



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:



B84 (Flatlands Ave / Elton St)



LEASE PRICE:

UPON REQUEST

516 SCHROEDERS AVENUE, BROOKLYN, NY

BLOCK:

4452

LOT:

423

ZONING:

**R7A, R6,
C2-4**

For Information About This Property
Contact Exclusive Agents:

Steve Nadel, Partner
snadel@pinnaclereny.com
718-784-5907

Nechama Liberow, Associate Broker
nliberow@pinnaclereny.com
718-778-6006



PINNACLE REALTY

OF NEW YORK, LLC

www.pinnacle-ny.com

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

718-784-8282





PINNACLE REALTY

OF NEW YORK, LLC

www.pinnaclecleremy.com

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

718-784-8282



Demographic and Income Profile

516 Schroeders Ave Brooklyn NY 11239
516 Schroeders Ave Brooklyn NY 11239
Ring: 1 mile radius

Latitude: 40.6550
Longitude: -73.8727

Summary	Census 2010	2020	2025
Population	48,099	52,197	53,297
Households	18,737	20,297	20,709
Families	12,143	13,088	13,336
Average Household Size	2.53	2.54	2.54
Owner Occupied Housing Units	2,887	3,822	4,047
Renter Occupied Housing Units	15,850	16,475	16,662
Median Age	35.9	36.5	38.0

Trends: 2020-2025 Annual Rate	Area	State	National
Population	0.42%	0.07%	0.72%
Households	0.40%	0.10%	0.72%
Families	0.38%	-0.01%	0.64%
Owner HHs	1.15%	0.01%	0.72%
Median Household Income	1.26%	1.80%	1.60%

Households by Income	2020		2025	
	Number	Percent	Number	Percent
<\$15,000	5,420	26.7%	5,205	25.1%
\$15,000 - \$24,999	2,424	11.9%	2,377	11.5%
\$25,000 - \$34,999	1,789	8.8%	1,733	8.4%
\$35,000 - \$49,999	2,880	14.2%	2,851	13.8%
\$50,000 - \$74,999	2,851	14.0%	2,885	13.9%
\$75,000 - \$99,999	1,831	9.0%	1,962	9.5%
\$100,000 - \$149,999	1,857	9.1%	2,147	10.4%
\$150,000 - \$199,999	746	3.7%	958	4.6%
\$200,000+	498	2.5%	592	2.9%

Median Household Income	\$37,019	\$39,405
Average Household Income	\$55,515	\$61,615
Per Capita Income	\$21,694	\$24,057

Population by Age	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,071	6.4%	3,153	6.0%	3,204	6.0%
5 - 9	3,234	6.7%	3,334	6.4%	3,067	5.8%
10 - 14	3,575	7.4%	3,530	6.8%	3,381	6.3%
15 - 19	4,090	8.5%	3,669	7.0%	3,501	6.6%
20 - 24	3,651	7.6%	3,753	7.2%	3,726	7.0%
25 - 34	5,908	12.3%	7,675	14.7%	7,618	14.3%
35 - 44	5,921	12.3%	6,127	11.7%	6,844	12.8%
45 - 54	6,367	13.2%	5,928	11.4%	6,058	11.4%
55 - 64	5,117	10.6%	6,053	11.6%	6,013	11.3%
65 - 74	4,011	8.3%	5,082	9.7%	5,399	10.1%
75 - 84	2,319	4.8%	2,911	5.6%	3,407	6.4%
85+	836	1.7%	980	1.9%	1,076	2.0%

Race and Ethnicity	Census 2010		2020		2025	
	Number	Percent	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	0.6%
Asian Alone	630	1.3%	970	1.9%	1,219	2.3%
Pacific 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%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

July 07, 2020

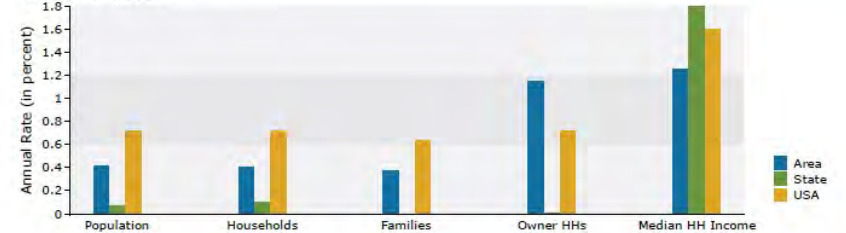


Demographic and Income Profile

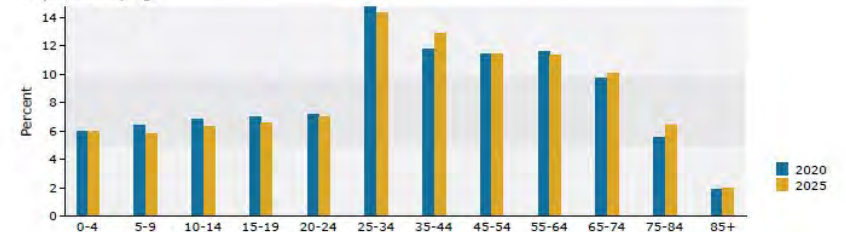
516 Schroeders Ave Brooklyn NY 11239
516 Schroeders Ave Brooklyn NY 11239
Ring: 1 mile radius

Latitude: 40.6550
Longitude: -73.8727

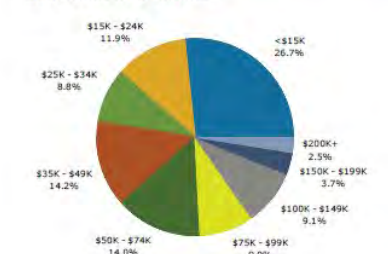
Trends 2020-2025



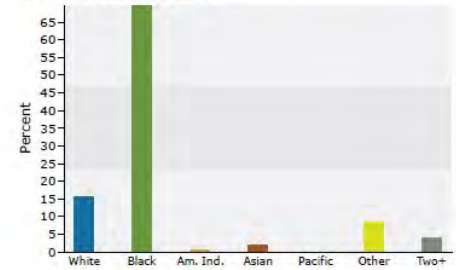
Population by Age



2020 Household Income



2020 Population by Race



2020 Percent Hispanic Origin: 22.9%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

July 07, 2020



PINNACLE REALTY

OF NEW YORK, LLC

www.pinnaclecleremy.com

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

718-784-8282



Demographic and Income Profile

516 Schroeders Ave Brooklyn NY 11239
516 Schroeders Ave Brooklyn NY 11239
Ring: 2 mile radius

Latitude: 40.6550
Longitude: -73.8727

Summary	Census 2010	2020	2025
Population	267,438	276,867	279,839
Households	91,987	95,339	96,384
Families	65,526	67,355	67,933
Average Household Size	2.87	2.87	2.87
Owner Occupied Housing Units	28,667	31,055	31,687
Renter Occupied Housing Units	63,320	64,284	64,696
Median Age	33.7	35.1	36.7

Trends: 2020-2025 Annual Rate	Area	State	National
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	2020		2025	
	Number	Percent	Number	Percent
<\$15,000	20,002	21.0%	18,975	19.7%
\$15,000 - \$24,999	9,911	10.4%	9,367	9.7%
\$25,000 - \$34,999	8,157	8.6%	7,661	7.9%
\$35,000 - \$49,999	10,971	11.5%	10,601	11.0%
\$50,000 - \$74,999	13,774	14.4%	13,568	14.1%
\$75,000 - \$99,999	10,458	11.0%	10,798	11.2%
\$100,000 - \$149,999	12,074	12.7%	13,420	13.9%
\$150,000 - \$199,999	5,524	5.8%	6,640	6.9%
\$200,000+	4,460	4.7%	5,347	5.5%

Median Household Income	\$47,604	\$52,104
Average Household Income	\$70,540	\$78,784
Per Capita Income	\$24,308	\$27,149

Population by Age	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	18,542	6.9%	17,923	6.5%	17,979	6.4%
5 - 9	19,065	7.1%	18,346	6.6%	16,974	6.1%
10 - 14	20,329	7.6%	19,345	7.0%	18,092	6.5%
15 - 19	23,063	8.6%	19,695	7.1%	18,354	6.6%
20 - 24	21,119	7.9%	20,150	7.3%	19,445	6.9%
25 - 34	35,943	13.4%	42,747	15.4%	42,293	15.1%
35 - 44	34,663	13.0%	34,636	12.5%	37,983	13.6%
45 - 54	36,924	13.8%	32,124	11.6%	32,342	11.6%
55 - 64	27,642	10.3%	32,472	11.7%	31,723	11.3%
65 - 74	17,250	6.5%	23,858	8.6%	25,990	9.3%
75 - 84	9,460	3.5%	14,478	4.1%	14,123	5.0%
85+	3,437	1.3%	4,092	1.5%	4,540	1.6%

Race and Ethnicity	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
White Alone	51,303	19.2%	53,980	19.5%	55,063	19.7%
Black Alone	157,613	58.9%	154,563	55.8%	151,441	54.1%
American Indian Alone	2,117	0.8%	2,035	0.7%	2,024	0.7%
Asian Alone	14,771	5.5%	19,575	7.1%	22,648	8.1%
Pacific Islander Alone	171	0.1%	176	0.1%	174	0.1%
Some Other Race Alone	31,763	11.9%	34,175	12.3%	35,119	12.5%
Two or More Races	9,700	3.6%	12,364	4.5%	13,369	4.8%

Hispanic Origin (Any Race) 71,698 26.8% 77,155 27.9% 79,701 28.5%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

July 07, 2020

©2020 Esri

Page 3 of 6

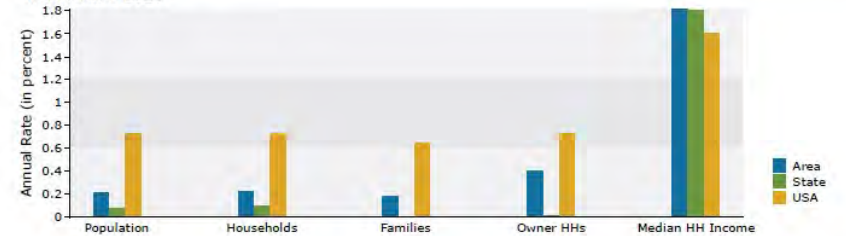


Demographic and Income Profile

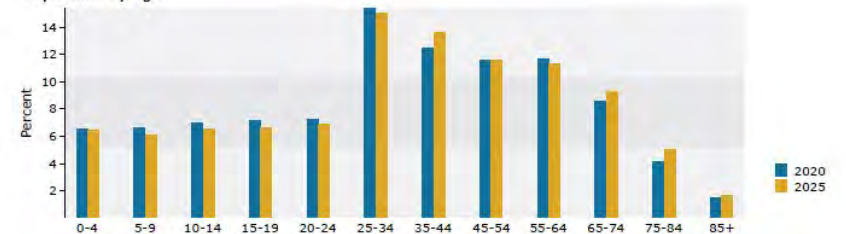
516 Schroeders Ave Brooklyn NY 11239
516 Schroeders Ave Brooklyn NY 11239
Ring: 2 mile radius

Latitude: 40.6550
Longitude: -73.8727

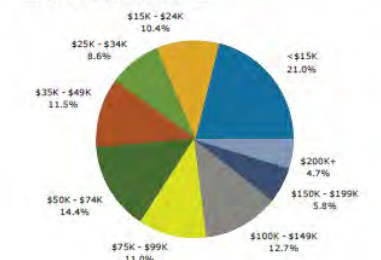
Trends 2020-2025



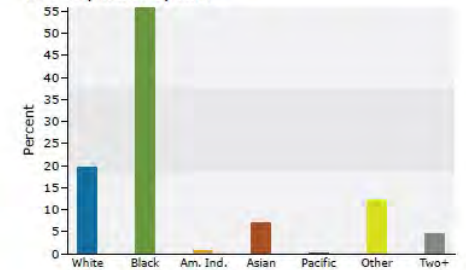
Population by Age



2020 Household Income



2020 Population by Race



2020 Percent Hispanic Origin: 27.9%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

July 07, 2020

©2020 Esri

Page 4 of 6



PINNACLE REALTY

OF NEW YORK, LLC

www.pinnaclecleremy.com

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

718-784-8282



Demographic and Income Profile

516 Schroeders Ave Brooklyn NY 11239
516 Schroeders Ave Brooklyn NY 11239
Ring: 3 mile radius

Latitude: 40.6550
Longitude: -73.8727

Summary	Census 2010	2020	2025
Population	570,869	588,793	594,449
Households	192,851	198,896	200,817
Families	139,169	142,342	143,368
Average Household Size	2.92	2.93	2.93
Owner Occupied Housing Units	62,915	67,414	68,605
Renter Occupied Housing Units	129,936	131,483	132,212
Median Age	34.0	35.3	36.9

Trends: 2020-2025 Annual Rate	Area	State	National
Population	0.19%	0.07%	0.72%
Households	0.19%	0.10%	0.72%
Families	0.14%	-0.01%	0.64%
Owner HHs	0.35%	0.01%	0.72%
Median Household Income	1.74%	1.80%	1.60%

Households by Income	2020		2025	
	Number	Percent	Number	Percent
<\$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

Population by Age	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
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	42,253	7.4%	40,514	6.9%	37,495	6.3%
15 - 19	47,762	8.4%	40,585	6.9%	38,120	6.4%
20 - 24	45,076	7.9%	42,335	7.2%	40,315	6.8%
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%
55 - 64	59,573	10.4%	70,951	12.1%	69,484	11.7%
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%

Race and Ethnicity	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
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%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

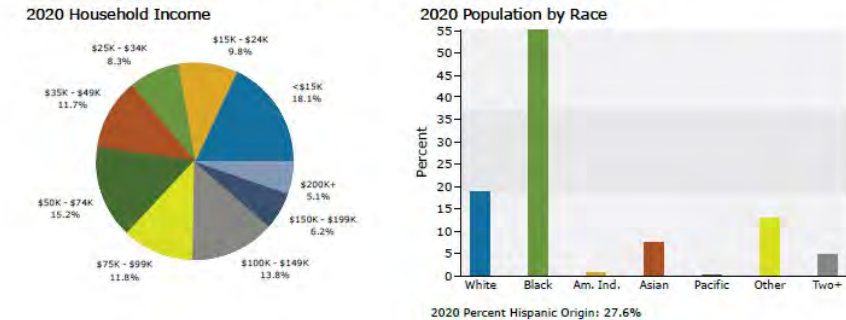
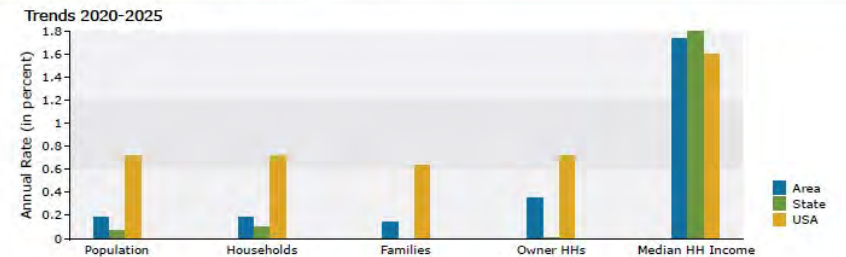
July 07, 2020



Demographic and Income Profile

516 Schroeders Ave Brooklyn NY 11239
516 Schroeders Ave Brooklyn NY 11239
Ring: 3 mile radius

Latitude: 40.6550
Longitude: -73.8727



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

July 07, 2020