



**COLDWELL
BANKER
COMMERCIAL**

RELIABLE REAL ESTATE

FOR LEASE

DYKER HEIGHTS PROFESSIONAL SPACE FOR LEASE

\$2,500 per month (MG)

8846 7th Avenue
Brooklyn, NY 11228

AVAILABLE SPACE
1,000 SF

CBCWORLDWIDE.COM



OFFICE

Joseph T. Hamdan
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**COLDWELL BANKER COMMERCIAL
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7428 5th Avenue, Brooklyn, NY 11209
718.921.3100



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8846 7th Avenue, Brooklyn, NY 11228



OFFERING SUMMARY

Available SF:	1,000 SF
Lease Rate:	\$2,500 per month (MG)
Lot Size:	6,120 SF
Building Size:	5,526 SF
Zoning:	R5B

PROPERTY OVERVIEW

Coldwell Banker Reliable Commercial Division is pleased to offer for lease approximately 1,000 SF of ground floor professional space. Suitable uses include but are not limited to professional, medical or dental office. The space is in close proximity to public transportation, as well as the Belt Parkway and Brooklyn Queens Expressway. Nearby tenants include Poly Prep Country Day School, United States Army Garrison Fort Hamilton Met Life Insurance and numerous white collar professional tenants. The space is located across the street from Dyker Beach Golf Club. For more information please contact Coldwell Banker Commercial Real Estate.

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PROPERTY DESCRIPTION

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LOCATION DESCRIPTION

Dyker Heights is an affluent neighborhood in the southwest corner of the borough of Brooklyn in New York City. It is on a hill between Bay Ridge, Bensonhurst, Borough Park, and Gravesend Bay. The neighborhood is unofficially bounded by 7th and 14th Avenues, 65th Street, and the Belt Parkway on the west, east, north, and south, respectively

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LEASE TYPE | MG

TOTAL SPACE | 1,000 SF

LEASE TERM | Negotiable

LEASE RATE | \$2,500 per month



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
8846 7th Avenue	Available	1,000 SF	Modified Gross	\$2,500 per month

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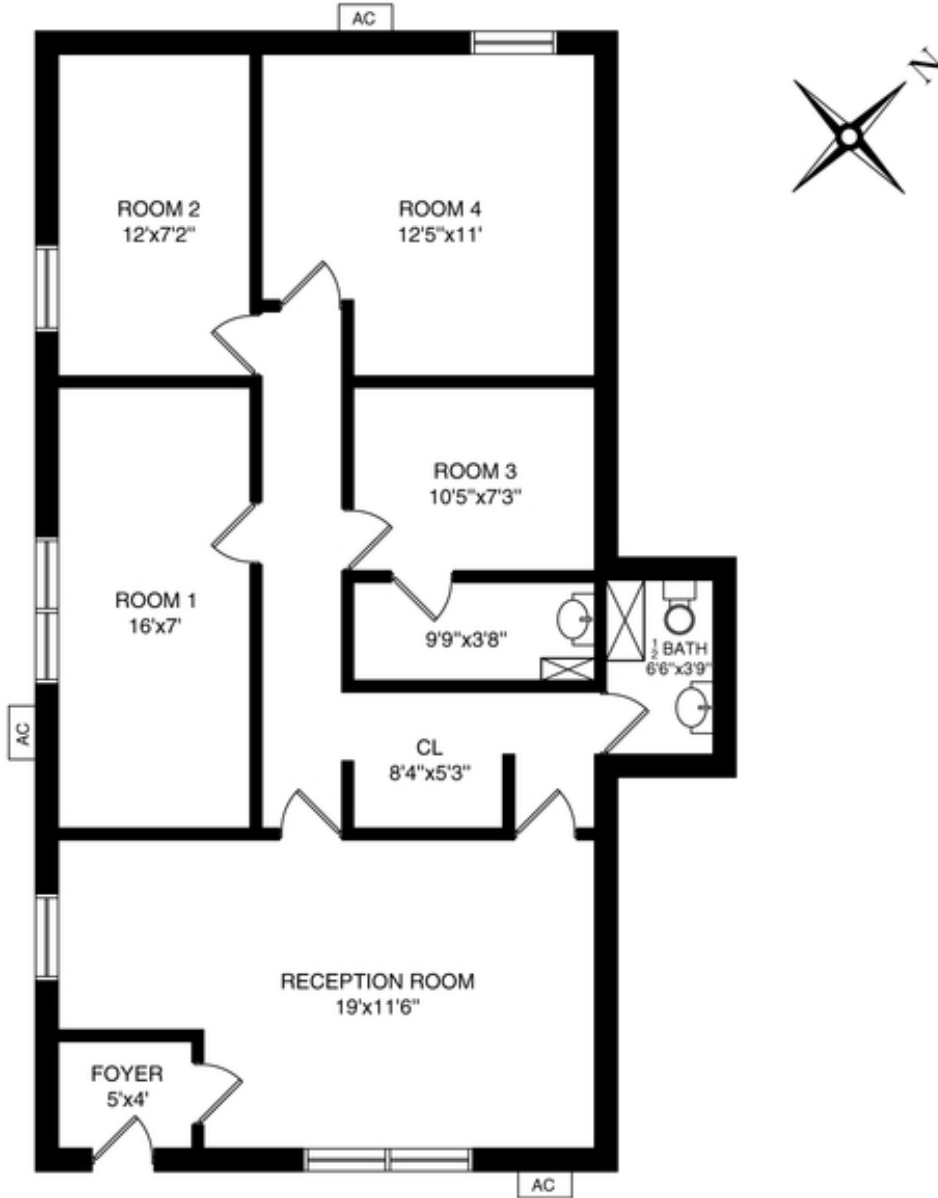
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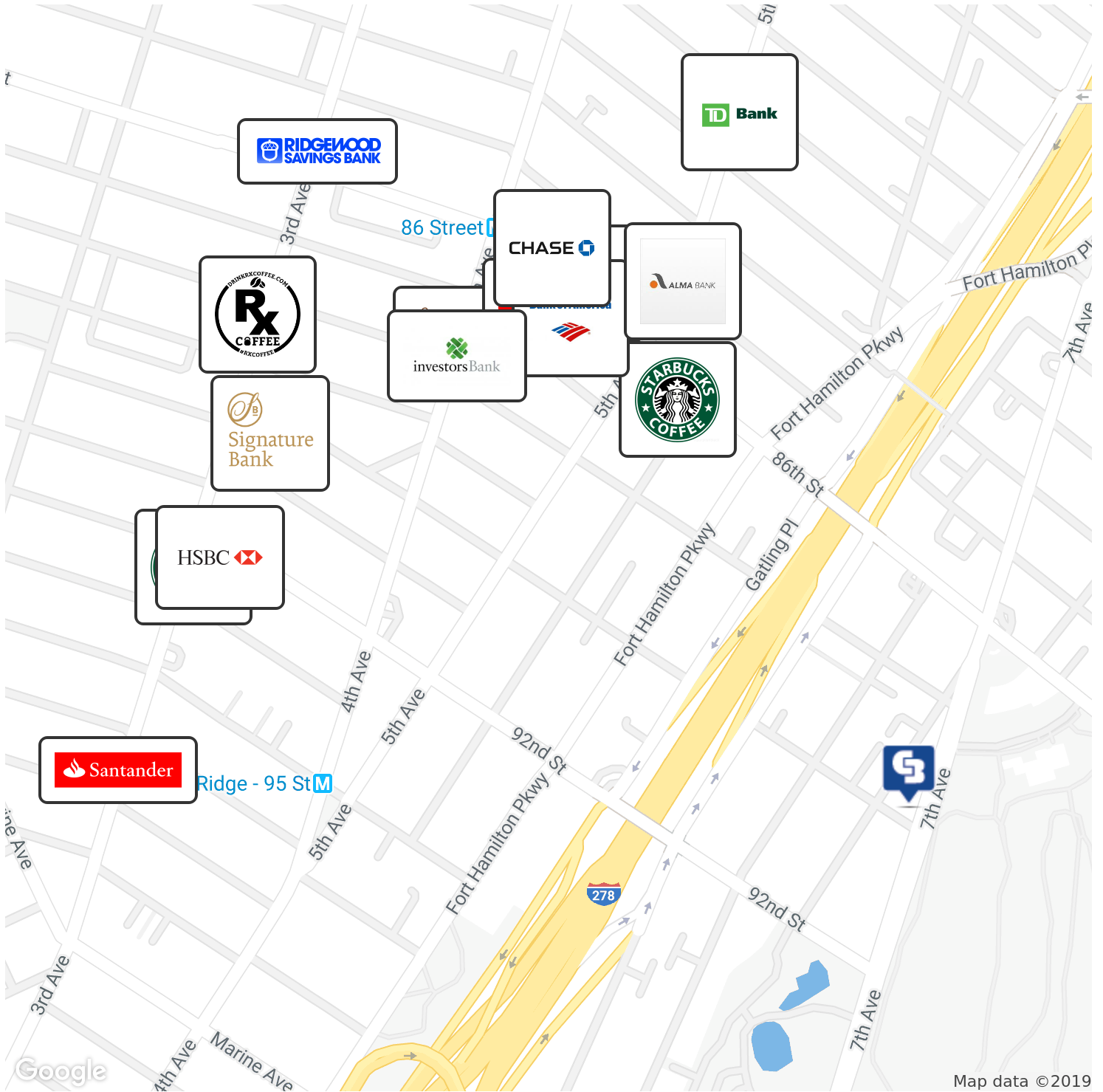
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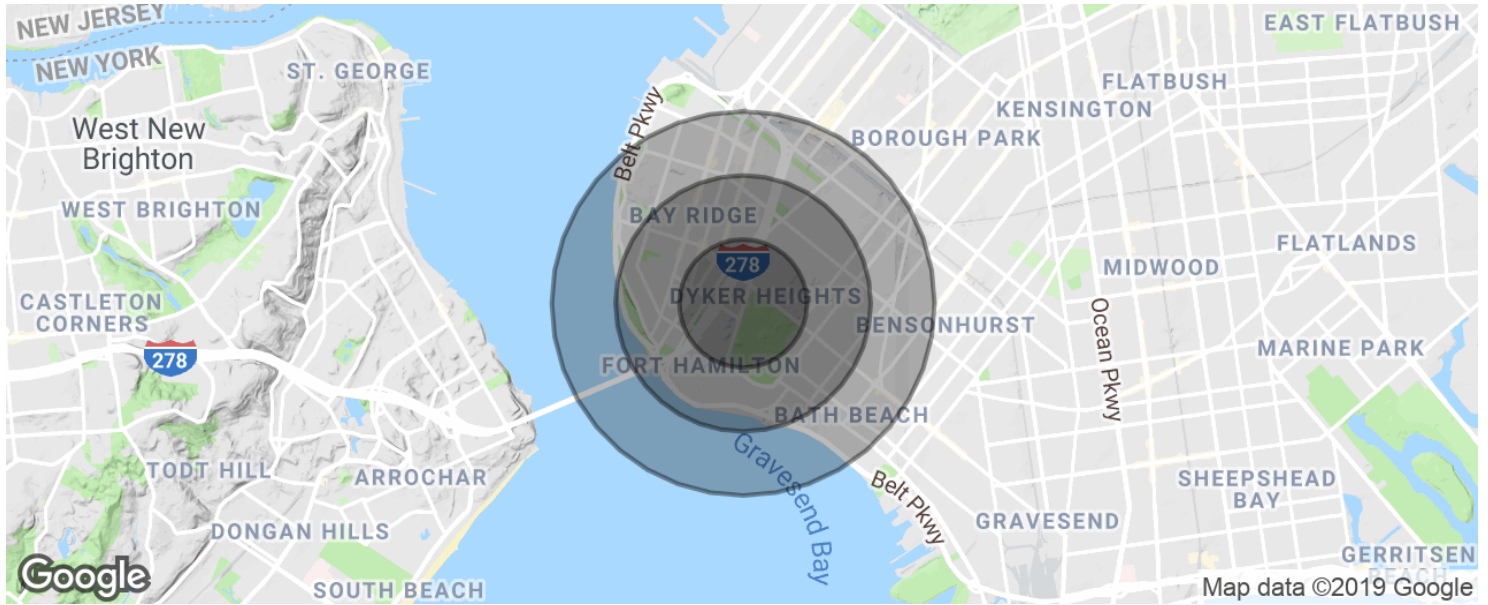
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total population	15,698	75,152	169,697
Median age	41.2	39.8	38.4
Median age (Male)	38.7	38.6	37.2
Median age (Female)	42.8	40.9	39.7
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total households	6,418	29,978	64,505
# of persons per HH	2.4	2.5	2.6
Average HH income	\$71,076	\$77,152	\$70,233
Average house value	\$588,121	\$599,051	\$612,737

* Demographic data derived from 2010 US Census

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Confidentiality Statement

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Confidentiality Statement

This offering has been prepared solely for informational purposes. It is designed to assist a potential tenant 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 Reliable Commercial Division or by Ownership.

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 of Coldwell Banker Reliable Commercial Division or the property Ownership.

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

The Owner 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 lease or purchase must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract to lease or purchase and prepared by the Owner or their representatives and executed by both parties; and (iii) approved by the Owner and such other parties who may have an interest in the Property. Neither the prospective tenant or purchaser nor Owner shall be bound until execution of a formal lease or contract of sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

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

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