



**COLDWELL
BANKER
COMMERCIAL**

RELIABLE REAL ESTATE

FOR LEASE

PRIME BROOKLYN RETAIL SPACE FOR LEASE

\$3,700 PER MONTH (MG)

AVAILABLE SPACE
1,200 SF

1581 PITKIN AVENUE
BROOKLYN, NY 11212

FEATURES

- Located on a prime commercial strip
- Multiple anchor tenants close by
- Located near the B 14 bus



OFFICE

Joseph T. Hamdan
718.921.3100
jhamdan@cbreliable.com

Kimberly Fong
718.921.3100 x161
kimberlyfong.cb@gmail.com

Olga Pidhirnyak
718.921.3100 x110
olga.pidhirnyak@coldwellbanker.com

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

CBCWORLDWIDE.COM



1581 PITKIN AVENUE

Brooklyn, NY 11212

LEASE



OFFERING SUMMARY

Available SF:	1,200 SF
Lease Rate:	\$3,700 Per Month
Lot Size:	1,400 SF
Building Size:	3,360 SF
Zoning:	C4-3

PROPERTY OVERVIEW

Coldwell Banker Reliable Real Estate Commercial Division is pleased to present for lease approximately 1,200 SF of ground floor retail space at 1581 Pitkin Avenue, Brooklyn, NY 11212. The space features a high level of street exposure and is located on a prime commercial strip. The strip features numerous anchor tenants, such as Western Union, Popular Bank and Rite Aid, among others. For more information please contact Exclusive Listing Broker Coldwell Banker Reliable Commercial Division.

PROPERTY HIGHLIGHTS

- Located on a prime commercial strip
- Multiple anchor tenants close by
- Located near the B 14 bus

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RELIABLE REAL ESTATE



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Brooklyn, NY 11212

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PROPERTY DESCRIPTION

Coldwell Banker Reliable Real Estate Commercial Division is pleased to present for lease approximately 1,200 SF of ground floor retail space at 1581 Pitkin Avenue, Brooklyn, NY 11212. The space features a high level of street exposure and is located on a prime commercial strip. The strip features numerous anchor tenants, such as Western Union, Popular Bank and Rite Aid, among others. For more information please contact Exclusive Listing Broker Coldwell Banker Reliable Commercial Division.

LOCATION DESCRIPTION

Brownsville is a neighborhood located in eastern Brooklyn in New York City. The neighborhood is generally bordered by Crown Heights to the northwest; Bedford-Stuyvesant and Cypress Hills to the north; East New York to the east; Canarsie to the south; and East Flatbush to the west.



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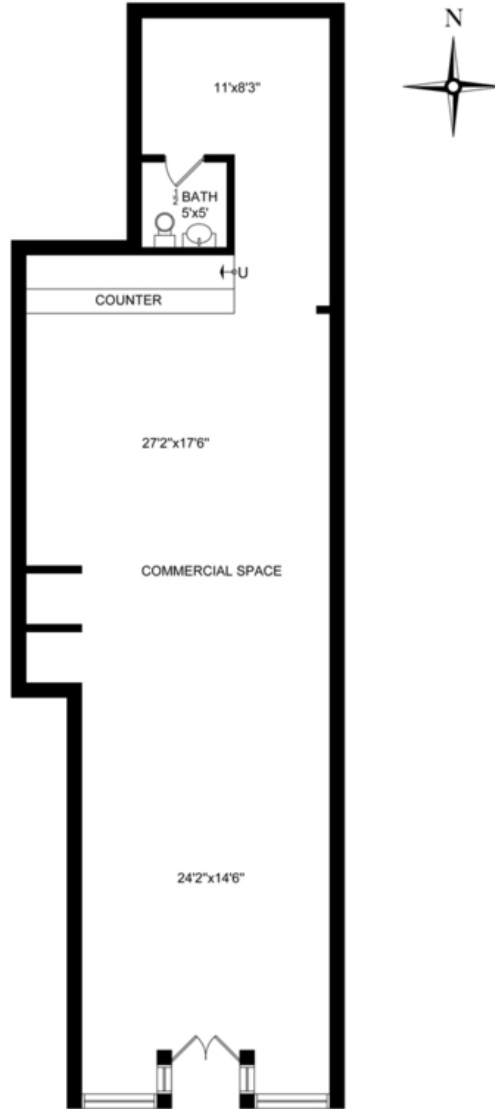
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Floor plan measurements are approximate and are for marketing purposes only.

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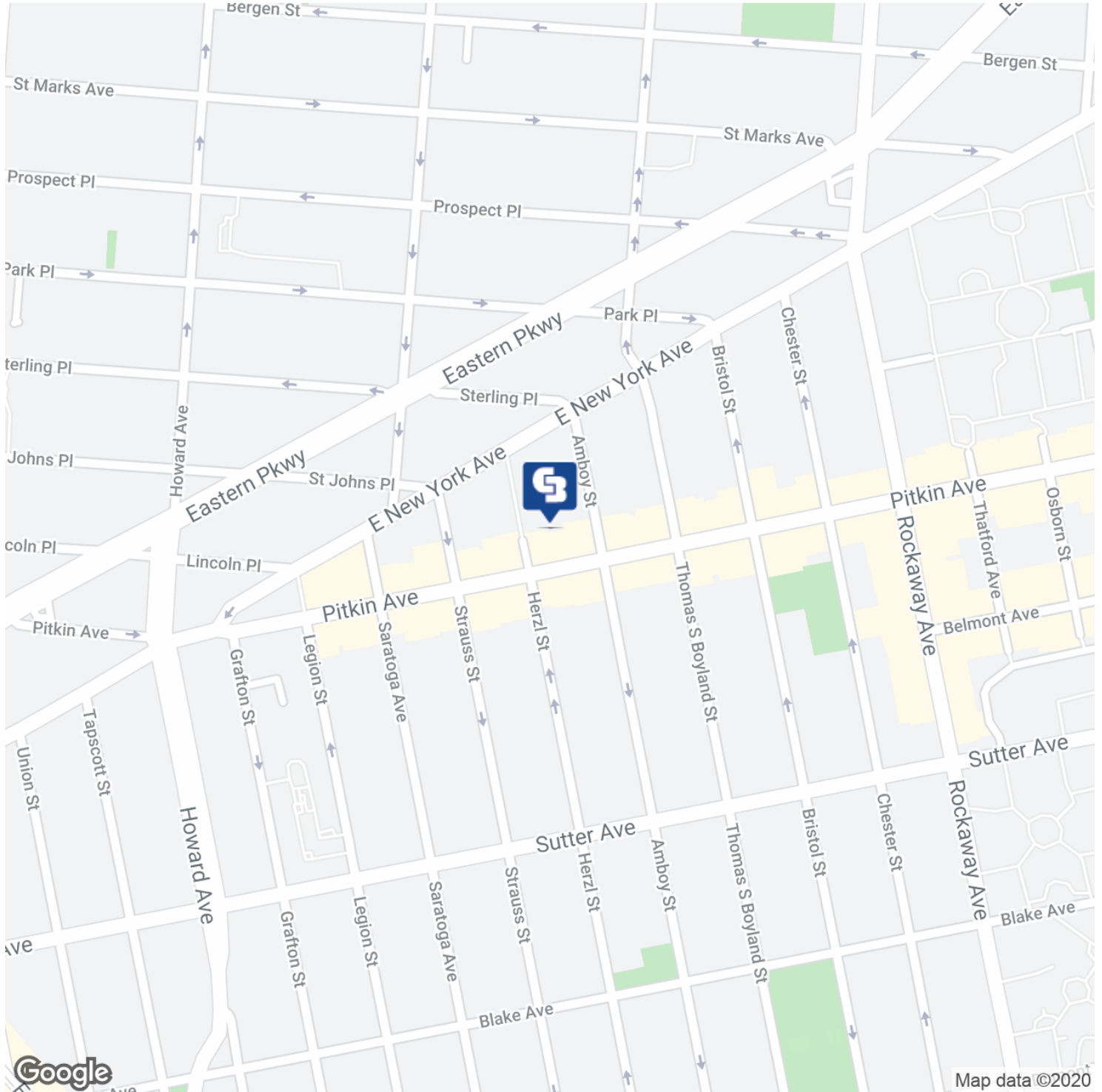
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RELIABLE REAL ESTATE



Demographics for
1581 Pitkin Ave, Brooklyn, New
York 11212, United States



Population

Population			
	1-mi.	3-mi.	5-mi.
Total Population (US Census 2010)	159,382	1,177,454	2,373,845
Total Population (Current Year)	166,848	1,254,353	2,522,684
Total Population (Five Year Projection)	171,518	1,291,016	2,589,937
Adult Population (US Census 2010)	113,790	882,359	1,804,890
Adult Population (Current Year)	121,751	956,183	1,938,972
Adult Population (Five Year Projection)	126,733	990,148	1,996,023
% Female Population (US Census 2010)	56.35%	54.17%	52.88%
% Male Population (US Census 2010)	43.65%	45.83%	47.12%
% Female Population (Current Year)	56.41%	54.01%	52.7%
% Male Population (Current Year)	43.59%	45.99%	47.3%
% Female Population (Five Year Projection)	56.17%	53.83%	52.57%
% Male Population (Five Year Projection)	43.83%	46.17%	47.43%
Total Daytime Population	97,470	785,115	1,978,722
Population aged 16 and under (Children)	32,534	216,889	514,528
Daytime population (Age 16+)	64,935	568,226	1,464,194
Civilian 16+, at Workplace	26,104	249,432	794,694
Retired population (Age 65+)	15,629	126,841	266,265
Homemakers (Age 16+)	14,855	104,768	213,315

Population Mosaic (Current Year)			
	1-mi.	3-mi.	5-mi.
% Power Elite	0%	2.32%	9.66%
% Flourishing Families	0%	0%	1.14%
% Booming with Confidence	0%	0%	1.54%
% Suburban Style	1.83%	0.32%	0.74%
% Thriving Boomers	0%	0%	0.11%
% Promising Families	0%	0%	0%
% Young City Solos	0%	5.37%	10.07%

% Middle-class Melting Pot	0%	0%	0.06%
% Family Union	0%	0%	0%
% Autumn Years	0%	0%	0%
% Significant Singles	10.17%	41.42%	48.25%
% Blue Sky Boomers	0%	0%	0%
% Families in Motion	0%	0%	0%
% Pastoral Pride	0%	0%	0%
% Singles and Starters	0%	0.53%	0.36%
% Cultural Connections	87.01%	49.68%	27.67%
% Golden Year Guardians	0.39%	0.14%	0.21%
% Aspirational Fusion	0%	0%	0%
% Economic Challenges	0.6%	0.22%	0.11%
% Unclassified	0%	0%	0.07%

Age

	1-mi.	3-mi.	5-mi.
Median Age, Total	32.87	34.18	34.92
% Age 18+	72.97%	76.23%	76.86%
% Age 55+	21.54%	22.67%	23.63%
% Age 65+	11.16%	11.93%	12.63%

Ethnicity

	1-mi.	3-mi.	5-mi.
% White (2010 US Census, Not Hispanic/Latino)	1.88%	15.06%	41.11%
% Black/African American (2010 US Census, Not Hispanic/Latino)	94.95%	77.28%	44.17%
% American Indian & Alaska Native (2010 US Census, Not Hispanic/Latino)	0.34%	0.35%	0.32%
% Asian (2010 US Census, Not Hispanic/Latino)	0.79%	4.36%	10.85%
% Native Hawaiian / Other Pacific Islander (2010 US Census, Not Hispanic/Latino)	0.03%	0.04%	0.04%
% Some other race (2010 US Census, Not Hispanic/Latino)	0.36%	0.76%	1%
% Two or more races (2010 US Census, Not Hispanic/Latino)	1.65%	2.14%	2.51%
% White (2010 US Census, Hispanic/Latino)	23.16%	31.46%	37.74%
% Black/African American (2010 US Census, Hispanic/Latino)	29.69%	16.15%	11.43%
% American Indian & Alaska Native (2010 US Census, Hispanic/Latino)	2.07%	1.67%	1.66%

% Asian (2010 US Census, Hispanic/Latino)	0.19%	0.28%	0.42%
% Native Hawaiian / Other Pacific Islander (2010 US Census, Hispanic/Latino)	0.1%	0.12%	0.11%
% Some other race (2010 US Census, Hispanic/Latino)	36.04%	42.76%	41.17%
% Two or more races (2010 US Census, Hispanic/Latino)	8.75%	7.56%	7.47%
% White (Current Year, Not Hispanic/Latino)	2.86%	17.67%	41.55%
% Black/African American (Current Year, Not Hispanic/Latino)	93.35%	73.11%	41.19%
% American Indian & Alaska Native (Current Year, Not Hispanic/Latino)	0.32%	0.31%	0.29%
% Asian (Current Year, Not Hispanic/Latino)	0.94%	5.38%	12.79%
% Native Hawaiian / Other Pacific Islander (Current Year, Not Hispanic/Latino)	0.02%	0.04%	0.04%
% Some other race (Current Year, Not Hispanic/Latino)	0.37%	0.78%	1.02%
% Two or more races (Current Year, Not Hispanic/Latino)	2.14%	2.71%	3.14%
% White (Current Year), Hispanic/Latino	24.91%	31.88%	37.82%
% Black/African American (Current Year, Hispanic/Latino)	29.6%	16.02%	11.43%
% American Indian & Alaska Native (Current Year, Hispanic/Latino)	1.94%	1.52%	1.54%
% Asian (Current Year, Hispanic/Latino)	0.18%	0.27%	0.42%
% Native Hawaiian / Other Pacific Islander (Current Year, Hispanic/Latino)	0.09%	0.11%	0.09%
% Some other race (Current Year, Hispanic/Latino)	34.4%	42.46%	40.91%
% Two or more races (Current Year, Hispanic/Latino)	8.88%	7.74%	7.78%
% White (Five Year Projection, Not Hispanic/Latino)	2.77%	17.38%	40.67%
% Black/African American (Five Year Projection, Not Hispanic/Latino)	93.11%	72.78%	41.01%
% American Indian & Alaska Native (Five Year Projection, Not Hispanic/Latino)	0.32%	0.31%	0.28%
% Asian (Five Year Projection, Not Hispanic/Latino)	0.99%	5.66%	13.44%
% Native Hawaiian / Other Pacific Islander (Five Year Projection, Not Hispanic/Latino)	0.02%	0.04%	0.04%
% Some other race (Five Year Projection, Not Hispanic/Latino)	0.37%	0.76%	0.99%
% Two or more races (Five Year Projection, Not Hispanic/Latino)	2.42%	3.08%	3.58%
% White (Five Year Projection, Hispanic/Latino)	24.73%	31.51%	37.51%
% Black/African American (Five Year Projection, Hispanic/Latino)	29.83%	16.27%	11.6%
% American Indian & Alaska Native (Five Year Projection, Hispanic/Latino)	1.88%	1.47%	1.48%
% Asian (Five Year Projection, Hispanic/Latino)	0.17%	0.26%	0.4%
% Native Hawaiian / Other Pacific Islander (Five Year Projection, Hispanic/Latino)	0.09%	0.1%	0.09%
% Some other race (Five Year Projection, Hispanic/Latino)	34.21%	42.41%	40.89%
% Two or more races (Five Year Projection, Hispanic/Latino)	9.1%	7.98%	8.03%

Housing & Households

Housing and Households

	1-mi.	3-mi.	5-mi.
Land Area (Estimated Square Miles)	3.15	29.43	70.22
Total Housing Units (Current Year)	64,438	476,496	976,299
Total Households (Current Year)	61,345	452,760	926,748
Total Households (Five Year Projection)	63,559	471,884	962,004
Owner-Occupied: Owned with a mortgage or loan	6,415	74,922	182,109
Owner-Occupied: Owned free and clear	2,411	27,729	96,233
Renter-Occupied	52,519	350,109	648,406

Housing Value (Current Year)

	1-mi.	3-mi.	5-mi.
Housing Value < \$10,000	16	311	800
Housing Value \$10,000-\$14,999	11	172	536
Housing Value \$15,000-\$19,999	7	223	662
Housing Value \$20,000-\$24,999	3	159	581
Housing Value \$25,000-\$29,999	2	279	518
Housing Value \$30,000-\$34,999	27	301	634
Housing Value \$35,000-\$39,999	52	333	858
Housing Value \$40,000-\$49,999	33	583	1,541
Housing Value \$50,000-\$59,999	28	559	1,643
Housing Value \$60,000-\$69,999	55	612	1,508
Housing Value \$70,000-\$79,999	41	557	1,491
Housing Value \$80,000-\$89,999	73	539	1,371
Housing Value \$90,000-\$99,999	90	560	1,721
Housing Value \$100,000-\$124,999	158	1,055	3,343
Housing Value \$125,000-\$149,999	89	878	2,954
Housing Value \$150,000-\$174,999	161	1,550	5,025
Housing Value \$175,000-\$199,999	212	1,978	6,294
Housing Value \$200,000-\$249,999	495	4,230	11,451

Housing Value \$250,000-\$299,999	780	6,740	16,018
Housing Value \$300,000-\$399,999	1,594	15,551	33,214
Housing Value \$400,000-\$499,999	1,802	20,729	47,316
Housing Value \$500,000-\$749,999	2,351	30,293	79,667
Housing Value \$750,000-\$999,999	620	10,511	36,050
Housing Value \$1,000,000 or more	127	3,948	23,148
Total Owner-occupied housing units (OOHU)	8,826	102,651	278,342

Income

	1-mi.	3-mi.	5-mi.
Per Capita Income (2010 US Census, based on Total Population)	\$15,024	\$19,023	\$23,835
Per Capita Income (Current Year, based on Total Population)	\$18,577	\$25,546	\$32,801
Per Capita Income (Five Year Projection, based on Total Population)	\$20,735	\$28,380	\$36,265
Average (Mean) Household Income (Current Year)	\$49,802	\$70,301	\$88,834
Median Household Income (Current Year)	\$32,225	\$49,731	\$60,081

% Households by Income (Current Year)

	1-mi.	3-mi.	5-mi.
% Household Income < \$10,000	23.33%	12.87%	10.01%
% Household Income \$10,000-\$14,999	7.83%	6.11%	5.43%
% Household Income \$15,000-\$19,999	5.91%	5.24%	4.59%
% Household Income \$20,000-\$24,999	5.74%	4.97%	4.52%
% Household Income \$25,000-\$29,999	4.94%	4.33%	3.92%
% Household Income \$30,000-\$34,999	5.01%	4.61%	4.14%
% Household Income \$35,000-\$39,999	4.7%	4.4%	3.87%
% Household Income \$40,000-\$44,999	3.84%	3.96%	3.61%
% Household Income \$45,000-\$49,999	3.81%	3.7%	3.29%
% Household Income \$50,000-\$59,999	6.83%	7.13%	6.56%
% Household Income \$60,000-\$74,999	8.48%	10.15%	9.69%
% Household Income \$75,000-\$99,999	8.23%	11.87%	12.28%
% Household Income \$100,000-\$124,999	4.61%	7.49%	8.61%
% Household Income \$125,000-\$149,999	2.51%	4.52%	5.54%
% Household Income \$150,000-\$199,999	2.08%	4.74%	6.62%

% Household Income \$200,000-\$249,999	0.88%	1.69%	3.02%
% Household Income \$250,000-\$499,999	0.89%	1.46%	2.65%
% Household Income \$500,000+	0.38%	0.77%	1.64%

Education (Current Year)

Education			
	1-mi.	3-mi.	5-mi.
College undergraduate	7,460	68,597	132,131
Graduate or prof school	1,290	17,485	41,567

Educational Attainment			
	1-mi.	3-mi.	5-mi.
No schooling completed	2,245	18,240	41,035
Nursery to 4th grade	1,354	11,601	22,432
5th and 6th grade	2,244	24,228	47,268
7th and 8th grade	3,313	23,049	44,228
9th grade	2,595	16,268	31,455
10th grade	3,182	19,063	33,730
11th grade	5,141	25,688	40,291
12th grade, no diploma	4,145	26,297	54,657
High school graduate, GED	38,469	265,326	470,119
Some college, <1 year	5,261	33,884	63,712
Some college, 1+ years	13,544	106,941	190,610
Associate's degree	7,878	56,471	106,606
Bachelor's degree	11,309	139,988	352,575
Master's degree	3,657	58,848	167,611
Professional school degree	559	10,186	40,178
Doctorate degree	216	4,157	15,885

Employment and Occupation

Employment and Occupation

	1-mi.	3-mi.	5-mi.
Total Civilian employed population aged 16+ (2010 US Census)	57,850	495,199	1,056,368
Total Civilian employed population aged 16+ (Current Year)	62,613	544,390	1,154,187
Total Civilian employed population aged 16+ (Five Year Projection)	64,379	558,118	1,178,939

% Employment by Industry (2010 US Census)

	1-mi.	3-mi.	5-mi.
% Armed Forces (2010 US Census)	0.07%	0.09%	0.15%
% Civilian, Employed (2010 US Census)	85.61%	88.15%	90.03%
% Civilian, Unemployed (2010 US Census)	14.32%	11.76%	9.82%
% Not in Labor Force (2010 US Census)	43.46%	38.83%	37.28%
% Armed Forces (Current Year)	0.07%	0.1%	0.15%
% Civilian, Employed (Current Year)	93.32%	94.51%	95.32%
% Civilian, Unemployed (Current Year)	6.6%	5.39%	4.53%
% Not in Labor Force (Current Year)	47.12%	41.73%	39.41%
% Armed Forces (Five Year Projection)	0.07%	0.1%	0.15%
% Civilian, Employed (Five Year Projection)	93.37%	94.54%	95.34%
% Civilian, Unemployed (Five Year Projection)	6.56%	5.36%	4.51%
% Not in Labor Force (Five Year Projection)	47.64%	42.23%	39.82%

Transportation to Work (Current Year)

	1-mi.	3-mi.	5-mi.
Total Workers 16+	62,613	544,390	1,154,187
Car, truck, or van	13,492	126,865	296,208
Public transport (not taxi)	43,752	356,654	697,046
Worked at home	1,108	15,356	43,906

Travel Time to Work (Current Year)

	1-mi.	3-mi.	5-mi.
< 5 minutes	742	4,343	10,679
5-9 minutes	1,009	10,026	27,748
10-14 minutes	2,042	19,025	51,530
15-19 minutes	2,705	26,558	67,260
20-24 minutes	4,383	37,058	86,624
25-29 minutes	1,602	14,420	37,546
30-34 minutes	10,947	95,706	196,424
35-39 minutes	1,899	16,989	41,636
40-44 minutes	4,046	40,264	87,537
45-59 minutes	12,650	111,570	218,533
60-89 minutes	14,184	111,076	213,377
90+ minutes	5,297	41,999	71,387

Consumer Expenditures (Current Year)

Consumer Expenditures			
	1-mi.	3-mi.	5-mi.
Total Alcoholic beverages	\$19,632,615	\$195,447,905	\$457,902,424
Total Apparel and services	\$99,574,051	\$860,849,559	\$1,823,408,717
Total Cash contributions	\$65,817,647	\$647,864,246	\$1,464,246,057
Total Education	\$88,222,057	\$877,610,260	\$2,029,291,874
Total Entertainment	\$101,111,778	\$1,038,297,377	\$2,506,390,933
Total Food	\$362,964,220	\$3,227,803,612	\$7,105,855,277
Total Gifts	\$52,492,704	\$464,901,462	\$1,050,463,116
Total Healthcare	\$162,641,566	\$1,632,645,801	\$3,800,221,647
Total Housing	\$1,027,294,272	\$9,459,900,939	\$21,180,748,110
Total Miscellaneous	\$43,909,242	\$420,314,950	\$955,142,671
Total Personal care products and services	\$34,279,602	\$317,719,413	\$728,244,927
Total Personal insurance and pensions	\$258,134,986	\$2,866,186,033	\$6,779,716,292
Total Reading	\$3,458,943	\$32,300,419	\$71,127,581
Total Tobacco products and smoking supplies	\$14,139,539	\$123,909,835	\$271,330,504
Total Transportation	\$446,640,512	\$4,207,334,962	\$9,476,217,886

Retail Demand by Store Type			
	1-mi.	3-mi.	5-mi.
Total Retail Demand	\$1,816,115,731	\$16,708,203,420	\$37,318,924,467
Building Material & Garden Equipment & Supply Dealers	\$105,880,646	\$1,051,566,318	\$2,474,899,590
Clothing & Clothing Accessories Stores	\$109,388,354	\$962,183,466	\$2,052,827,658
Electronics and Appliance Stores	\$27,101,898	\$249,128,281	\$554,136,780
Food & Beverage Stores	\$265,842,055	\$2,356,578,700	\$5,202,998,039
Food Services & Drinking Places	\$252,259,124	\$2,315,686,724	\$5,156,634,935
Furniture & Home Furnishings Stores	\$34,094,820	\$326,923,220	\$741,828,260
Gasoline stations	\$125,159,979	\$1,148,603,719	\$2,529,884,165
General Merchandise Stores	\$242,873,758	\$2,166,462,394	\$4,775,728,784

General Merchandise, Apparel and Accessories, Furniture and Other Sales	\$443,813,409	\$3,982,274,634	\$8,740,700,739
Health & Personal Care Stores	\$96,707,896	\$892,350,528	\$2,038,245,606
Miscellaneous Store Retailers	\$38,614,733	\$357,057,678	\$813,616,546
Motor Vehicle & Parts Dealers	\$272,045,308	\$2,617,868,100	\$5,920,553,038
Nonstore retailers	\$224,978,059	\$2,068,035,905	\$4,622,838,832
Sporting Goods, Hobby, Musical Instrument, and Book Stores	\$21,169,101	\$195,758,388	\$434,732,233

Business Summary by SIC

	1-mi.	3-mi.	5-mi.
Agriculture, Forestry, & Fishing (01-09)	6	120	477
Construction (15-17)	129	1,283	4,338
Finance, Insurance, & Real Estate (60-69)	162	1,799	5,951
Manufacturing (20-39)	79	835	2,776
Mining (10-14)	1	4	21
Public Administration (90-98)	34	126	361
Retail Trade (52-59)	722	6,372	16,440
Services (70-89)	1,443	13,182	38,360
Transportation, Communications, Electric, Gas, & Sanitary Services (40-49)	122	1,261	3,480
Wholesale Trade (50-51)	108	1,411	4,485



1581 PITKIN AVENUE

Brooklyn, NY 11212

LEASE

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 Seller.

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.

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Interested buyers should be aware that the Seller is selling 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, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

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

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

CBCWORLDWIDE.COM

Joseph T. Hamdan | 718.921.3100 | jhamdan@cbreliable.com
Kimberly Fong | 718.921.3100 x161 | kimberlyfong.cb@gmail.com
Olga Pidhirnyak | 718.921.3100 x110 | olga.pidhirnyak@coldwellbanker.com



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