www.pinnaclereny.com

34-07 Steinway Street, Suite 202 Long Island City, NY 11101

718-784-8282

4,615 SF RETAIL / COMMERCIAL SPACE FOR LEASE AT THE ENTRANCE OF GATEWAY MALL IN SPRING CREEK, BROOKLYN

FEATURES:

- Available Ground Floor: 4,615 Sq. Ft.
- Dimensions: 58' x 80'
- Brand New Vanilla Box Condition
- 13.3' Ceiling Height
- Easily Sub-Divided
- 400 AMPS Electric
- Densely Populated Area
- Accessible via Wide Sidewalks Along Elton Street
- Ideal For: Restaurant, Retail, Medical, Non-Profit, Office, Etc.
- Residential Portion of Building Is for Independent Senior Residents
- 6,166 New Residential Units in the Immediate Vicinity

NEARBY:

- Belt Parkway
- Shore Parkway
- Gateway Center Mall
- Linden Boulevard

Transportation:

UPON REQUEST

B84 (Flatlands Ave / Elton St)



516 SCHROEDERS AVENUE, BROOKLYN, NY

	BLOCK:	4452	LOT:	423	ZONING:	R7A, R6 C2-4
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For Information About This Property Contact Exclusive Agents:

LEASE PRICE:

Steve Nadel, Partner snadel@pinnaclereny.com 718-784-5907 Nechama Liberow, Associate Broker nliberow@pinnaclereny.com 718-778-6006

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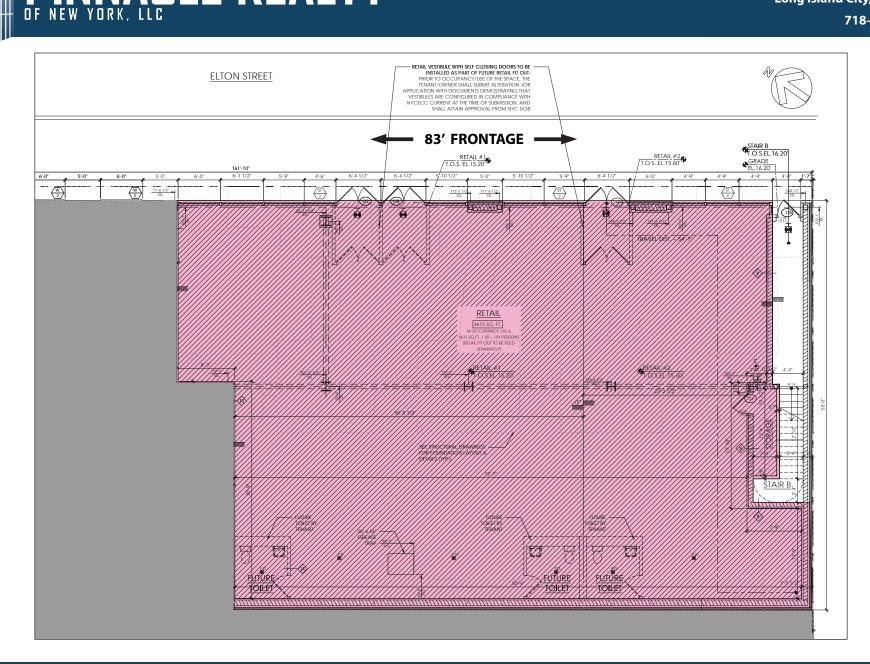


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PINNACLE REALTY



NNACLE REALTY OF NEW YORK, LLC

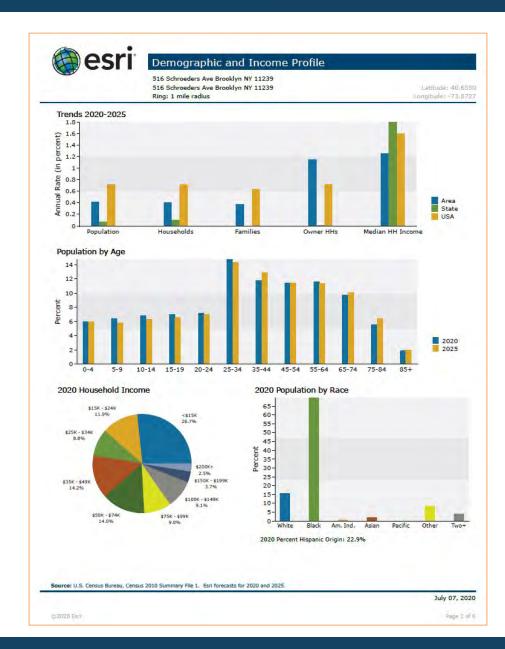
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www.	pinnaclere	nv.com

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Population 46,099 52,197 33,29 Households 12,143 13,086 13,33 Average Household Size 2,53 2,54 2,55 Owner Occipied Housing Units 15,850 16,475 16,665 Mean Age Area State National Age Population 0,42% 0,07% 0,725 Prantics 0,385 -0,07% 0,725 Household Size 0,42% 0,01% 0,07% Population 0,42% 0,01% 0,025 Household Income 1,25% 0,01% 0,025 Household Income 1,25% 0,01% 0,225 Healan Household Income 1,25% 0,01% 0,225 Healan Household Income 1,25% 2,424 1,373 8,43 \$13,000 :24,999 1,789 8,48 1,733 8,43 \$13,000 :24,999 1,831 1,0,0% 1,962 9,53 \$10,000 :24,999 1,831 1,0,0% <	esri	516 Schroeders Ave Brooklyn N 516 Schroeders Ave Brooklyn N Ring: 1 mile radius					de: 40.655 le: -73.872	
Population 46,099 52,197 33,29 Households 12,143 13,088 13,33 Average Household Size 2,231 2,254 22.5 Owner Occupied Housing Units 15,850 16,475 15,650 Metter Occupied Housing Units 15,850 16,475 16,675 Population 0,42% 0,07% 0,725 Household Size 0,38% -0,01% 0,725 Household Size 0,38% -0,01% 0,725 Household Income 1,13% 0,01% 0,725 Household Income 1,26% 1,00% 1,00% 0,725 Household Income 1,26% 1,00% 0,725 1,735 2,500 2,220 2,220 2,220 2,220 2,200 1,80% 0,727 1,153 1,255 1,26% 1,20% 1,273 1,53 1,25,000 1,249 1,26% 1,20% 1,277 1,153 1,20% 1,277 1,153 1,25,000 2,424 1,23,100 2,424 1,23,	Summary	Cer	nsus 2010		2020		2025	
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Avarage Household Size 2.33 2.34 2.53 Owner Occupied Housing Units 2.807 3.022 4,04 Renter Occupied Housing Units 15,950 16,475 16,665 Median Age 3.5 36.5 38. Prendis 202-025 Annual Rate Area State National Population 0.42% 0.07% 0.723 Households 0.40% 0.01% 0.723 Households 0.39% -0.01% 0.627 Median Household Income 1.25% 1.80% 0.01% Owner HHs 1.15% 0.01% 0.723 Median Household Income 5.420 2.020 2025 Household S by Income Number Percent Number < 51,500	Households		18,737		20,297		20,709	
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Households by Income Number Percent Number Percent <\$15,000	Median Household Income		1.20 %	20		20		
< \$15.000	Households by Income							
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Median Household Income Average Household Income \$37,019 \$39,405 Per Capita Income \$55,515 \$61,615 Per Capita Income \$21,694 \$24,097 Population by Age Number Percent Number Percent 0 - 4 3,071 6.4% 3,133 6.0% 3,204 6.0% 5 - 9 3,234 6,7% 3,334 6.4% 3,067 5.98 10 - 14 3,575 7,4% 3,530 6.8% 3,381 6.3% 20 - 24 3,651 7.6% 3,753 7.2% 3,726 7.09 35 - 44 5,908 12.3% 7,675 14.7% 7,618 14.38 45 - 54 6,367 13,2% 5,928 11.4% 6.088 11.4% 55 - 64 5,117 10.6% 6,053 11.6% 6.013 11.3% 55 - 74 4,011 8.3% 2,919 12.3% 5,022 9,7% 5,399 10.19 85 + 836 1	\$150,000 - \$199,999			746	3.7%	958	4.69	
Average Household Income \$55,515 \$61,613 Per Capita Income \$21,694 2020 2025 Population by Age Number Percent	\$200,000+			498	2.5%	592	2.99	
Per Capita Income \$21,694 \$24,057 Census 201 2020 2025 O - 4 3,071 6.4% 3,153 6.0% 3,204 6.0% 0 - 4 3,071 6.4% 3,153 6.0% 3,204 6.0% 10 - 14 3,575 7.4% 3,530 6.8% 3,381 6.3% 10 - 14 3,575 7.4% 3,530 6.8% 3,381 6.3% 20 - 24 3,651 7.6% 3,753 7.2% 3,726 7.0% 35 - 54 5.908 12.3% 7.675 14.7% 7.618 14.3% 35 - 54 5.908 12.3% 7.675 14.7% 7.618 14.3% 35 - 54 6,367 13.2% 5.928 11.4% 6.058 11.4% 35 - 64 5,117 10.6% 6.031 11.5% 3.407 6.49 35 - 44 2.319 4.8% 2.911 5.6% 3.407 6.49 55 - 74 4.011<	Median Household Income			\$37,019		\$39,405		
Census 2010 2020 2025 Population by Age Number Percent 6.09 3.204 6.09 3.204 6.09 3.204 6.09 3.204 6.09 3.204 6.09 3.061 6.39 3.061 6.39 3.51 1.9 4.090 6.356 3.669 7.0% 3.501 6.639 1.649 3.526 7.0% 3.526 7.0% 3.526 7.0% 3.526 7.0% 3.526 7.0% 3.526 7.0% 3.526 7.0% 3.51 1.33 5.54 5.921 12.3% 6.127 11.7% 6.644 12.89 1.35 5.54 5.117 10.6% 5.052 9.7% 5.399 10.19 1.55 3.407 6.49 85 - 2.00	Average Household Income			\$55,515		\$61,615		
Population by Age Number Percent Number Percent Number Percent 0 - 4 3,071 6.4% 3,133 6.0% 3,204 6.0% 10 - 14 3,071 6.4% 3,133 6.0% 3,204 6.0% 10 - 14 3,575 7.4% 3,530 6.0% 3,381 6.3% 15 - 19 4,090 6.5% 3,669 7.0% 3,501 6.6% 20 - 24 3,651 7.6% 3,753 7.2% 3,726 7.0% 35 - 44 5,908 12.3% 7.675 14.7% 6.618 14.38 45 - 54 6.367 13.2% 5.928 11.4% 6.038 11.4% 55 - 74 4,011 8.3% 5,082 9.7% 5.399 10.19 55 + 836 1.7% 9.00 1.9% 3.00 6.403 85 + 836 1.7% 9.01 1.9% 3.06% 3.80 6.7 6.033 16.37	Per Capita Income			\$21,694		\$24,057		
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Census 2010 2020 2025 Race and Ethnicity Number Percent Number Percent White Alone 7,105 14.8% 8,185 15.7% 8,693 16.3% Black Alone 34,798 72.3% 36,334 69.6% 36,202 67.9% American Indian Alone 311 0.6% 333 0.6% 338 0.68% Asian Alone 311 0.6% 333 0.6% 328 0.69 Some Other Race Alone 20 0.0% 24 0.0% 25 0.0% Some Other Race Alone 3.816 7.9% 4.389 8.4% 4.643 8.7% Two or More Races 1,418 2.9% 1,962 3.8% 2,178 4.19								
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Black Alone 34,798 72.3% 36,334 69.6% 36,202 67.9% American Indian Alone 311 0.6% 333 0.6% 338 0.6% Asian Alone 630 1.3% 970 1.9% 1,219 2.3% Parific Islander Alone 20 0.0% 24 0.0% 25 0.0% Some Other Race Alone 3,816 7.9% 4,389 8.4% 4,643 8.7% Two or More Races 1,418 2.9% 1,962 3.8% 2,178 4.1% Hispanic Origin (Any Race) 10,483 21.8% 11,959 22.9% 12,637 23.7%								
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Two or More Races 1,418 2.9% 1,962 3.8% 2,178 4.19 Hispanic Origin (Any Race) 10,483 21.8% 11,959 22.9% 12,637 23.79	Pacific Islander Alone						0.09	
Hispanic Origin (Any Race) 10,483 21.8% 11,959 22.9% 12,637 23.79	Some Other Race Alone	3,816	7.9%	4,389	8.4%	4,643	8.79	
	Two or More Races	1,418	2.9%	1,962	3.8%	2,178	4.19	
			21.8%	11,959	22.9%	12,637	23.79	



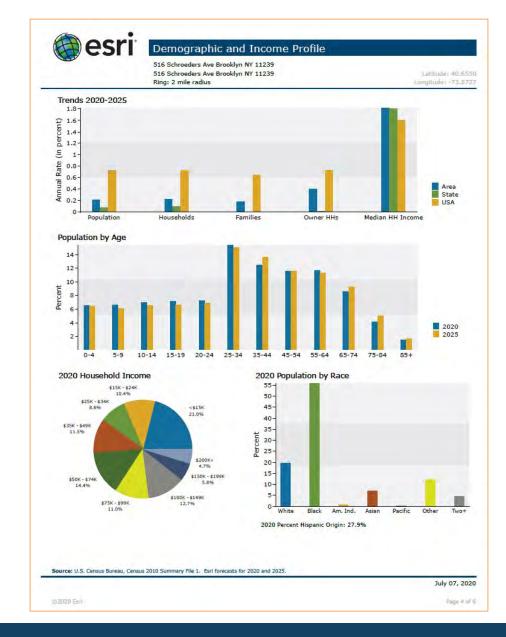
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34-07 Steinway Street, Suite 202 Long Island City, NY 11101

718-784-8282

51	L6 Schroeders Ave Brooklyn N L6 Schroeders Ave Brooklyn N ng: 2 mile radius					de: 40.65 e: -73.87
Summary	Cen	sus 2010		2020		2025
Population		267,438		276,867		279,839
Households		91,987		95,339		96,384
Families		65,526		67,355		67,93
Average Household Size		2.87		2.87		2.87
Owner Occupied Housing Units		28,667		31,055		31,687
Renter Occupied Housing Unit	5	63,320		64,284		64,69
Median Age		33.7		35.1		36.
Trends: 2020-2025 Annual R	ate	Area		State		Nationa
Population		0.21%		0.07%		0.72%
Households		0.22%		0.10%		0.72%
Families		0.17%		-0.01%		0.64%
Owner HHs		0.40%		0.01%		0.72%
Median Household Income		1.82%		1.80%		1.60%
Households by Income			Number 20,002	Percent 21.0%	Number 18,975	Percen
<\$15,000 \$15,000 - \$24,999			9,911	10.4%	9,367	19.79
\$25,000 - \$34,999			8,157	8.6%	7,661	7.99
\$35,000 - \$49,999			10,971	11.5%	10,601	11.09
\$50,000 - \$74,999			13,774	14.4%	13,568	14.19
\$75,000 - \$99,999			10,458	11.0%	10,798	11.29
\$100,000 - \$149,999			12,074	12.7%	13,420	13.99
\$150,000 - \$199,999			5,524	5.8%	6,640	6.99
\$200,000+			4,460	4.7%	5,347	5.59
Median Household Income			\$47,604		\$52,104	
Average Household Income			\$70,540		\$78,784	
Per Capita Income			\$24,308		\$27,149	
	Census 20	10	20	20	20	25
Population by Age	Number	Percent	Number	Percent	Number	Percer
0 - 4	18,542	6.9%	17,923	6.5%	17,979	6.49
5 - 9	19,065	7.1%	18,346	6.6%	16,974	6.19
10 - 14	20,329	7.6%	19,345	7.0%	18,092	6.59
15 - 19	23,063	8.6%	19,695	7.1%	18,354	6.69
20 - 24	21,119	7.9%	20,150	7.3%	19,445	6.99
25 - 34	35,943	13.4%	42,747	15.4%	42,293	15.19
35 - 44	34,663	13.0%	34,636	12.5%	37,983	13.69
45 - 54 55 - 64	36,924	13.8%	32,124	11.6%	32,342	11.69
55 - 54 65 - 74	27,642	10.3%	32,472	11.7%	31,723	11.39
	17,250	6.5%	23,858	8.6%	25,990	9.39
75 - 84	9,460 3,437	3.5%	11,478	4.1%	14,123	5.09
85+	Census 20	1.3%	4,092	1.5%	4,540	1.6%
Race and Ethnicity	Number	Percent		Percent	Number	Percen
White Alone	51,303	19.2%	Number 53,980	19.5%	55,063	19.7%
Black Alone	157,613	58.9%	154,563	55.8%	151,441	54.19
American Indian Alone	2.117	0.8%	2,035	0.7%	2,024	0.79
Asian Alone	14,771	5.5%	19,575	7.1%	22,648	8.19
Pacific Islander Alone	14,771	0.1%	19,373	0.1%	174	0.19
Some Other Race Alone	31,763	11.9%	34,175	12.3%	35,119	12.59
Two or More Races	9,700	3.6%	12,364	4.5%	13,369	4.89
Hispanic Origin (Any Race)	71,698	26.8%	77,155	27.9%	79,701	28.5%
ata Note: Income is expressed in current						
urce: U.S. Census Bureau, Census 2010	Summary File 1. Esri forecasts for 2	2020 and 2025.				



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34-07 Steinway Street, Suite 202 Long Island City, NY 11101

718-784-8282

	ers Ave Brooklyn N ers Ave Brooklyn N radius				Latitu Longitud	de: 40.65 e: -73.87
Summary	Cer	sus 2010		2020		202
Population		570,869		588,793		594,44
Households		192,851		198,896		200,81
Families		139,169		142,342		143,36
Average Household Size		2.92		2.93		2.9
Owner Occupied Housing Units		62,915		67,414		68,60
Renter Occupied Housing Units		129,936		131,483		132,21
Median Age		34.0		35.3		36
Trends: 2020-2025 Annual Rate		Area		State		Nation
Population		0.19%		0.07%		0.72
Households Families		0.19%		0.10%		0.72
Owner HHs		0.35%		0.01%		0.72
Median Household Income		1.74%		1.80%		1.60
Headen Household Income			20	20	20	25
Households by Income			Number	Percent	Number	Percer
<\$15,000			35,901	18.1%	33,846	16.9
\$15,000 - \$24,999			19,423	9.8%	18,063	9.0
\$25,000 - \$34,999			16,546	8.3%	15,299	7.6
\$35,000 - \$49,999			23,329	11.7%	22,284	11.1
\$50,000 - \$74,999			30,142	15.2%	29,555	14.7
\$75,000 - \$99,999			23,462	11.8%	24,038	12.0
\$100,000 - \$149,999			27,495	13.8%	30,413	15.1
\$150,000 - \$199,999			12,346	6.2%	14,850	7.4
\$200,000+			10,238	5.1%	12,457	6.2
Median Household Income			\$52,527		\$57,258	
Average Household Income			\$74,616		\$83,756	
Per Capita Income			\$25,301		\$28,391	
	Census 20	10		20	20	25
Population by Age	Number	Percent	Number	Percent	Number	Perce
0 - 4	38,955	6.8%	37,293	6.3%	37,443	6.3
5 - 9	39,460	6.9%	38,262	6.5%	35,154	5.9
10 - 14 15 - 19	42,253	7.4%	40,514	6.9%	37,495	6.3
20 - 24	47,762 45,076	7.9%	40,585 42,335	7.2%	38,130 40,315	6.8
20 - 24 25 - 34	79,201	13.9%	93,021	15.8%	91,929	15.5
35 - 44	77,147	13.5%	75,692	12.9%	83,426	14.0
45 - 54	81,748	14.3%	70,929	12.0%	70,397	11.8
45 - 54	59,573	10.4%	70,951	12.1%	69,484	11.0
65 - 74	34,869	6.1%	49,206	8.4%	54,229	9.1
75 - 84	18,231	3.2%	22,253	3.8%	27,848	4.7
85+	6,593	1.2%	7,755	1.3%	8,599	1.4
	Census 20			20		25
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percer
White Alone	107,890	18.9%	110,958	18.8%	111,990	18.8
Black Alone	329,440	57.7%	324,449	55.1%	319,180	53.7
American Indian Alone	4,664	0.8%	4,531	0.8%	4,542	0.8
Asian Alone	34,506	6.0%	43,512	7.4%	49,194	8.3
Pacific Islander Alone	392	0.1%	416	0.1%	412	0.1
Some Other Race Alone	70,901	12.4%	75,954	12.9%	77,836	13.1
Two or More Races	23,075	4.0%	28,973	4.9%	31,296	5.3
Hispanic Origin (Any Race)	151,926	26.6%	162,623	27.6%	167,298	28.1
ata Note: Income is expressed in current dollars.						
ource: U.S. Census Bureau, Census 2010 Summary File	1. Esri forecasts for 2	2020 and 2025.				

