1%	3.78%
% Household Income \$45,000-\$49,999	3.9%	3.89%	3.43%
% Household Income \$50,000-\$59,999	7.27%	7.01%	6.82%
% Household Income \$60,000-\$74,999	11.27%	9.78%	9.6%
% Household Income \$75,000-\$99,999	10.85%	11.02%	11.36%
% Household Income \$100,000-\$124,999	6.77%	7.22%	8.41%
% Household Income \$125,000-\$149,999	3.64%	4.35%	5.07%
% Household Income \$150,000-\$199,999	3.14%	4.12%	6.08%
% Household Income \$200,000-\$249,999	1.1%	1.45%	3.34%
% Household Income \$250,000-\$499,999	0.63%	1.37%	3.27%
% Household Income \$500,000+	0.32%	0.64%	2.05%

Education (Current Year)	1-mi.	3-mi.	5-mi.
Education	1-mi.	3-mi.	5-mi.
College undergraduate	8,993	56,174	166,658
Graduate or prof school	2,110	16,042	64,816
Educational Attainment	1-mi.	3-mi.	5-mi.
No schooling completed	3,213	16,414	56,827
Nursery to 4th grade	3,843	12,724	31,474
5th and 6th grade	9,462	27,515	74,968
7th and 8th grade	5,285	25,255	62,167
9th grade	3,684	16,078	37,765
10th grade	3,628	18,983	46,412
11th grade	4,527	24,921	50,542
12th grade, no diploma	3,854	22,851	60,603
High school graduate, GED	31,313	212,174	549,546
Some college, <1 year	4,759	29,344	73,526
Some college, 1+ years	10,720	86,220	237,594
Associate's degree	6,038	44,465	130,869
Bachelor's degree	16,396	132,297	524,855
Master's degree	5,722	51,654	240,246
Professional school degree	861	9,648	73,411
Doctorate degree	217	3,566	30,350

Employment and Occupation	1-mi.	3-mi.	5-mi.
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Total Civilian employed population aged 16+ (2010 US)	68,920	443,596	1,481,098
Total Civilian employed population aged 16+ (Current Y)	74,876	476,357	1,581,141
Total Civilian employed population aged 16+ (Five Year Proj)	78,277	497,152	1,627,770

% Employment by Industry (2010 US Census)	1-mi.	3-mi.	5-mi.
% Armed Forces (2010 US Census)	0%	0.13%	0.07%
% Civilian, Employed (2010 US Census)	90.89%	90.14%	91%
% Civilian, Unemployed (2010 US Census)	9.11%	9.74%	8.93%
% Not in Labor Force (2010 US Census)	38.81%	38.54%	34.21%
% Armed Forces (Current Year)	0%	0.13%	0.07%
% Civilian, Employed (Current Year)	94.33%	93.79%	94.31%
% Civilian, Unemployed (Current Year)	5.67%	6.08%	5.62%
% Not in Labor Force (Current Year)	41.57%	41.59%	36.59%
% Armed Forces (Five Year Projection)	0%	0.12%	0.07%
% Civilian, Employed (Five Year Projection)	94.47%	93.98%	94.38%
% Civilian, Unemployed (Five Year Projection)	5.53%	5.89%	5.55%
% Not in Labor Force (Five Year Projection)	40.27%	40.51%	35.55%
Transportation to Work (Current Year)	1-mi.	3-mi.	5-mi.
Total Workers 16+	74,876	476,357	1,581,141
Car, truck, or van	13,531	108,212	319,904
Public transport (not taxi)	49,211	301,195	966,871
Worked at home	2,028	16,863	66,875
Travel Time to Work (Current Year)	1-mi.	3-mi.	5-mi.
< 5 minutes	747	4,114	16,119
5-9 minutes	1,762	11,282	46,511
10-14 minutes	3,277	21,511	81,685
15-19 minutes	4,339	28,722	108,947
20-24 minutes	5,031	37,504	153,006
25-29 minutes	2,056	14,658	65,103
30-34 minutes	14,069	91,018	284,360
35-39 minutes	1,940	17,814	56,010
40-44 minutes	5,889	37,787	121,345
45-59 minutes	16,798	92,518	263,197
60-89 minutes	13,074	77,437	240,520
90+ minutes	3,865	25,128	77,461
Consumer Expenditures (Current Year)	1-mi.	3-mi.	5-mi.
Total Alcoholic beverages	\$25,637,397	\$186,786,857	\$677,188,387
Total Apparel and services	\$101,476,336	\$756,467,290	\$2,640,494,037
Total Cash contributions	\$61,714,451	\$487,322,503	\$1,757,549,124
Total Education	\$71,553,040	\$532,050,354	\$1,900,020,398
Total Entertainment	\$122,690,708	\$901,374,778	\$3,144,774,410
Total Food	\$330,926,532	\$2,420,042,857	\$8,459,271,772
Total Gifts	\$50,567,514	\$386,822,589	\$1,383,918,501
Total Healthcare	\$181,664,252	\$1,367,746,379	\$4,916,275,562
Total Housing	\$1,094,225,521	\$8,038,541,531	\$27,946,561,866
Total Miscellaneous	\$43,753,470	\$337,393,678	\$1,276,862,483
Total Personal care products and services	\$36,737,256	\$269,558,242	\$944,622,417
Total Personal insurance and pensions	\$330,181,174	\$2,506,095,416	\$9,304,766,062
Total Reading	\$3,126,719	\$25,691,794	\$96,200,499
Total Tobacco products and smoking supplies	\$17,298,821	\$117,235,630	\$374,670,673
Total Transportation	\$523,335,870	\$3,710,840,392	\$12,801,728,343

Retail Demand by Store Type	1-mi.	3-mi.	5-mi.
Total Retail Demand	\$1,942,676,398	\$14,232,897,675	\$49,752,949,473
Building Material & Garden Equipment & Supply Dealer	\$113,088,354	\$877,320,536	\$3,203,070,052
Clothing & Clothing Accessories Stores	\$111,310,443	\$836,340,194	\$2,942,221,136
Electronics and Appliance Stores	\$30,897,245	\$225,091,840	\$782,835,573
Food & Beverage Stores	\$269,713,782	\$1,960,384,239	\$6,752,441,920
Food Services & Drinking Places	\$235,517,889	\$1,737,260,712	\$6,254,243,656
Furniture & Home Furnishings Stores	\$37,481,373	\$278,763,523	\$979,804,563
Gasoline stations	\$140,622,815	\$991,106,424	\$3,347,387,786
General Merchandise Stores	\$249,052,637	\$1,824,596,393	\$6,319,132,060
General Merchandise, Apparel and Accessories, Furnitu	\$468,226,966	\$3,455,303,895	\$12,043,505,112
Health & Personal Care Stores	\$102,771,471	\$763,303,346	\$2,671,025,241
Miscellaneous Store Retailers	\$41,253,488	\$305,242,556	\$1,075,665,262
Motor Vehicle & Parts Dealers	\$354,428,866	\$2,521,799,054	\$8,696,776,516
Nonstore retailers	\$227,174,991	\$1,696,550,850	\$5,976,951,513
Sporting Goods, Hobby, Musical Instrument, and Book	\$29,363,045	\$215,138,008	\$751,394,196
Business Summary by SIC	1-mi.	3-mi.	5-mi.
Agriculture, Forestry, & Fishing (01-09)	18	170	735
Construction (15-17)	309	2,171	6,512
Finance, Insurance, & Real Estate (60-69)	239	2,314	15,665
Manufacturing (20-39)	201	1,428	6,138
Mining (10-14)	0	10	87
Public Administration (90-98)	11	148	1,270
Retail Trade (52-59)	1,144	7,422	27,475
Services (70-89)	1,722	15,058	80,394
Transportation, Communications, Electric, Gas, & Sanit	207	1,446	5,909
Wholesale Trade (50-51)	342	2,278	8,480

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Street Name	Cross Street	Cross Direction	Cross Distance	Year	Count
Broadway	Manhattan Ave	NW	0	1989	15,920
Lorimer St	Union Ave	NE	0.01	1989	10,000
Myrtle Ave	Throop Ave	W	0.07	2012	10,199
Flushing Ave	Whipple St	E	0	1998	14,500
Fulton St	Williams Pl	W	0.04	1997	9,073
72nd Pl	Cooper Ave	S	0.04	1999	1,420
Ralph Ave	Sumpter St	S	0.02	2003	10,085
Frost St	Humboldt St	E	0.03	2004	1,075
Flushing Ave	Ingraham St	SW	0.02	2004	11,359
Greene Ave	Irving Ave	SW	0.06	2012	2,629
Flushing Ave	St Nicholas Ave	NE	0.03	2004	11,017
Pennsylvania Ave	Fulton St	S	0.03	2012	36,531
Central Ave	65th Pl	W	0.02	1999	10,918
Cornelia St	Wyckoff Ave	NE	0.02	2013	1,872
Graham Ave	Grand St	S	0.02	2012	7,781
Central Ave	66th St	W	0.02	1999	10,514
Cooper St	Irving Ave	NE	0.06	2004	9,707
Catalpa Ave	Onderdonk Ave	SW	0.04	1999	2,250
Atlantic Ave	Snediker Ave	E	0.01	2010	6,908
Evergreen Ave	Putnam Ave	SE	0.02	2000	5,266
Madison St	Evergreen Ave	NE	0.04	2002	2,000

Olga Pidhirnyak

718.921.3100 x110

olga.pidhirnyak@coldwellbanker.com**Kimberly Fong**

718.921.3100 x161

kimberly.fong@coldwellbanker.com