



**COLDWELL
BANKER
COMMERCIAL**

RELIABLE REAL ESTATE

RETAIL SPACE FOR LEASE IN PRIME FLATBUSH

FOR LEASE

1054 Flatbush Avenue
Brooklyn, NY 11226

AVAILABLE SPACE
1,800 SF



CBCWORLDWIDE.COM

OFFICE

Joseph T. Hamdan
718.921.3100
jhamdan@cbreliable.com

Kimberly Fong
718.921.3100 x161
kimberlyfong.cb@gmail.com

Olga Pidhirnyak
718.921.3100 x110
olga.pidhirnyak@coldwellbanker.com

©2019 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Reliable Real Estate. All rights reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logo are registered service marks owned by Coldwell Banker Real Estate LLC. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each office is independently owned and operated. The information provided is deemed reliable, but it is not guaranteed to be accurate or complete, and it should not be relied upon as such. This information should be independently verified before any person enters into a transaction based upon it.

**COLDWELL BANKER COMMERCIAL
RELIABLE REAL ESTATE**
7428 5th Avenue, Brooklyn, NY 11209
718.921.3100



RETAIL SPACE FOR LEASE IN PRIME FLATBUSH

1054 Flatbush Avenue, Brooklyn, NY 11226



OFFERING SUMMARY

Available SF:	1,800 SF
Lease Rate:	\$7,000 per month (MG)
Lot Size:	1,800 SF
Year Built:	1910
Building Size:	5,400 SF
Zoning:	C4-4A

PROPERTY OVERVIEW

Coldwell Banker Reliable Real Estate Commercial Division is pleased to offer for lease 1054 Flatbush Avenue, Brooklyn, NY 11226. The property's ground floor retail space is approximately 1,800 SF. The space features a 1,100 SF basement for storage. The space is located on busy Flatbush Avenue in the heart of Flatbush, across the street from the Kings Theatre and in proximity to public transportation and a dense residential population. Nearby tenants include CVS, T-Mobile, GAP, Crunch Fitness, Burger King and multiple other anchor tenants. For more information please contact Exclusive Listing Broker Coldwell Banker Reliable Commercial Division.

PROPERTY HIGHLIGHTS

- Open Floor Space
- Prime Flatbush Retail Corridor
- Part of Business Improvement District
- Close proximity to B41 bus stop and Beverly Rd Q train station

CBCWORLDWIDE.COM

Joseph T. Hamdan | 718.921.3100 | jhamdan@cbreliable.com
 Kimberly Fong | 718.921.3100 x161 | kimberlyfong.cb@gmail.com
 Olga Pidhirnyak | 718.921.3100 x110 | olga.pidhirnyak@coldwellbanker.com



RELIABLE REAL ESTATE



RETAIL SPACE FOR LEASE IN PRIME FLATBUSH

1054 Flatbush Avenue, Brooklyn, NY 11226

PROPERTY DESCRIPTION

Coldwell Banker Reliable Real Estate Commercial Division is pleased to offer for lease 1054 Flatbush Avenue, Brooklyn, NY 11226. The property's ground floor retail space is approximately 1,800 SF. The space features a 1,100 SF basement for storage. The space is located on busy Flatbush Avenue in the heart of Flatbush, across the street from the Kings Theatre and in proximity to public transportation and a dense residential population. Nearby tenants include CVS, T-Mobile, GAP, Crunch Fitness, Burger King and multiple other anchor tenants. For more information please contact Exclusive Listing Broker Coldwell Banker Reliable Commercial Division.

LOCATION DESCRIPTION

The neighborhood of Flatbush extends south from the old Brooklyn City Line north of the southern edges of Prospect Park, the Brooklyn Botanic Garden and Empire Boulevard. The southern border of Flatbush is approximately on the line of the Bay Ridge Branch, which runs to the south of Avenue H, the campus of Brooklyn College, and "The Junction" where Flatbush and Nostrand Avenues intersect. Flatbush's eastern border is roughly around New York Avenue, while its western border is Coney Island Avenue.



CBCWORLDWIDE.COM

Joseph T. Hamdan	718.921.3100	jhamdan@cbreliable.com
Kimberly Fong	718.921.3100 x161	kimberlyfong.cb@gmail.com
Olga Pidhirnyak	718.921.3100 x110	olga.pidhirnyak@coldwellbanker.com



RELIABLE REAL ESTATE



RETAIL SPACE FOR LEASE IN PRIME FLATBUSH

1054 Flatbush Avenue, Brooklyn, NY 11226

LEASE



CBCWORLDWIDE.COM

Joseph T. Hamdan | 718.921.3100 | jhamdan@cbreliable.com
Kimberly Fong | 718.921.3100 x161 | kimberlyfong.cb@gmail.com
Olga Pidhirnyak | 718.921.3100 x110 | olga.pidhirnyak@coldwellbanker.com

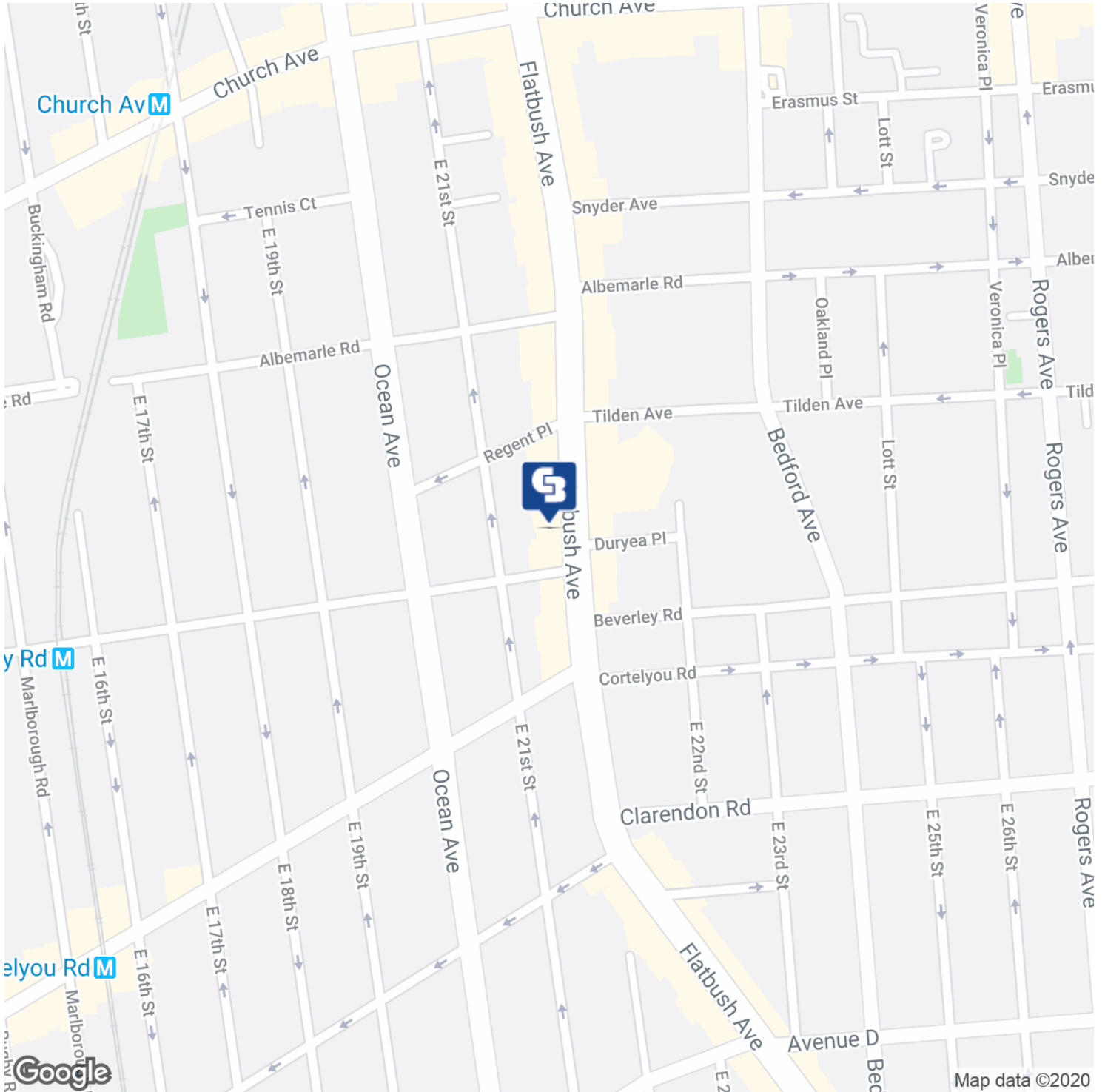


RELIABLE REAL ESTATE



RETAIL SPACE FOR LEASE IN PRIME FLATBUSH

1054 Flatbush Avenue, Brooklyn, NY 11226



CBCWORLDWIDE.COM

Joseph T. Hamdan	718.921.3100	jhamdan@cbreliable.com
Kimberly Fong	718.921.3100 x161	kimberlyfong.cb@gmail.com
Olga Pidhirnyak	718.921.3100 x110	olga.pidhirnyak@coldwellbanker.com



RELIABLE REAL ESTATE



RETAIL SPACE FOR LEASE IN PRIME FLATBUSH

1054 Flatbush Avenue, Brooklyn, NY 11226

LEASE




CBCWORLDWIDE.COM

Joseph T. Hamdan | 718.921.3100 | jhamdan@cbreliable.com
 Kimberly Fong | 718.921.3100 x161 | kimberlyfong.cb@gmail.com
 Olga Pidhirnyak | 718.921.3100 x110 | olga.pidhirnyak@coldwellbanker.com



RELIABLE REAL ESTATE

A map of New York City and surrounding areas, including parts of New Jersey and Connecticut. A large blue semi-transparent rectangle is overlaid on the map, containing white text. The text reads: "Demographics for 1054 Flatbush Ave, Brooklyn, New York 11226, United States". A blue location pin is placed on the map in the Flatbush neighborhood of Brooklyn, near the intersection of Flatbush Avenue and Avenue C. The map shows major highways, parks, and various city districts. The text is centered within the blue overlay.

Demographics for 1054 Flatbush Ave, Brooklyn, New York 11226, United States

Population

Population			
	1-mi.	3-mi.	5-mi.
Total Population (US Census 2010)	190,803	1,245,895	2,462,044
Total Population (Current Year)	201,041	1,313,226	2,617,656
Total Population (Five Year Projection)	205,244	1,338,912	2,684,363
Adult Population (US Census 2010)	146,651	941,267	1,877,370
Adult Population (Current Year)	156,285	1,001,486	2,017,069
Adult Population (Five Year Projection)	160,076	1,022,511	2,071,344
% Female Population (US Census 2010)	54.47%	52.96%	52.81%
% Male Population (US Census 2010)	45.53%	47.04%	47.19%
% Female Population (Current Year)	54.33%	52.82%	52.58%
% Male Population (Current Year)	45.67%	47.18%	47.42%
% Female Population (Five Year Projection)	54.17%	52.69%	52.45%
% Male Population (Five Year Projection)	45.83%	47.31%	47.55%
Total Daytime Population	120,538	978,282	2,267,612
Population aged 16 and under (Children)	28,699	273,122	540,080
Daytime population (Age 16+)	91,840	705,160	1,727,531
Civilian 16+, at Workplace	36,298	359,080	999,700
Retired population (Age 65+)	21,178	138,218	297,256
Homemakers (Age 16+)	15,773	111,007	236,073

Population Mosaic (Current Year)			
	1-mi.	3-mi.	5-mi.
% Power Elite	4.77%	9.37%	10.09%
% Flourishing Families	0%	0.53%	0.64%
% Booming with Confidence	0%	0.72%	1.09%
% Suburban Style	0%	0.62%	0.75%
% Thriving Boomers	0%	0.02%	0.11%
% Promising Families	0%	0%	0%
% Young City Solos	2.11%	7.74%	8.04%

% Middle-class Melting Pot	0%	0%	0%
% Family Union	0%	0%	0%
% Autumn Years	0%	0%	0%
% Significant Singles	42.77%	54.9%	51.5%
% Blue Sky Boomers	0%	0%	0%
% Families in Motion	0%	0%	0%
% Pastoral Pride	0%	0%	0%
% Singles and Starters	0%	0.08%	0.34%
% Cultural Connections	50.35%	25.88%	27.1%
% Golden Year Guardians	0%	0%	0.18%
% Aspirational Fusion	0%	0%	0%
% Economic Challenges	0%	0.14%	0.11%
% Unclassified	0%	0%	0.07%

Age

	1-mi.	3-mi.	5-mi.
Median Age, Total	36.28	34.94	35.17
% Age 18+	77.74%	76.26%	77.06%
% Age 55+	25.54%	24.11%	24.5%
% Age 65+	13.07%	12.86%	13.45%

Ethnicity

	1-mi.	3-mi.	5-mi.
% White (2010 US Census, Not Hispanic/Latino)	16.5%	38.43%	44.22%
% Black/African American (2010 US Census, Not Hispanic/Latino)	73.02%	46.27%	39.36%
% American Indian & Alaska Native (2010 US Census, Not Hispanic/Latino)	0.31%	0.21%	0.22%
% Asian (2010 US Census, Not Hispanic/Latino)	7.08%	12.65%	13.74%
% Native Hawaiian / Other Pacific Islander (2010 US Census, Not Hispanic/Latino)	0.03%	0.03%	0.03%
% Some other race (2010 US Census, Not Hispanic/Latino)	0.68%	0.44%	0.47%
% Two or more races (2010 US Census, Not Hispanic/Latino)	2.37%	1.96%	1.97%
% White (2010 US Census, Hispanic/Latino)	27.18%	34.61%	36.2%
% Black/African American (2010 US Census, Hispanic/Latino)	22.47%	15.32%	11.93%
% American Indian & Alaska Native (2010 US Census, Hispanic/Latino)	1.7%	1.87%	1.78%

% Asian (2010 US Census, Hispanic/Latino)	0.49%	0.55%	0.44%
% Native Hawaiian / Other Pacific Islander (2010 US Census, Hispanic/Latino)	0.1%	0.12%	0.12%
% Some other race (2010 US Census, Hispanic/Latino)	40.04%	39.85%	42.24%
% Two or more races (2010 US Census, Hispanic/Latino)	8.03%	7.67%	7.29%
% White (Current Year, Not Hispanic/Latino)	18.65%	39.02%	44.05%
% Black/African American (Current Year, Not Hispanic/Latino)	68.5%	43.03%	36.56%
% American Indian & Alaska Native (Current Year, Not Hispanic/Latino)	0.27%	0.19%	0.2%
% Asian (Current Year, Not Hispanic/Latino)	8.79%	14.79%	16.18%
% Native Hawaiian / Other Pacific Islander (Current Year, Not Hispanic/Latino)	0.02%	0.02%	0.03%
% Some other race (Current Year, Not Hispanic/Latino)	0.71%	0.45%	0.47%
% Two or more races (Current Year, Not Hispanic/Latino)	3.06%	2.5%	2.51%
% White (Current Year), Hispanic/Latino	28.05%	34.55%	36.13%
% Black/African American (Current Year, Hispanic/Latino)	22.53%	15.76%	12.06%
% American Indian & Alaska Native (Current Year, Hispanic/Latino)	1.6%	1.74%	1.64%
% Asian (Current Year, Hispanic/Latino)	0.46%	0.56%	0.45%
% Native Hawaiian / Other Pacific Islander (Current Year, Hispanic/Latino)	0.08%	0.1%	0.11%
% Some other race (Current Year, Hispanic/Latino)	38.7%	39.15%	41.98%
% Two or more races (Current Year, Hispanic/Latino)	8.58%	8.14%	7.64%
% White (Five Year Projection, Not Hispanic/Latino)	18.04%	38.07%	42.97%
% Black/African American (Five Year Projection, Not Hispanic/Latino)	68.1%	42.91%	36.41%
% American Indian & Alaska Native (Five Year Projection, Not Hispanic/Latino)	0.27%	0.19%	0.2%
% Asian (Five Year Projection, Not Hispanic/Latino)	9.39%	15.49%	17.04%
% Native Hawaiian / Other Pacific Islander (Five Year Projection, Not Hispanic/Latino)	0.02%	0.02%	0.03%
% Some other race (Five Year Projection, Not Hispanic/Latino)	0.71%	0.45%	0.46%
% Two or more races (Five Year Projection, Not Hispanic/Latino)	3.48%	2.88%	2.9%
% White (Five Year Projection, Hispanic/Latino)	27.76%	34.22%	35.84%
% Black/African American (Five Year Projection, Hispanic/Latino)	22.68%	16.07%	12.26%
% American Indian & Alaska Native (Five Year Projection, Hispanic/Latino)	1.55%	1.67%	1.58%
% Asian (Five Year Projection, Hispanic/Latino)	0.43%	0.53%	0.43%
% Native Hawaiian / Other Pacific Islander (Five Year Projection, Hispanic/Latino)	0.08%	0.1%	0.1%
% Some other race (Five Year Projection, Hispanic/Latino)	38.56%	38.96%	41.9%
% Two or more races (Five Year Projection, Hispanic/Latino)	8.93%	8.45%	7.9%

Housing & Households

Housing and Households

	1-mi.	3-mi.	5-mi.
Land Area (Estimated Square Miles)	3.71	28.21	65.22
Total Housing Units (Current Year)	75,248	498,695	1,030,256
Total Households (Current Year)	73,245	473,752	968,780
Total Households (Five Year Projection)	75,751	488,136	1,003,946
Owner-Occupied: Owned with a mortgage or loan	9,690	91,511	175,083
Owner-Occupied: Owned free and clear	3,661	48,172	105,660
Renter-Occupied	59,894	334,069	688,037

Housing Value (Current Year)

	1-mi.	3-mi.	5-mi.
Housing Value < \$10,000	10	232	891
Housing Value \$10,000-\$14,999	15	145	766
Housing Value \$15,000-\$19,999	50	282	927
Housing Value \$20,000-\$24,999	21	192	891
Housing Value \$25,000-\$29,999	32	176	553
Housing Value \$30,000-\$34,999	17	188	593
Housing Value \$35,000-\$39,999	15	326	820
Housing Value \$40,000-\$49,999	29	723	1,457
Housing Value \$50,000-\$59,999	69	901	1,758
Housing Value \$60,000-\$69,999	97	840	1,804
Housing Value \$70,000-\$79,999	74	796	1,738
Housing Value \$80,000-\$89,999	80	676	1,382
Housing Value \$90,000-\$99,999	140	821	1,745
Housing Value \$100,000-\$124,999	276	1,456	3,280
Housing Value \$125,000-\$149,999	282	1,254	2,876
Housing Value \$150,000-\$174,999	409	2,276	4,990
Housing Value \$175,000-\$199,999	514	2,913	6,154
Housing Value \$200,000-\$249,999	905	5,209	10,950

Housing Value \$250,000-\$299,999	1,247	7,205	14,724
Housing Value \$300,000-\$399,999	1,852	15,144	29,103
Housing Value \$400,000-\$499,999	1,845	21,679	41,860
Housing Value \$500,000-\$749,999	2,763	39,707	79,732
Housing Value \$750,000-\$999,999	1,706	21,944	43,292
Housing Value \$1,000,000 or more	902	14,596	28,457
Total Owner-occupied housing units (OOHU)	13,351	139,683	280,743

Income

	1-mi.	3-mi.	5-mi.
Per Capita Income (2010 US Census, based on Total Population)	\$20,923	\$23,612	\$23,838
Per Capita Income (Current Year, based on Total Population)	\$26,791	\$31,751	\$32,529
Per Capita Income (Five Year Projection, based on Total Population)	\$29,718	\$35,059	\$36,004
Average (Mean) Household Income (Current Year)	\$73,188	\$87,643	\$87,438
Median Household Income (Current Year)	\$52,810	\$59,513	\$57,774

% Households by Income (Current Year)

	1-mi.	3-mi.	5-mi.
% Household Income < \$10,000	9.48%	9.11%	10.38%
% Household Income \$10,000-\$14,999	5.65%	5.28%	5.81%
% Household Income \$15,000-\$19,999	5.06%	4.62%	4.83%
% Household Income \$20,000-\$24,999	4.64%	4.65%	4.72%
% Household Income \$25,000-\$29,999	4.9%	4.23%	4.06%
% Household Income \$30,000-\$34,999	4.8%	4.24%	4.23%
% Household Income \$35,000-\$39,999	4.61%	4.05%	3.96%
% Household Income \$40,000-\$44,999	4.36%	3.74%	3.59%
% Household Income \$45,000-\$49,999	4.23%	3.48%	3.27%
% Household Income \$50,000-\$59,999	7.8%	6.92%	6.6%
% Household Income \$60,000-\$74,999	11.38%	9.98%	9.49%
% Household Income \$75,000-\$99,999	13.18%	12.3%	11.76%
% Household Income \$100,000-\$124,999	7.59%	8.65%	8.42%
% Household Income \$125,000-\$149,999	4.01%	5.41%	5.34%
% Household Income \$150,000-\$199,999	4.14%	6.38%	6.27%

% Household Income \$200,000-\$249,999	1.63%	2.86%	2.95%
% Household Income \$250,000-\$499,999	1.54%	2.49%	2.61%
% Household Income \$500,000+	0.98%	1.59%	1.69%

Education (Current Year)

Education			
	1-mi.	3-mi.	5-mi.
College undergraduate	12,852	71,483	132,399
Graduate or prof school	2,985	22,831	43,826

Educational Attainment			
	1-mi.	3-mi.	5-mi.
No schooling completed	3,125	24,270	51,222
Nursery to 4th grade	1,271	10,357	24,291
5th and 6th grade	3,283	26,591	58,416
7th and 8th grade	3,319	22,788	49,929
9th grade	1,979	19,397	39,516
10th grade	2,396	15,805	36,126
11th grade	2,572	17,609	40,039
12th grade, no diploma	5,023	32,435	58,899
High school graduate, GED	43,339	235,478	472,539
Some college, <1 year	4,686	28,441	58,357
Some college, 1+ years	19,098	101,067	188,193
Associate's degree	9,110	54,325	108,965
Bachelor's degree	25,085	179,826	370,491
Master's degree	11,828	93,327	178,849
Professional school degree	2,475	21,362	43,290
Doctorate degree	1,019	9,035	17,048

Employment and Occupation

Employment and Occupation

	1-mi.	3-mi.	5-mi.
Total Civilian employed population aged 16+ (2010 US Census)	87,146	555,005	1,070,328
Total Civilian employed population aged 16+ (Current Year)	95,111	598,126	1,163,680
Total Civilian employed population aged 16+ (Five Year Projection)	96,799	606,055	1,185,458

% Employment by Industry (2010 US Census)

	1-mi.	3-mi.	5-mi.
% Armed Forces (2010 US Census)	0.04%	0.23%	0.16%
% Civilian, Employed (2010 US Census)	86.6%	89.45%	89.74%
% Civilian, Unemployed (2010 US Census)	13.35%	10.33%	10.1%
% Not in Labor Force (2010 US Census)	33.73%	36.39%	38.64%
% Armed Forces (Current Year)	0.04%	0.23%	0.16%
% Civilian, Employed (Current Year)	93.95%	95.02%	95.19%
% Civilian, Unemployed (Current Year)	6.01%	4.75%	4.65%
% Not in Labor Force (Current Year)	37.06%	39.04%	41.15%
% Armed Forces (Five Year Projection)	0.04%	0.23%	0.16%
% Civilian, Employed (Five Year Projection)	93.99%	95.04%	95.21%
% Civilian, Unemployed (Five Year Projection)	5.98%	4.73%	4.63%
% Not in Labor Force (Five Year Projection)	37.46%	39.44%	41.57%

Transportation to Work (Current Year)

	1-mi.	3-mi.	5-mi.
Total Workers 16+	95,111	598,126	1,163,680
Car, truck, or van	19,433	147,418	283,211
Public transport (not taxi)	66,437	368,908	707,909
Worked at home	2,619	22,296	44,176

Travel Time to Work (Current Year)

	1-mi.	3-mi.	5-mi.
< 5 minutes	750	5,996	11,247
5-9 minutes	1,359	14,193	31,308
10-14 minutes	2,979	27,715	55,453
15-19 minutes	4,070	34,871	71,272
20-24 minutes	6,353	43,266	87,274
25-29 minutes	2,146	17,577	36,135
30-34 minutes	14,505	90,897	184,611
35-39 minutes	3,003	19,384	38,192
40-44 minutes	8,326	45,831	84,110
45-59 minutes	20,219	113,335	209,419
60-89 minutes	21,493	122,425	233,787
90+ minutes	7,289	40,340	76,696

Consumer Expenditures (Current Year)

Consumer Expenditures			
	1-mi.	3-mi.	5-mi.
Total Alcoholic beverages	\$33,240,060	\$238,030,746	\$478,771,571
Total Apparel and services	\$142,793,273	\$939,395,992	\$1,884,306,214
Total Cash contributions	\$110,787,675	\$764,991,101	\$1,511,956,907
Total Education	\$144,639,429	\$1,035,464,895	\$2,061,286,994
Total Entertainment	\$174,556,590	\$1,264,310,617	\$2,560,769,214
Total Food	\$539,375,304	\$3,651,535,502	\$7,354,258,336
Total Gifts	\$80,480,869	\$542,132,796	\$1,097,351,881
Total Healthcare	\$278,096,863	\$1,969,403,788	\$3,949,948,312
Total Housing	\$1,582,265,610	\$10,884,046,383	\$21,858,823,036
Total Miscellaneous	\$71,432,919	\$494,549,116	\$985,317,826
Total Personal care products and services	\$53,248,339	\$376,765,197	\$757,937,927
Total Personal insurance and pensions	\$485,797,309	\$3,484,207,572	\$6,873,513,205
Total Reading	\$5,518,376	\$37,273,367	\$74,718,995
Total Tobacco products and smoking supplies	\$20,580,486	\$139,137,082	\$281,722,119
Total Transportation	\$714,792,616	\$4,896,382,179	\$9,833,789,076

Retail Demand by Store Type			
	1-mi.	3-mi.	5-mi.
Total Retail Demand	\$2,820,456,095	\$19,238,952,099	\$38,658,827,316
Building Material & Garden Equipment & Supply Dealers	\$183,432,091	\$1,283,326,768	\$2,570,190,567
Clothing & Clothing Accessories Stores	\$160,148,767	\$1,059,433,744	\$2,122,898,632
Electronics and Appliance Stores	\$41,812,758	\$284,931,768	\$570,951,843
Food & Beverage Stores	\$398,340,409	\$2,682,692,641	\$5,404,088,040
Food Services & Drinking Places	\$382,593,986	\$2,644,624,416	\$5,320,473,739
Furniture & Home Furnishings Stores	\$55,432,290	\$383,205,007	\$767,818,636
Gasoline stations	\$194,090,106	\$1,305,668,255	\$2,618,016,763
General Merchandise Stores	\$364,463,462	\$2,460,173,398	\$4,949,961,824

General Merchandise, Apparel and Accessories, Furniture and Other Sales	\$668,323,224	\$4,504,895,450	\$9,047,688,337
Health & Personal Care Stores	\$152,514,151	\$1,058,323,196	\$2,137,563,415
Miscellaneous Store Retailers	\$59,866,741	\$416,198,660	\$837,880,008
Motor Vehicle & Parts Dealers	\$442,723,072	\$3,043,481,514	\$6,111,330,048
Nonstore retailers	\$352,260,835	\$2,393,400,011	\$4,799,967,811
Sporting Goods, Hobby, Musical Instrument, and Book Stores	\$32,777,426	\$223,492,722	\$447,685,990

Business Summary by SIC

	1-mi.	3-mi.	5-mi.
Agriculture, Forestry, & Fishing (01-09)	24	231	507
Construction (15-17)	241	2,173	4,224
Finance, Insurance, & Real Estate (60-69)	314	3,275	7,351
Manufacturing (20-39)	97	1,316	2,797
Mining (10-14)	3	11	30
Public Administration (90-98)	9	115	465
Retail Trade (52-59)	982	8,619	17,731
Services (70-89)	2,270	20,794	43,945
Transportation, Communications, Electric, Gas, & Sanitary Services (40-49)	196	1,864	4,000
Wholesale Trade (50-51)	146	2,426	4,845



RETAIL SPACE FOR LEASE IN PRIME FLATBUSH

1054 Flatbush Avenue, Brooklyn, NY 11226

CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

CBCWORLDWIDE.COM

Joseph T. Hamdan | 718.921.3100 | jhamdan@cbreliable.com
Kimberly Fong | 718.921.3100 x161 | kimberlyfong.cb@gmail.com
Olga Pidhirnyak | 718.921.3100 x110 | olga.pidhirnyak@coldwellbanker.com



**COLDWELL
BANKER
COMMERCIAL**

RELIABLE REAL ESTATE