



**COLDWELL
BANKER
COMMERCIAL**

RELIABLE REAL ESTATE

540 5TH AVENUE

Brooklyn, NY 11215

AVAILABLE SPACE

2325 SF with additional lower level 2325 SF accessory space

LEASE RATE

\$9,000/month (MG)



FOR LEASE

CBRC.D.COM

OFFICE

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



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OFFERING SUMMARY

Available SF:	2325 SF ground floor + 2325 SF lower level
Lease Rate:	\$9,000/month (MG)
Lot Size:	2,447 SF
Year	1950
Building Size:	7,333 SF
Building Class:	S5: Mixed Use Retail
Zoning:	C4-3A
Submarket:	Park Slope

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PROPERTY OVERVIEW

Coldwell Banker Reliable Real Estate Commercial Division is pleased to present for lease 540 5th Avenue, Brooklyn, NY 11215 with approximately 2325 SF of ground floor retail space and an additional lower level of 2325 SF of accessory space. The property features an open layout and a well-appointed storefront, granting high street visibility with 25 feet of frontage on 5th Avenue. The space is located in Park Slope where a high volume of residential and commercial development has incurred, allowing for more major anchor tenants, more exposure, and greater access to transportation lines.

For more information please contact Exclusive Listing Broker Coldwell Banker Reliable Commercial Division.

NEIGHBORHOOD OVERVIEW

Commercial storefront for lease in Park Slope, a serene, residential oasis bordering Prospect Park. Park Slope is a historical neighborhood, integrated amongst a flux of commercial and residential tenants. One of New York's classic neighborhoods abundant with brownstones and green space.

Property was previously leased to Kickboxing Franchise, most updates remain

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HIGHLIGHTS

- Completely updated building
- Previous tenant made many improvements that remain
- Alarm system installed
- Entire lower level included, complete with designated restrooms and offices
- 12 FT high ceilings
- High visibility and exposure in well-established retail corridor
- Close proximity to Prospect Park and public transit

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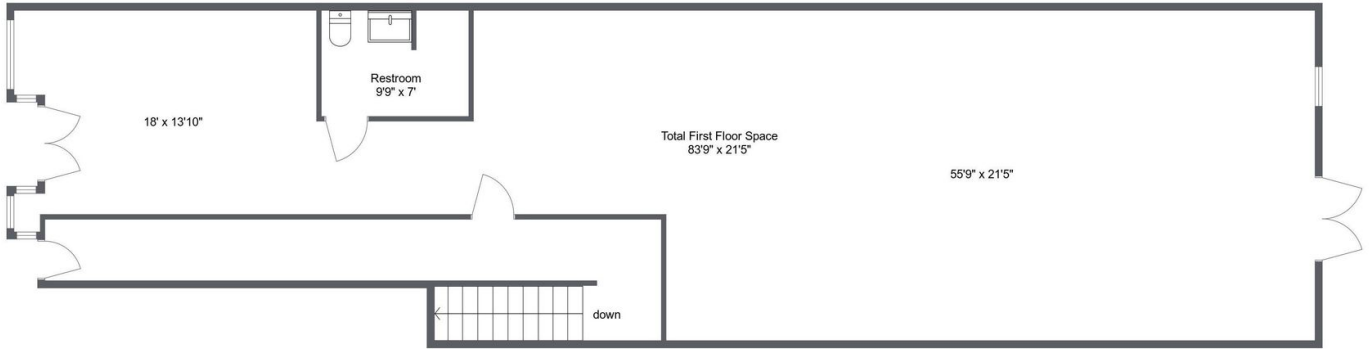
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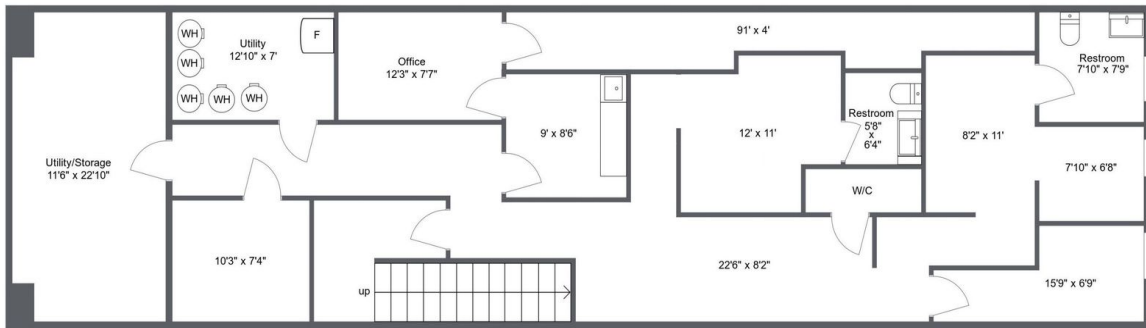
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First Floor



Basement

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Map data ©2021 Google

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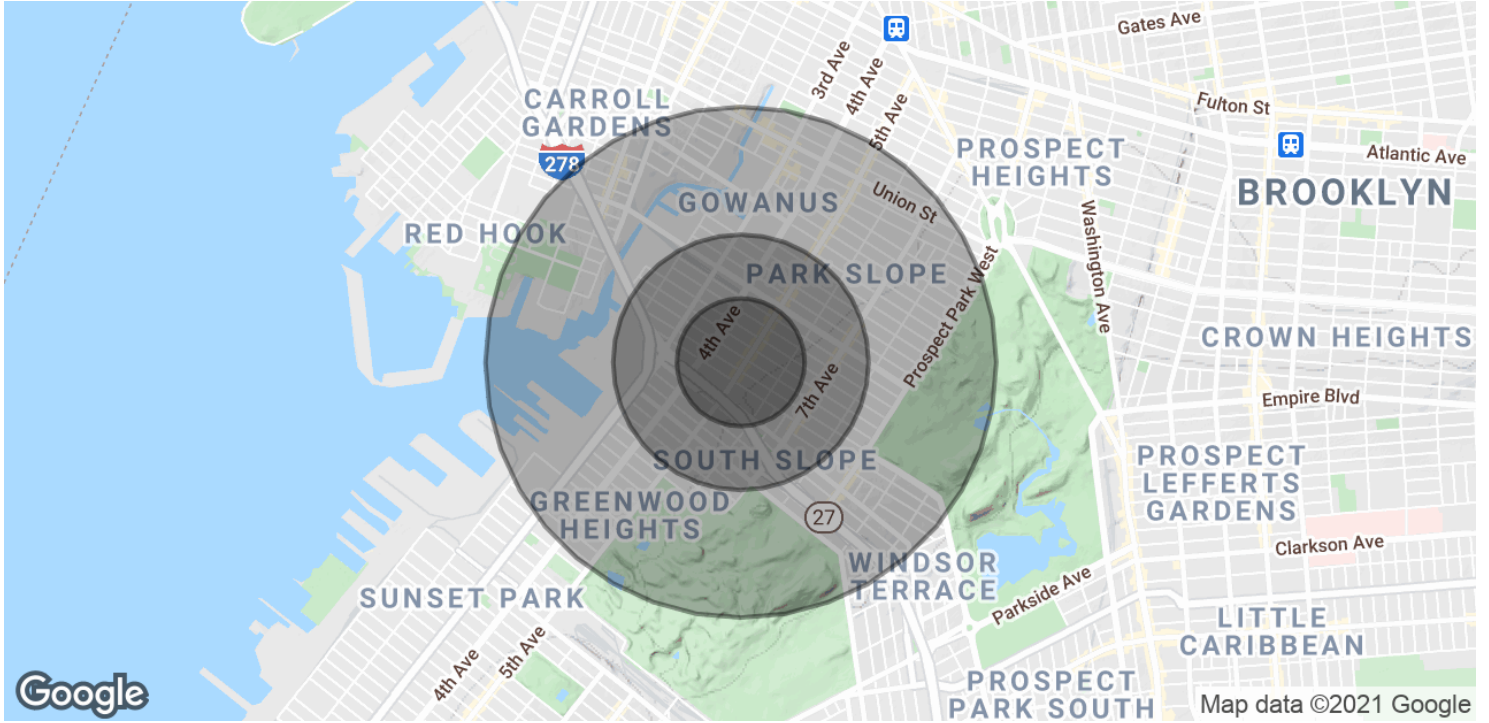
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	10,010	37,237	97,755
Average age	32.4	33.0	34.2
Average age (Male)	33.1	33.4	34.7
Average age (Female)	31.7	33.0	33.9
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	4,088	15,284	40,753
# of persons per HH	2.4	2.4	2.4
Average HH income	\$94,644	\$93,332	\$108,766
Average house value	\$892,152	\$893,821	\$908,123

* Demographic data derived from 2010 US Census

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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 Landlord.

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 tenants should be aware that the Landlord 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 purchase, as appropriate, tenant will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the tenant's choosing.

The Landlord 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 lease to be prepared by the Landlord and executed by both parties; and (iii) approved by Landlord and such other parties who may have an interest in the Property. Neither the prospective tenant nor Landlord shall be bound until execution of the contract of lease, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective tenants 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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