

Prime Retail - Bay Ridge, Brooklyn

7210 3rd Avenue Brooklyn, NY 11209 - For Lease 1,100 SF



For Lease 800 SF/\$2,700

Prepared by:

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Coldwell Banker Reliable Commercial Division

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7428 Fifth Avenue, Brooklyn, NY 11209

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Executive Summary

The Offering:

Coldwell Banker Reliable Commercial Division is pleased to offer 800 SF of retail space and neighboring tenants such as McDonalds, Rite Aid and New York Sports Club. The space is ideal for fast food use, professional space or a dry goods operation. Tenant pays all usage charges and proportionate share of the property tax increases.

Location Highlights:

- 3rd Avenue Bay Ridge Businesses
- Improvement district
- Close to public transportation.
- Densely populated neighborhood.
- Neighboring National Tenants

Executive Summary



The Property

7210 3rd Avenue, Brooklyn, NY 11209

Property Specifications

Property Type:	Mixed-Use
Space Type:	Ground Floor Retail
Zoning District	C1-3/R6B
SQ FT	800
Lease Term:	Negotiable
Lease Type:	Modified Gross

Price

Lease Price:	\$2,700
Per SF PY Price:	\$40.50



Property Overview

Property Details

Property Address

7210 3rd Avenue, Brooklyn, NY 11209

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Location Information

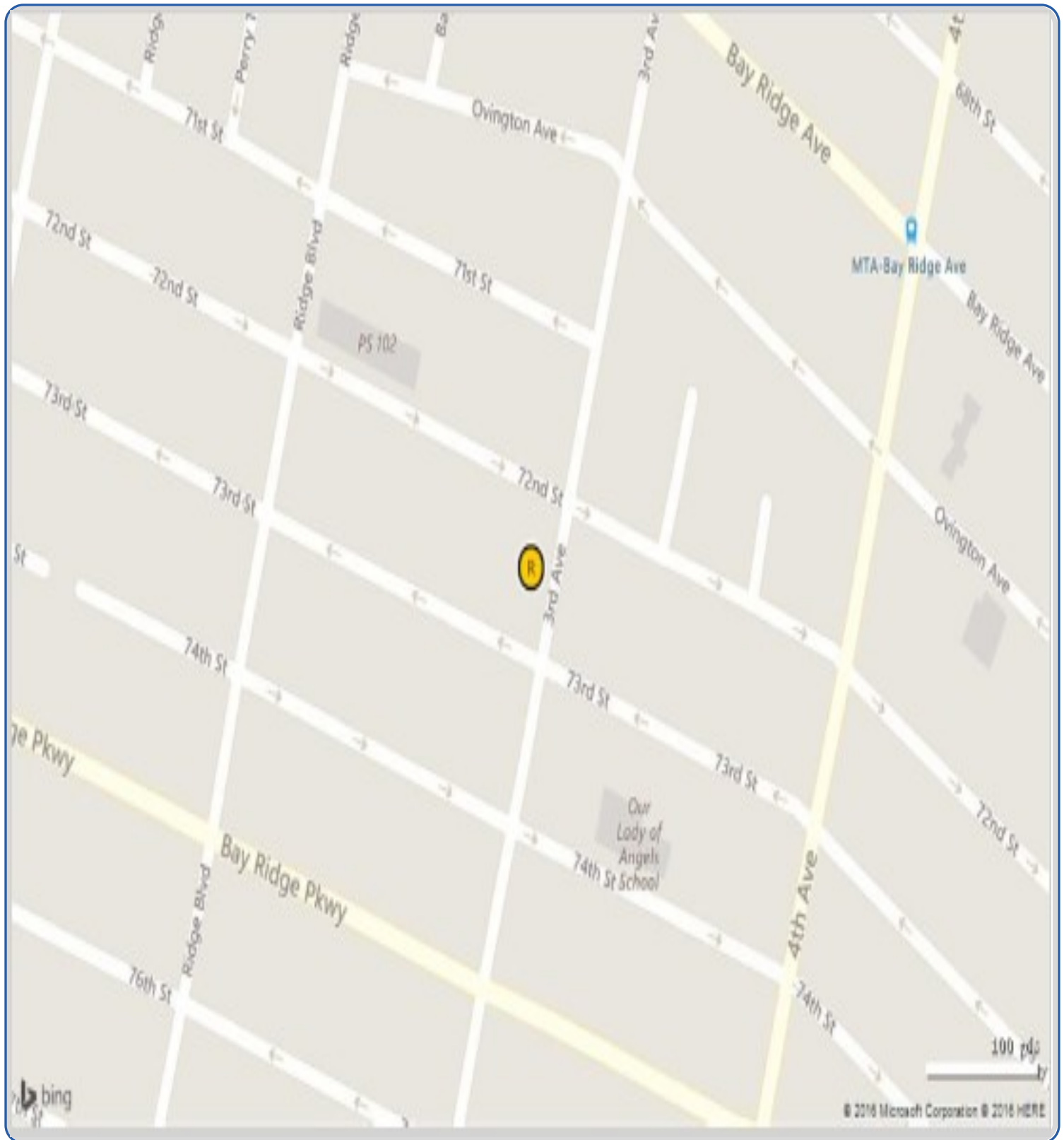
Cross Street:	72nd st. and 73rd st.
Located:	3rd Avenue
Metro Market:	Brooklyn
Submarket:	Bay Ridge
County:	Kings

Lease Information

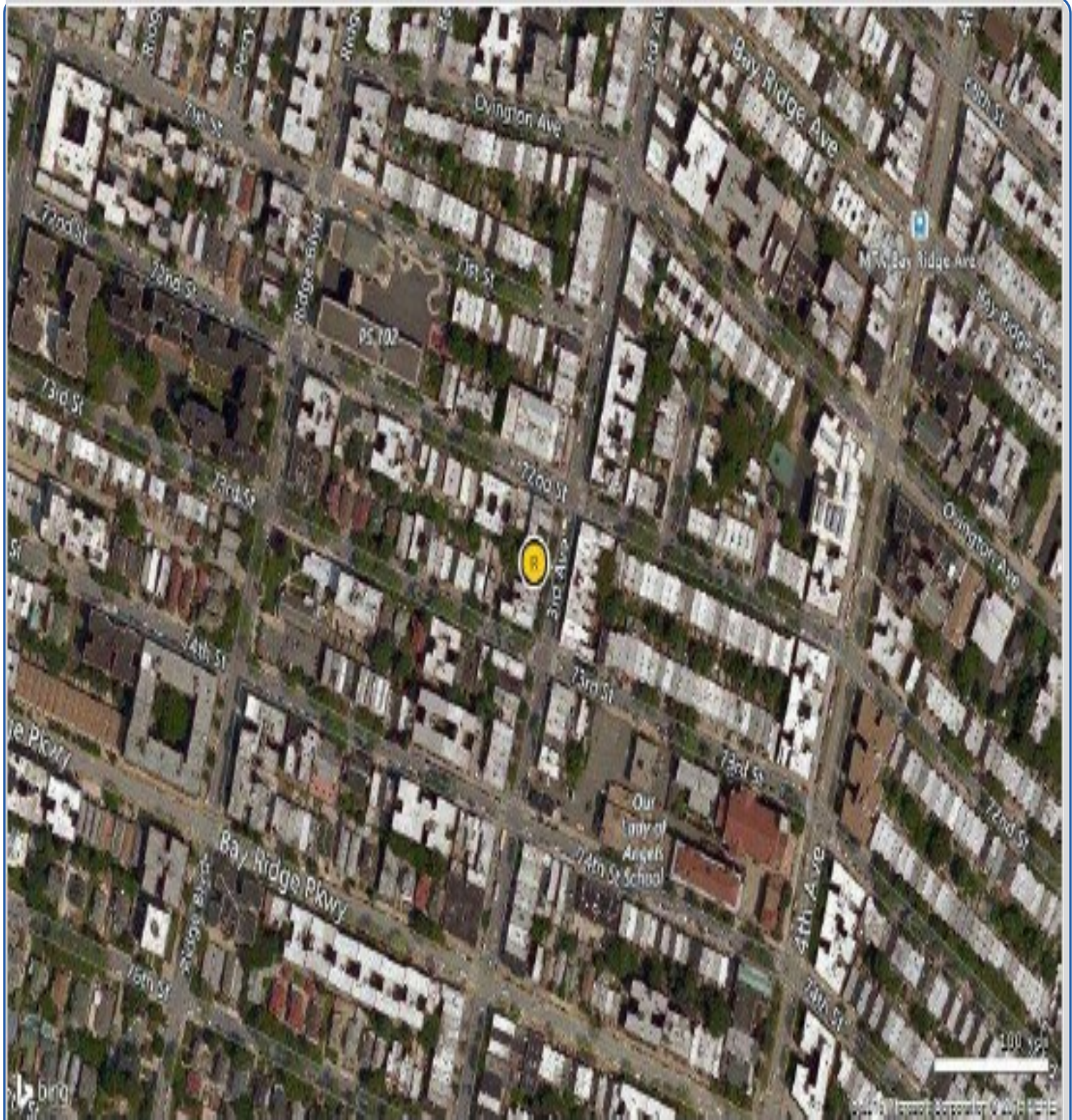
Tenancy:	Multiple Tenants
% Leased:	85%
Space Available:	800 SF



Property Overview



Market Overview



Market Overview

Building Type: General Retail

Secondary: Storefront

GLA: 5,632 SF

Year Built: 1926

Total Available: 0 SF

% Leased: 100%

Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Ridge Blvd	71st St	0.01 S	2015	7,279	MPSI	.16
2	3rd Ave	76th St	0.02 SW	2015	16,016	MPSI	.16
3	76th St	3rd Ave	0.01 W	2014	7,065	MPSI	.18
4	69th St	3rd Ave	0.04 NW	2015	10,501	MPSI	.18
5	72nd St	Colonial Rd	0.03 W	2015	2,353	MPSI	.26
6	4th Ave	77th St	0.03 S	2015	21,323	MPSI	.26
7	68th St	Madeline Ct	0.01 SE	2015	1,600	MPSI	.29
8	Ridge Blvd	68th St	0.02 S	2015	7,138	MPSI	.31
9	Ridge Blvd	79th St	0.01 S	2015	6,967	MPSI	.35
10	Ridge Blvd	Senator St	0.01 S	2015	8,914	MPSI	.35



Market Overview

Type: Retail/Storefront Retail/Residential
County: Kings

1 Mile
County

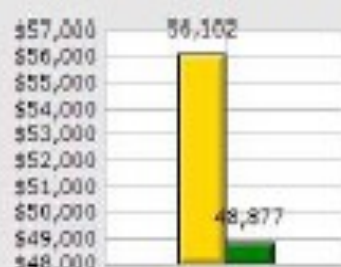
Population Growth



Household Growth



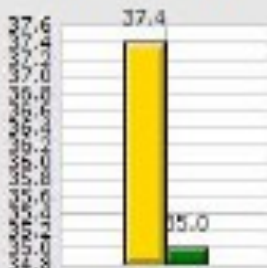
2016 Med Household Inc



2016 Households by Household Income



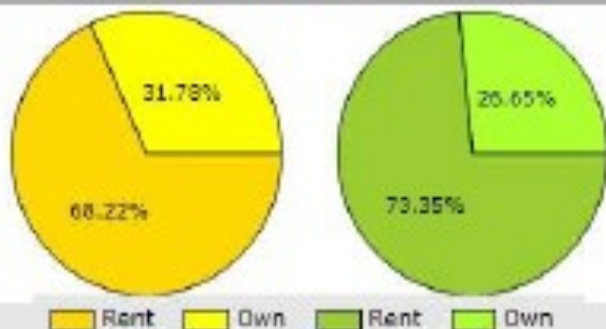
2016 Median Age



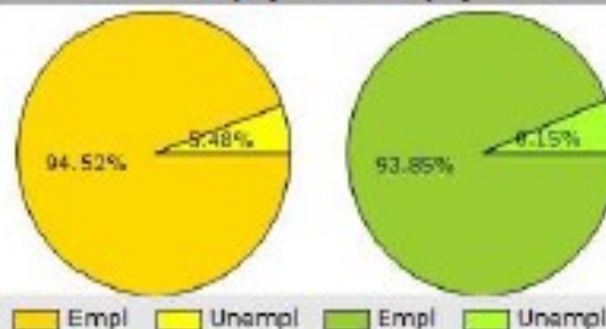
2016 Population by Race



2016 Renter vs. Owner



2016 Employed vs. Unemployed



Market Overview

Type: Retail/Storefront Retail/Residential
County: Kings

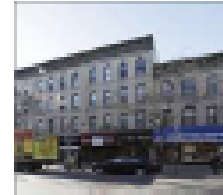
	1 Mile		County	
Population Growth				
Growth 2010 - 2016	2.19%		6.43%	
Growth 2016 - 2021	3.69%		4.47%	
Empl	50,470	94.52%	1,225,947	93.85%
Unempl	2,925	5.48%	80,369	6.15%
2016 Population by Race	105,232		2,665,715	
White	70,160	66.67%	1,313,074	49.26%
Black	2,810	2.67%	937,425	35.17%
Am. Indian & Alaskan	1,226	1.17%	26,530	1.00%
Asian	28,405	26.99%	321,998	12.08%
Hawaiian & Pacific Island	99	0.09%	3,459	0.13%
Other	2,532	2.41%	63,229	2.37%
Household Growth				
Growth 2010 - 2016	2.49%		6.44%	
Growth 2016 - 2021	3.78%		4.49%	
Renter Occupied	26,607	68.22%	715,839	73.35%
Owner Occupied	12,395	31.78%	260,029	26.65%
2016 Households by Household Income	39,005		975,868	
Income <\$25K	9,477	24.30%	286,332	29.34%
Income \$25K - \$50K	8,287	21.25%	209,029	21.42%
Income \$50K - \$75K	6,447	16.53%	148,789	15.25%
Income \$75K - \$100K	4,614	11.83%	109,161	11.19%
Income \$100K - \$125K	3,073	7.88%	72,950	7.48%
Income \$125K - \$150K	2,021	5.18%	42,298	4.33%
Income \$150K - \$200K	2,509	6.43%	51,104	5.24%
Income \$200K+	2,577	6.61%	56,205	5.76%
2016 Med Household Inc	\$56,102		\$48,877	
2016 Median Age	37.40		35.00	



Market Overview

Building Type: General Retail
 Secondary: Storefront
 GLA: 5,632 SF
 Year Built: 1926

Total Available: 0 SF
 % Leased: 100%
 Rent/SF/Yr: -



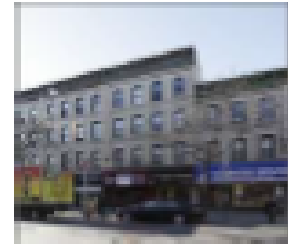
Radius	1 Mile		3 Mile		5 Mile	
Population						
2021 Projection	109,115		596,661		1,691,917	
2016 Estimate	105,231		580,053		1,623,403	
2010 Census	102,975		586,932		1,525,604	
Growth 2016 - 2021	3.69%		2.86%		4.22%	
Growth 2010 - 2016	2.19%		-1.17%		6.41%	
2016 Population by Hispanic Origin	25,751		123,740		267,786	
2016 Population	105,231		580,053		1,623,403	
White	70,159	66.67%	379,173	65.37%	934,809	57.58%
Black	2,810	2.67%	25,676	4.43%	361,118	22.24%
Am. Indian & Alaskan	1,225	1.16%	6,366	1.10%	13,111	0.81%
Asian	28,405	26.99%	156,124	26.92%	275,241	16.95%
Hawaiian & Pacific Island	98	0.09%	891	0.15%	1,705	0.11%
Other	2,533	2.41%	11,823	2.04%	37,419	2.30%
U.S. Armed Forces	39		654		1,182	
Households						
2021 Projection	40,475		201,637		624,171	
2016 Estimate	39,002		195,980		598,374	
2010 Census	38,053		198,242		560,521	
Growth 2016 - 2021	3.78%		2.89%		4.31%	
Growth 2010 - 2016	2.49%		-1.14%		6.75%	
Owner Occupied	12,395	31.78%	59,637	30.43%	183,969	30.74%
Renter Occupied	26,607	68.22%	136,343	69.57%	414,405	69.26%
2016 Households by HH Income	39,005		195,982		598,374	
Income: <\$25,000	9,477	24.30%	54,244	27.68%	155,717	26.02%
Income: \$25,000 - \$50,000	8,287	21.25%	43,749	22.32%	123,240	20.60%
Income: \$50,000 - \$75,000	6,447	16.53%	31,518	16.08%	92,404	15.44%
Income: \$75,000 - \$100,000	4,614	11.83%	22,649	11.56%	70,123	11.72%
Income: \$100,000 - \$125,000	3,073	7.88%	15,261	7.79%	48,293	8.07%
Income: \$125,000 - \$150,000	2,021	5.18%	8,680	4.43%	29,619	4.95%
Income: \$150,000 - \$200,000	2,509	6.43%	10,496	5.36%	36,015	6.02%
Income: \$200,000+	2,577	6.61%	9,385	4.79%	42,963	7.18%
2016 Avg Household Income	\$79,572		\$71,252		\$79,608	
2016 Med Household Income	\$56,102		\$49,998		\$55,191	



Market Overview

Building Type: General Retail
 Secondary: Storefront
 GLA: 5,632 SF
 Year Built: 1926

Total Available: 0 SF
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 Rent/SF/Yr: -



Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	4,308	38,620	9
Retail & Wholesale Trade	772	5,889	8
Hospitality & Food Service	403	3,566	9
Real Estate, Renting, Leasing	164	1,186	7
Finance & Insurance	219	1,515	7
Information	66	377	6
Scientific & Technology Services	306	7,856	26
Management of Companies	0	0	0
Health Care & Social Assistance	1,355	9,323	7
Educational Services	102	2,142	21
Public Administration & Sales	25	550	22
Arts, Entertainment, Recreation	40	209	5
Utilities & Waste Management	117	511	4
Construction	180	971	5
Manufacturing	99	1,114	11
Agriculture, Mining, Fishing	4	16	4
Other Services	456	3,395	7



Property Overview

Building Type: General Retail
Secondary: Storefront Retail/Residential
GLA: 5,632 SF
Year Built: 1926
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% Leased: 100%
Rent/SF/Yr: -



2016 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$987,516	\$4,810,010	\$14,934,124
Total Apparel	\$62,600	\$321,368	\$964,323
Women's Apparel	25,059	124,159	387,856
Men's Apparel	13,718	68,613	204,917
Girl's Apparel	4,522	25,415	72,464
Boy's Apparel	3,153	17,850	50,063
Infant Apparel	2,952	15,933	46,388
Footwear	13,196	69,398	202,636
Total Entertainment & Hobbies	\$72,003	\$348,406	\$1,111,108
Entertainment	10,598	51,939	162,274
Audio & Visual Equipment/Service	37,454	181,902	587,541
Reading Materials	3,709	17,063	57,116
Pets, Toys, & Hobbies	20,241	97,502	304,177
Total Food and Alcohol	\$288,629	\$1,440,451	\$4,304,888
Food At Home	161,711	833,243	2,424,308
Food Away From Home	107,590	517,356	1,599,511
Alcoholic Beverages	19,328	89,852	281,069
Total Household	\$140,599	\$654,993	\$2,127,123
House Maintenance & Repair	17,256	80,569	254,814
Household Equip & Furnishings	55,680	262,469	852,396
Household Operations	48,449	227,263	732,257
Housing Costs	19,214	84,691	287,656



Property Overview

2016 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
Total Transportation/Maint.	\$235,631	\$1,141,200	\$3,573,950
Vehicle Purchases	46,213	215,321	713,773
Gasoline	110,073	547,034	1,662,279
Vehicle Expenses	19,787	96,548	307,169
Transportation	36,987	176,948	554,089
Automotive Repair & Maintenance	22,572	105,350	336,640
Total Health Care	\$51,074	\$252,390	\$749,220
Medical Services	29,226	142,717	426,451
Prescription Drugs	16,591	84,208	243,950
Medical Supplies	5,257	25,465	78,820
Total Education/Day Care	\$74,347	\$348,826	\$1,126,640
Education	46,897	222,718	716,291
Fees & Admissions	27,449	126,109	410,349



Contact Information

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For more information, please contact:

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Licensed R.E. Salesperson

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Confidentiality Statement

Confidentiality Statement

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

