



**COLDWELL
BANKER
COMMERCIAL**

RELIABLE REAL ESTATE

EAST FLATBUSH 500 SF RETAIL / OFFICE SPACE FOR LEASE

N/A

4223 CHURCH AVENUE
Brooklyn, NY 11203

AVAILABLE SPACE

FEATURES

- 500 SF for lease at \$34.8 Per SF Per Year / \$1,450 Monthly
- 10ft Frontage
- 131,674 population within 1 mile
- 96% Walk Score / 83% Transit

AREA

Steps away from the B35 Bus Stop.

14,400 SQFT WIC Family Clinic across
the street at 4302 Church Avenue.

150,000 Residents and 2,986 Businesses within 1 Mile.



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FOR LEASE

CBCWORLDWIDE.COM



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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 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.

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Demographics Map & Report

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Advisor Bio 1

Advisor Bio 2

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BACKGROUND

Totally committed to quality results through conscientious attention to detail and service, Coldwell Banker Commercial Reliable Real Estate is one of the leading full service commercial real estate companies. We offer brokerage, leasing, property management and consulting services for owners, investors, and tenants of office, industrial, retail and multi-family residential properties.

SERVICES

- Acquisition and Disposition Services
- Brokerage and Transaction Management
- Design and Construction
- Corporate Services
- Investment Analysis
- Market Research and Analysis
- Project Management
- Property Development
- Property Management
- Facilities Management
- Relocation Services
- Space Planning
- Valuation Services
- Asset Services

AWARDS

- Commercial Elite, 2011
- Top Broker in State - John Doe, 2011
- Top Office in Region, 2011
- Top Office in State, 2011

SAMPLE OF RELEVANT PROJECTS

Sold 30,000 SF building in Any town

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WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. ?No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

Acquisition and Disposition

Capital Services & Investment Analysis

Construction Management

Corporate Services

Distressed Assets

Relocation Services

Market Research & Analysis

Property & Facilities Management

Startups & Small Business

Tenant Representation

Landlord Representation

167

Companies

Presence in

42

Countries

2,756

Professionals

6,005

YE Sales Transactions

\$4.8 billion

Sales Volume

5,507

YE Lease Transactions

\$1.3 billion

Lease Volume

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WHY COLDWELL BANKER COMMERCIAL RELIABLE REAL ESTATE

CAPTURING UNREALIZED VALUE

Often property owners are not aware of the many intrinsic values their asset may hold. We have an intimate understanding of the market and its trends. We know what the current demand is and what the market seeks.

DIRECT CONTACT WITH MARKET PLAYERS

Our ability to access active market players is key, and the market is constantly shifting. We have a built a long list of direct contacts and strong relationships from years of marketing and ongoing involvement in the market.

VALUATING & MARKETING YOUR PROPERTY

We feel that it is critical to work closely with our clients to formulate a specific marketing plan for each transaction, one that the market would respond to. We have access to a marketing and technology platform that was built for the successful marketing of your property.

CONNECTED TO A GLOBAL BRAND

CBC has one of the largest domestic footprints in commercial real estate with almost 180 offices in primary, secondary and international markets and nearly 3,000 professionals worldwide.

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**COLDWELL
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RELIABLE REAL ESTATE

PROPERTY INFORMATION

SECTION 1

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OFFERING SUMMARY

Available SF:

Lease Rate: N/A

Lot Size: 0.13 Acres

Year Built: 1930

Building Size: 3,360 SF

Zoning: R5/C2-2

Market: East Flatbush

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PROPERTY OVERVIEW

Coldwell Banker Reliable Commercial Division is pleased to offer 500 SF of retail or space at 4223 Church Avenue for lease. Located in the East Flatbush neighborhood of Brooklyn.

PROPERTY HIGHLIGHTS

- 500 SF for lease at \$34.8 Per SF Per Year / \$1,450 Monthly
- 10ft Frontage
- 131,674 population within 1 mile
- 96% Walk Score / 83% Transit



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PROPERTY DESCRIPTION

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LOCATION INFORMATION

Building Name	East Flatbush 500 SF Retail / Office Space For Lease
Street Address	4223 CHURCH AVENUE
City, State, Zip	Brooklyn, NY 11203
County	Kings
Market	East Flatbush
Cross-Streets	EAST 42ND ST;EAST 43RD ST
Signal Intersection	No

BUILDING INFORMATION

Building Class	A
Occupancy %	100.0%
Tenancy	Multiple
Number of Floors	2
Average Floor Size	1,680 SF
Year Built	1930
Free Standing	No

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LOCATION INFORMATION

SECTION 2

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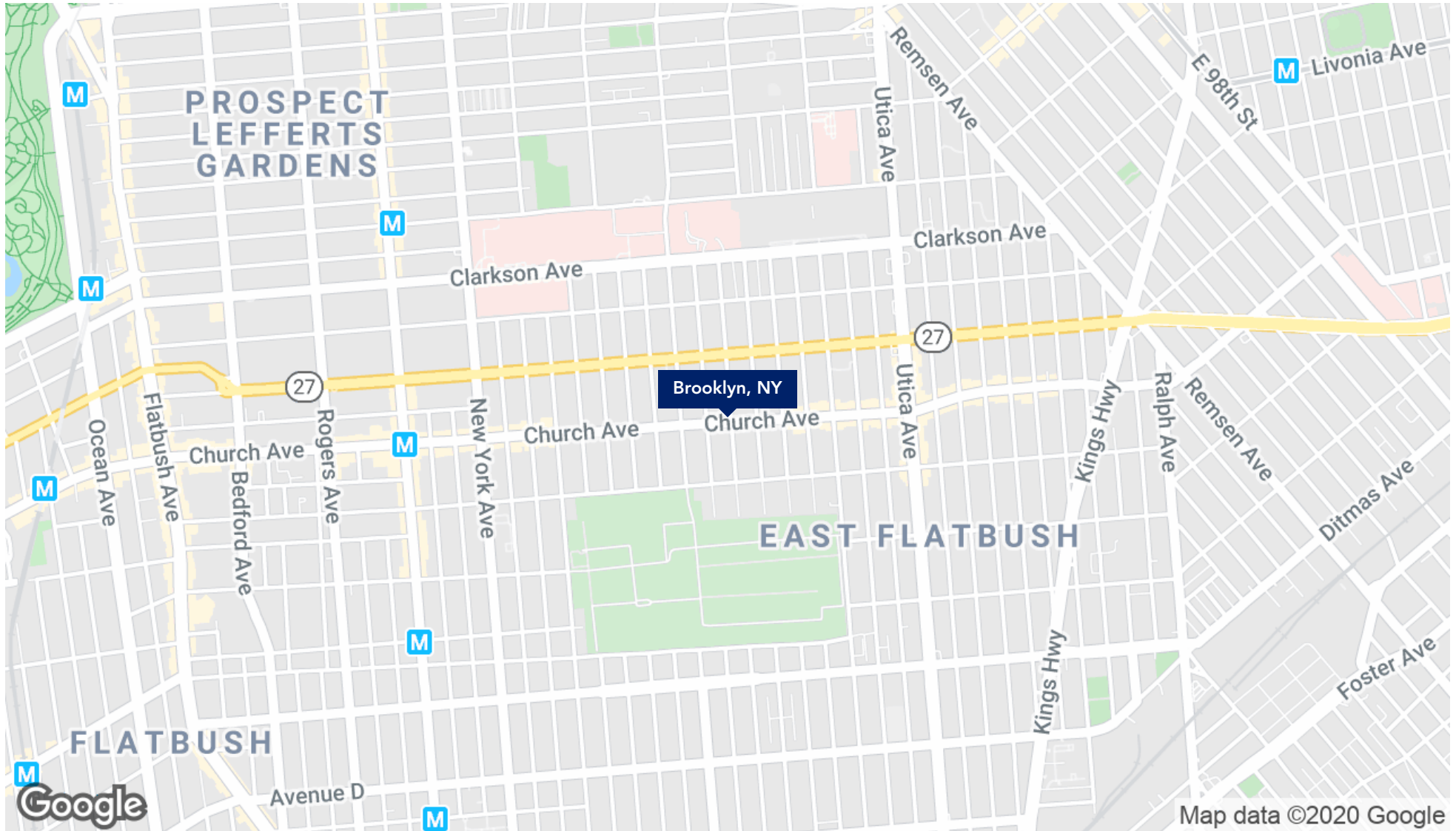
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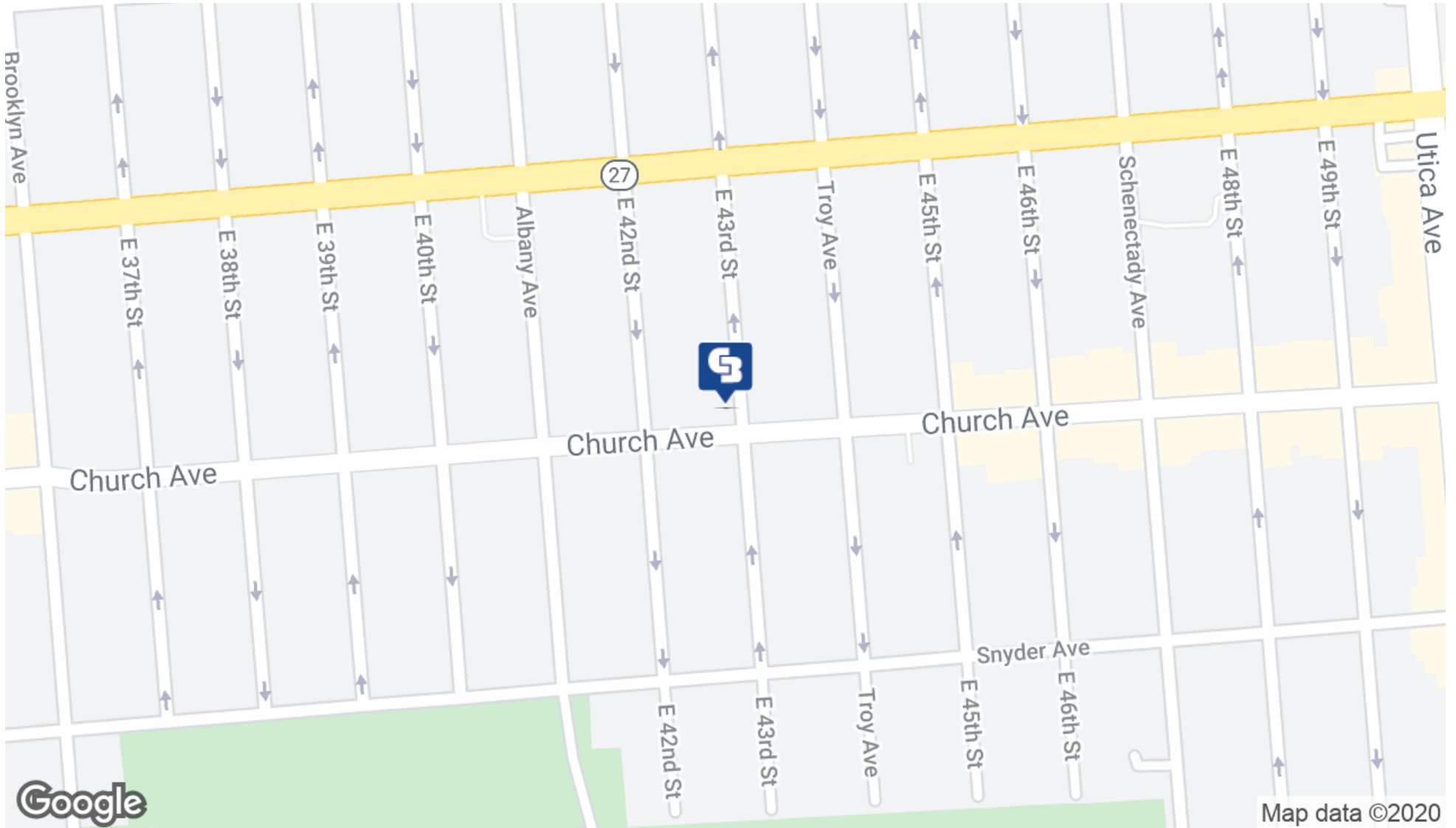
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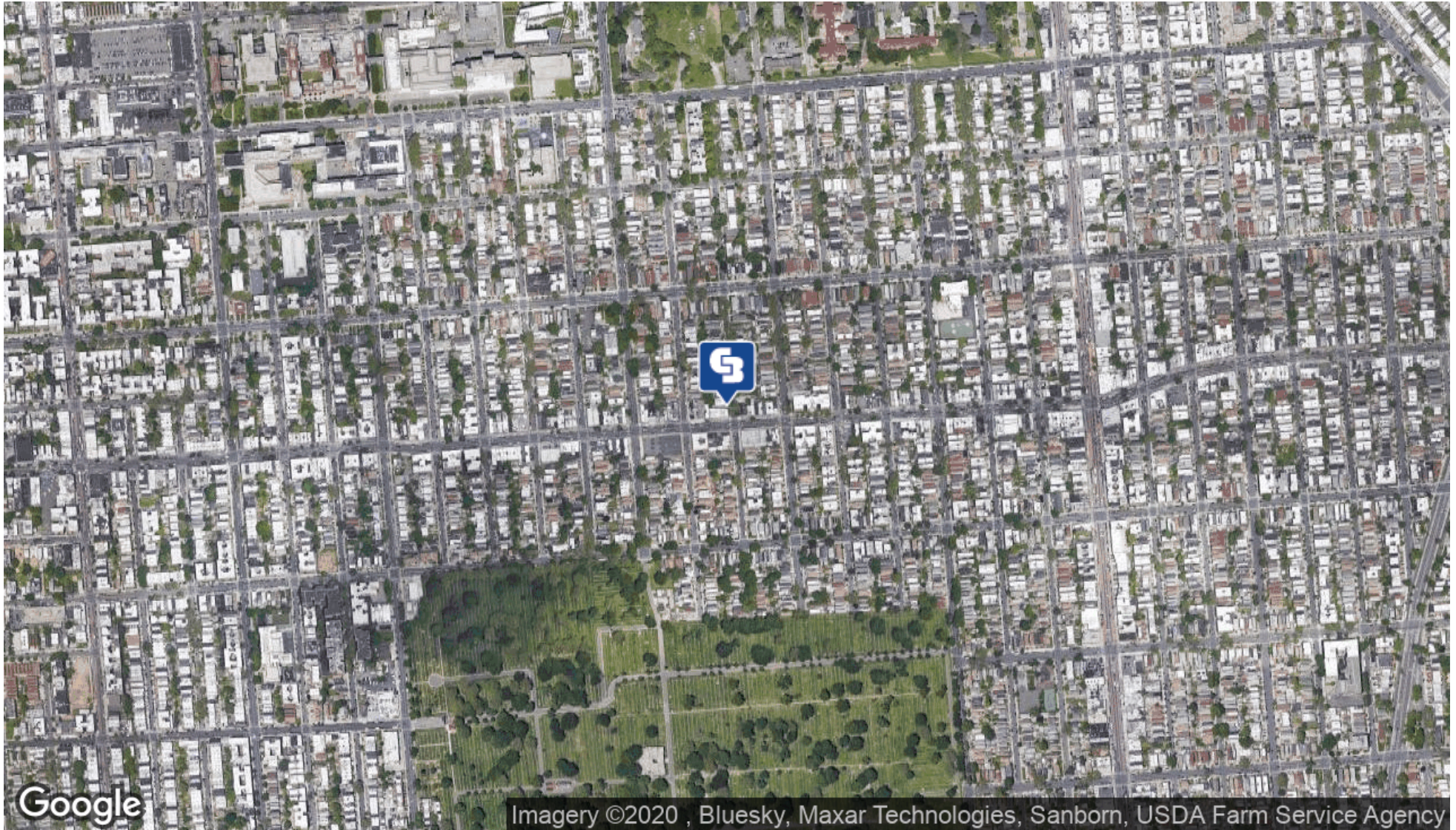
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**COLDWELL
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DEMOGRAPHICS

SECTION 3

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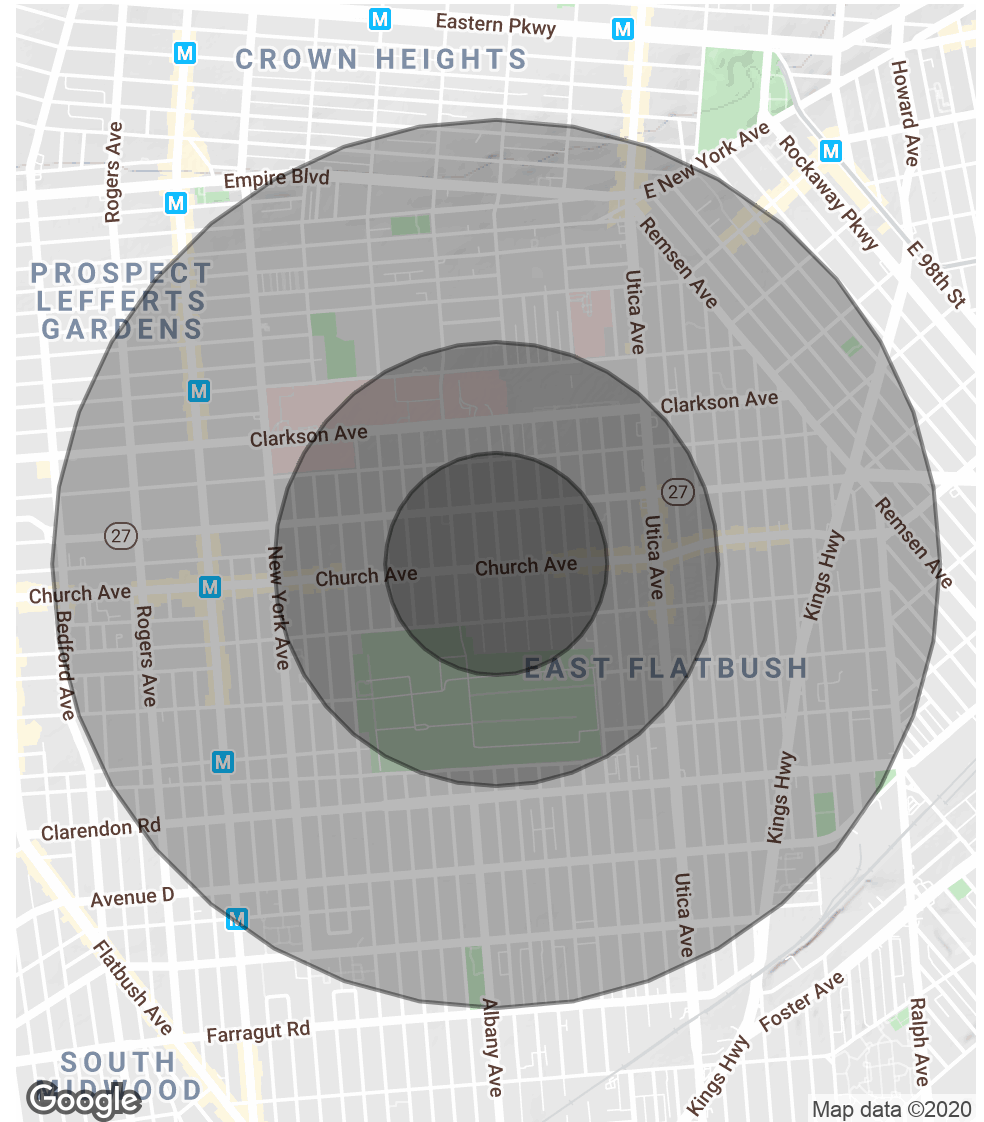
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	8,728	24,732	141,221
Average age	39.6	39.3	36.1
Average age (Male)	38.2	36.4	32.8
Average age (Female)	41.4	41.7	38.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	3,146	8,750	49,480
# of persons per HH	2.8	2.8	2.9
Average HH income	\$62,658	\$58,884	\$57,143
Average house value	\$453,370	\$425,766	\$467,226

* Demographic data derived from 2010 US Census



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ADVISOR BIOS

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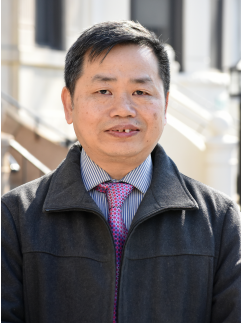
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